



**The Corporation of the City of St. Catharines
GENERAL COMMITTEE AGENDA
Regular, Monday, February 24, 2020
Council Chambers, City Hall**

*His Worship Mayor Walter Sendzik takes the Chair and opens the meeting following
Items Number 5 and 8 on the Council Agenda*

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1. Motion to Move Reports on Consent

2. Consent Reports

*Following Consent Reports, Council will proceed to Council Agenda Item 6
(Public Meetings Pursuant to Planning Act)*

- | | | |
|-----------|-----|--|
| 3 - 120 | 2.1 | Planning and Building Services, Planning Services
Designation of 26/30 Ontario Street (Welland House) under Part IV
of the <i>Ontario Heritage Act</i> |
| 121 - 126 | 2.2 | Engineering, Facilities and Environmental Services, Facilities and
Energy
Condition of Port Dalhousie Inner Range Lighthouse |
| 127 - 142 | 2.3 | Legal and Clerks Services, Clerks Services
Council Correspondence - Save and Except Sub-Item 6 (Letter
from Equity and Inclusion Committee) and Sub-Item 7
(Memorandum from staff - regarding WE Community Day
Update Memo)
[Addenda] |

3. Discussion Reports

- | | | |
|-----------|-----|--|
| 143 - 222 | 3.1 | Planning and Building Services, Planning Services
Regulation of Short-term Rental Accommodations <ul style="list-style-type: none">A staff presentation by Taya Devlin, Planner, and Karen
Doyle, Tourism Marketing Officer, will precede discussion of
report (regarding General Agenda Items 3.1 and 3.2) [Addenda] |
|-----------|-----|--|

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- 223 - 225 3.2 Economic Development and Tourism Services
Municipal Accommodation Tax Stakeholder Engagement Update
- A delegation by Tom Nitsopoulos, General Manager, Holiday Inn and Suites Parkway Conference Centre, and Taj Butar, Manager, Comfort Inn St. Catharines, will precede discussion of the report
- 226 - 230 3.3 Economic Development and Government Relations, Director
Community, Recreation and Culture Services, Director
Parking Partnership Proposal – Mountain Locks Park
- A delegation by Neil Soberman and Stephen Kaiser, The Allen Group, will precede discussion of report
- 231 - 236 3.4 Financial Management Services, Property Management
City Owned Land – 320 Geneva Street, Realty File No. 18-035
- 237 - 238 3.5 Legal and Clerks Services, Clerks Services
Council Correspondence - **Sub-Item 6 (Letter from Equity and Inclusion Committee)**
- A delegation by Haley Bateman, Chair, Equity and Inclusion Advisory Committee and Trecia McLennon, member, Equity and Inclusion Advisory Committee will precede discussion of item
- 239 - 240 3.6 Legal and Clerks Services, Clerks Services
Council Correspondence - **Sub-Item 7 (Memorandum from staff (EDTS) - regarding WE Community Day Update Memo)**

4. In-Camera Session (General Committee)

Council will meet In-Camera for the following purposes:

- Financial Management Services
Property Matter – Potential Acquisition of Land (In-Camera Pursuant to By-law 2015-170, as Amended, Section B20.3(c), a Proposed or Pending Acquisition or Disposition of Land by the Municipality or Local Board), Realty File No. 19.064, Riverview Boulevard
- Councillor Request – Councillor Siscoe
Potential Disposition of Land (In-Camera Pursuant to By-law 2015-170, as Amended, Section B20.3(c), a Proposed or Pending Acquisition or Disposition of Land by the Municipality or Local Board), regarding 8 Ontario Street

5. Adjournment

Following Adjournment, Council will proceed to Council Agenda Item 9 (Motions Arising from In-Camera Session).




Corporate Report City Council

Report from: Planning and Building Services, Planning Services

Report Date: February 6, 2020 **Meeting Date:** February 24, 2020

Report Number: PBS-016-2020 **File:** 2019 114423 000 00 DOHA

Subject: Designation of 26/30 Ontario Street (Welland House) under Part IV of the *Ontario Heritage Act*

Strategic Pillar: 

Recommendation

That staff be directed to issue a Notice of Intention to Designate 26/30 Ontario Street (Welland House), under Section 29 of the *Ontario Heritage Act*; and

That Council adopt a heritage designation by-law for Welland House, located at 26/30 Ontario Street, to be of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*, for reasons set forth in the report from the St. Catharines Heritage Advisory Committee, dated January 29, 2020 (see Appendix 4, Section 7.0 Cultural Heritage Evaluation Report), within 30 days of the Notice of Intention to Designate; and

That Council direct staff to issue notice of the adoption of the new heritage designation by-law in accordance with the *Ontario Heritage Act*; and

That should any objections be submitted, the Clerk be directed to forward such objections to the Conservation Review Board upon expiration of the appeal period, in accordance with the *Ontario Heritage Act*; and

Further, that Planning and Building Services staff and the City Solicitor attend any hearing of the Conservation Review Board, or Local Planning Appeals Tribunal as appropriate, to uphold the staff recommendation. FORTHWITH

Summary

Staff are recommending that Council adopt a heritage designation by-law for 26/30 Ontario Street (Welland House). This action, which would protect built elements within the property, has the support of the City's Heritage Advisory Committee. Staff consider a heritage designation by-law to be a proactive measure to retain and protect the various features of this valuable heritage asset.

Background

The St. Catharines Heritage Advisory Committee (SCHAC) is recommending that Welland House at 26/30 Ontario Street be designated under Part IV of the *Ontario Heritage Act*. Staff concur with the recommendation of the property's designation under the *Ontario Heritage Act*. Welland House is currently listed on the City of St. Catharines Register of Non-Designated Cultural Heritage Properties as a Priority 2 property (see Appendix 6), however, Welland House is worthy of full protection under the *Ontario Heritage Act* due to its cultural heritage value or interest. In consideration of new information contained in the Cultural Heritage Evaluation Report prepared by the SCHAC, the property was re-evaluated and found to be a Priority 1 (see Appendix 7). This report summarizes the background, conclusions of the heritage research, consultation, and Provincial and Official Plan policies that support heritage conservation in St. Catharines.

The *Ontario Heritage Act* enables the council of a municipality to designate a property within the municipality to be of cultural heritage or value or interest if the property meets criteria under *Ontario Regulation 9/06 (O. Reg. 9/06)* (see Appendix 2). The property owner's consent is not required for designation. The Ontario Heritage Tool Kit states that, "In some cases, council may have to act in the public interest to conserve a significant property, despite objections by the owner."

Elements of the building and grounds at 26/30 Ontario Street meet the *O. Reg. 9/06* criteria and the property is being recommended for designation pursuant to the Act. Appendices 2 and 4 detail those criteria and the heritage attributes (see Cultural Heritage Evaluation Report, Section 7.0 Cultural Heritage Evaluation - Statement of Cultural Heritage Value or Interest).

On July 13, 2009, Council approved the St. Catharines Register of Non-Designated Cultural Heritage Properties (the Register). 26/30 Ontario Street is listed on the Register as a Priority 2 property, however, has been re-evaluated and found to be a Priority 1 property in consideration of new information contained in the Cultural Heritage Evaluation Report prepared by the SCHAC. In this regard, the building and grounds at 26/30 Ontario Street are under consideration for heritage designation, as directed by Council.

Concerns regarding property standards and neglect of the property were brought forward by the SCHAC in Fall 2019. The SCHAC prepared a Cultural Heritage Evaluation Report, dated January 29, 2020, and found the property to be worthy of designation, which staff concur with. To proactively prevent a case of demolition by neglect by identifying heritage attributes (significant character-defining elements worthy of protection), the designation of Welland House under Part IV of the *Ontario Heritage Act* is being brought forward for Council's consideration.

Location

The subject lands known municipally as 26/30 Ontario Street are on the north side of Ontario Street, east of King Street, and west of St. Paul Street as shown on Appendix 1

(Location Map) to this report. Current photographs of the property and its features are attached as Appendix 3. See Appendix 5 for archival photographs of the property.

Existing Land Use

a) Site:

The subject site consists of a rectangular-shaped parcel of land with a lot area of 0.34 hectares, and street frontage of 57.30 m along Ontario Street. The property is located within the commercial core of St. Catharines. The built feature on the lands is the former Welland House, a former hotel structure originally built between 1853 and 1856.

b) Neighbourhood:

The property is located in the Downtown Commercial Core of St. Catharines on a corner lot. The Ontario Street Parking Garage is located to the east of the property.

Heritage (Chronology of Events)

On July 13, 2009, Council approved the St. Catharines Register of Non-Designated Cultural Heritage Properties (the Register). The property at 26/30 Ontario Street is listed on the Register as the former Welland House and is a “Priority 2” listing in the Central District of St. Catharines. In consideration of new information contained in the Cultural Heritage Evaluation Report prepared by the SCHAC, the property was re-evaluated and found to be a Priority 1.

On July 13, 2018, a partial demolition permit was applied for, to demolish the 3- and 4-storey additions and partially demolish the interior of the 5-storey structure and 1-storey addition. The property owner was advised on August 17, 2018, that they must provide the Council of the municipality at least 60 days’ notice of the owner’s intention to demolish or remove the building or structure, as per Section 27 (3) of the *Ontario Heritage Act*. The partial demolition permit was not issued as the applicant did not move forward with providing the required supporting documentation requested by Building Services (including but not limited to an Engineering Demolition Report prepared by a structural engineer).

In October 2019, the St. Catharines Heritage Advisory Committee (SCHAC) requested an update from Heritage Planning staff regarding the status of Welland House, as the building became open to the elements in some areas (e.g., upper level windows remained open in poor weather such as rain and snow). St. Catharines Building Services and Fire Services also received property standards complaints and opened an investigation.

On January 16, 2020, the SCHAC considered a Cultural Heritage Evaluation Report on the property, prepared by Committee members Brian Narhi, Mark Hoerdts and Andrew Humeniuk. The SCHAC was in agreement that the property is of cultural heritage value or interest and is worthy of designation under Part IV of the *Ontario Heritage Act*. The following motion was moved and carried at the meeting:

“That the SCHAC receive the draft Cultural Heritage Evaluation Report on Welland House, 26/30 Ontario Street, prepared by Brian Narhi, Mark Hoerdts and Andrew Humeniuk, and support the evaluators’ recommendation to designate the property under Part IV of the *Ontario Heritage Act*. The SCHAC requests access to the interior of the structure to determine whether there are any existing interior architectural features worthy of protection as heritage attributes.”

By exploring the option of designating the property under Part IV of the *Ontario Heritage Act*, Council would be acting proactively to retain and protect the various features of this valuable heritage asset.

Heritage (Process)

Designating an individual property under Section 29 of the *Ontario Heritage Act* involves six key steps:

- 1) Identifying the property as a candidate for designation;
- 2) Researching and evaluating the property;
- 3) Serving Notice of Intention to Designate to the property owner(s), the Ontario Heritage Trust and publishing a Notice of Intention to Designate in a local newspaper;
- 4) Passing and registering the designation by-law (a second staff report to Council is not required);
- 5) Listing the property on the Municipal Heritage Register as a Part IV designated property; and
- 6) Listing the property on the provincial register.

Report

To guide Council’s consideration of this matter, Heritage Planning staff has reviewed the applicable legislative and policy framework together with *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value Interest* (On. Reg. 9/06); see Appendix 2.

Ontario Heritage Act (OHA)

Designation under Part IV of the OHA enables municipalities to recognize a property’s cultural heritage value or interest, and to conserve and manage the property through the heritage permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the *Act*. Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a heritage permit for any alteration that “is likely to affect the property’s heritage attributes, as set out in the description of the property’s heritage attributes” (Subsection 33(1)).

In April 2005, the OHA was strengthened to provide municipalities and the Province with enhanced powers to conserve heritage resources. A number of improvements were made with respect to designation, providing a clearer process and better protection for designated properties, including protection from demolition. Heritage designation is a

way to recognize the importance of a property to the local community, protect the property's cultural heritage value, encourage good stewardship and conservation, and promote knowledge and understanding about the property.

A heritage designation does not completely restrict the use of a property, prohibit alterations or additions, or restrict the sale of a property. The property owner's consent is not required to designate a property under the *Ontario Heritage Act*. The Ontario Heritage Tool Kit states that, "In some cases, council may have to act in the public interest to conserve a significant property, despite objections by the owner."

The subject property meets the criteria of *Ontario Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest*. These criteria will be discussed at greater length later in this report.

The Provincial Policy Statement (2014)

The *Provincial Policy Statement* (PPS) "provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment." Policy 2.6.1 of the PPS provides that significant built heritage resources and significant cultural heritage landscapes shall be conserved. In accordance with the PPS, a built heritage resource is defined as a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community that may be identified through designation under the OHA or listing on a Municipal Heritage Register. The Welland House is identified as a built heritage resource as set out by the PPS. The adoption of a heritage designation by-law for the Welland House is consistent with the policies of the PPS.

The Ontario Heritage Tool Kit

In 2006, the former Ministry of Culture (now Ministry of Heritage, Sport, Tourism and Culture Industries) released the *Ontario Heritage Tool Kit* (the Tool Kit) shortly after the passage of the new OHA in April 2005. The Tool Kit is a series of guides for municipal councils and heritage committees, heritage practitioners and property owners, designed to assist in understanding the heritage conservation process in Ontario. The guide entitled *Designating Heritage Properties* addresses the designation of properties. It describes the key steps in the designation process, preparation of the designation by-law and related materials, how to conserve the heritage value of a designated property, how demolition of a designated property can be prevented, and how to amend a designation by-law.

In this context, the adoption of a heritage designation by-law would serve to protect this heritage resource.

The City of St. Catharines Official Plan (The Garden City Plan)

The Garden City Plan (GCP) contains a vision, guiding principles and policies that recognize the importance of heritage conservation.

Part B containing the Plan's Vision and Guiding Principles envisions the City as celebrating its agricultural and historical assets (Section 2.1). Further, the vision recognizes that a sustainable community is one that respects and embraces its heritage to create a sense of identity and pride.

Part C of the Plan contains a number of relevant cultural heritage statements and policies. The GCP states that "conserving and enhancing our cultural heritage is important not only because it connects us to our past and helps us to interpret our history, but also makes economic sense. Heritage can benefit the local economy by attracting visitors to the City... The City's cultural heritage resources have in the past been threatened by neglect, obsolescence, redevelopment, and the lack of the financial means necessary for protection and rehabilitation" (Section 3).

The Vision, Guiding Principles, and policies in the GCP demonstrate Council's commitment to the identification, protection, and conservation of the city's cultural heritage resources.

The adoption of a heritage designation by-law would conform with the Garden City Plan.

St. Catharines Museum & Welland Canals Centre Museum Interpretive Plan

In May 2019, a Museum Interpretive Plan was prepared for the St. Catharines Museum & Welland Canals Centre. The Plan includes mindmaps, diagrams used to visually organize information. The mindmap on page 28 of the Plan identifies Welland House as a Community/Cultural Landscape.

The 2014 Provincial Policy Statement (PPS) defines a cultural heritage landscape as "a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site)."

Further, the PPS states that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved" (2.6.1). With the identification of Welland House as a Community / Cultural Landscape in the Museum Interpretive Plan, designation of the property would be in line with the cultural heritage and archaeology policies in the PPS.

Evaluation of the Request

In 2006, the Province issued criteria for determining cultural heritage value or interest under the OHA, which must be satisfied if a property is to be designated. *Ontario Regulation 9/06 - Criteria for Determining Heritage Value or Interest (On. Reg. 9/06)* includes three broad categories: Design or Physical Value, Historical or Associative Value, and Contextual Value, under which three subsets of criteria are further identified.

The decision to state an intention to designate a property should be based on the property's cultural heritage value or interest. *On. Reg. 9/06* sets out criteria for determining cultural heritage value or interest. Those criteria are contained in Section 3.2.1 of the Garden City Plan (GCP).

Appendix 4, Section 7.0 of the Cultural Heritage Evaluation Report provides an evaluation of the request using the criteria contained in *On. Reg. 9/06* and Section 3.2.1 of the GCP. Only one of these criteria must be met to establish cultural heritage value or interest. 26/30 Ontario Street meets criteria under the three broad categories: Design or Physical Value, Historical or Associative Value, and Contextual Value. A summary of the cultural heritage value or interest of the property is as follows, in an excerpt from the property's Statement of Cultural Heritage Value or Interest:

Physical / Design Value

The former Welland House building possesses design value as a rare example of a former "spa" / summer resort; the two other major hotels in St. Catharines that served this purpose in the late nineteenth century no longer exist. The building was designed by the prominent architect John Latshaw. The construction work was partly carried out by well known carpenter John Clyde, and the masonry may have been executed by William Baron. Some of the work on the building was performed by members of the black community who were also employed at the hotel. Construction on Welland House began in 1853 and originally the structure was four storeys in height (later increased to five storeys). The structure was partly gutted by fire twice in the early 1860s. Early architectural features of the now five-storey tooled stone and stucco-clad structure included broad verandas; a flat roof with a plain boxed cornice; stone coins edging the corners of the building; semi-circular window openings on the ground floor with radiating arched voussoirs; a projecting frontispiece with pairs of windows, and stone surrounds and sills with double arched heads. The remaining window openings have flat heads, plain surrounds and stone sills. A 1930s Art Deco-style main entrance and a side entrance with stained glass fanlight were removed; the main entrance was replaced with modern glass doors.

A new well and a two-level bath house with porcelain baths was added when the building was enlarged by Alex and John Malcolmson circa 1900. Skilled attendants managed these baths for guests. A major renovation occurred in the 1928-30 period with the installation of an elevator, the modernization of the lobby and the purchase of scientific equipment for the baths. The interior of the

structure also contained an opulent dining room with Cyprus wood trim that was converted to a bar and grill.

Historical/Associative Value

The former Welland House building is associated with the “spa resorts” of St. Catharines in the late 1800s. From the 1860s through to the 1890s, three of the major hotels in St. Catharines offered “healing waters”, which St. Catharines became known internationally for. At the western end of the commercial core, the saline underground spring waters were tapped for medicinal, curative and recreational purposes. Welland House was one of the three hotels that catered to wealthy citizens in Canada and the United States. Prominent visitors included individuals such as Jefferson Davis (ex-Confederate president), and Canadian and British prime ministers. During this time other local services expanded, including the library and newspapers, banks, educational and health institutions, and even the first department store in the city, thus Welland House is also associated with the economic and civic growth of St. Catharines and its early commercial core. It was also the location of the first commercial radio broadcasts made by local station CKTB.

“The Wellandra”, an exclusive private hospital, operated out of the structure in 1910 with Dr. Samuel McCoy working as a resident physician post-1893. The resort also employed special chefs and masseurs catering to the wealthy. The Welland House baths were closed in 1941 and hotel operations continued, yet declined in popularity until its closure in the early 1990s. The building reopened in 1994 as a private student residence.

Contextual Value

The former Welland House building is historically linked to its surroundings through its former use as an exclusive summer resort, hotel and private hospital. It is a local landmark within the commercial core of St. Catharines.

Heritage Planning staff believe that designation of the Welland House 26/30 Ontario Street remains consistent with the PPS, *On. Reg. 9/06* and the GCP.

Financial Implications

If Council supports the staff recommendation to designate the property under the *Ontario Heritage Act* and the property owner appeals this decision to the Conservation Review Board, or Local Planning Appeals Tribunal as appropriate, Council should anticipate costs associated with preparing for submissions and/or attending hearings on this matter.

Relationship to Strategic Plan

The recommendations of this report directly support Cultural Renaissance Strategic Goal 4.1: addressing Heritage Preservation.

Conclusion

The City's Official Plan prioritizes retention of the City's cultural heritage resources. The Welland House at 26/30 Ontario Street is currently listed on the St. Catharines Register of Non-Designated Cultural Heritage Properties, approved by Council on July 13th, 2009. The SCHAC recognizes this important part of the city's heritage and recommends that the property be designated under Part IV of the *Ontario Heritage Act*. Heritage Planning staff concur with the recommendation of the SCHAC.

Notification

It is in order to notify 2272872 Ontario Inc. (556 Edward Avenue, Unit 74, Richmond Hill, Ontario, L4C 9Y5).

Prepared by:

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Submitted by:

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Approved by:

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Director of Planning and Building Services

Appendices:

Appendix 1: Location Map of 26/30 Ontario Street

Appendix 2: *Ontario Regulation 9/06 - Criteria for Determining Heritage Value or Interest*

Appendix 3: Exterior Photographs of 26/30 Ontario Street (Welland House)

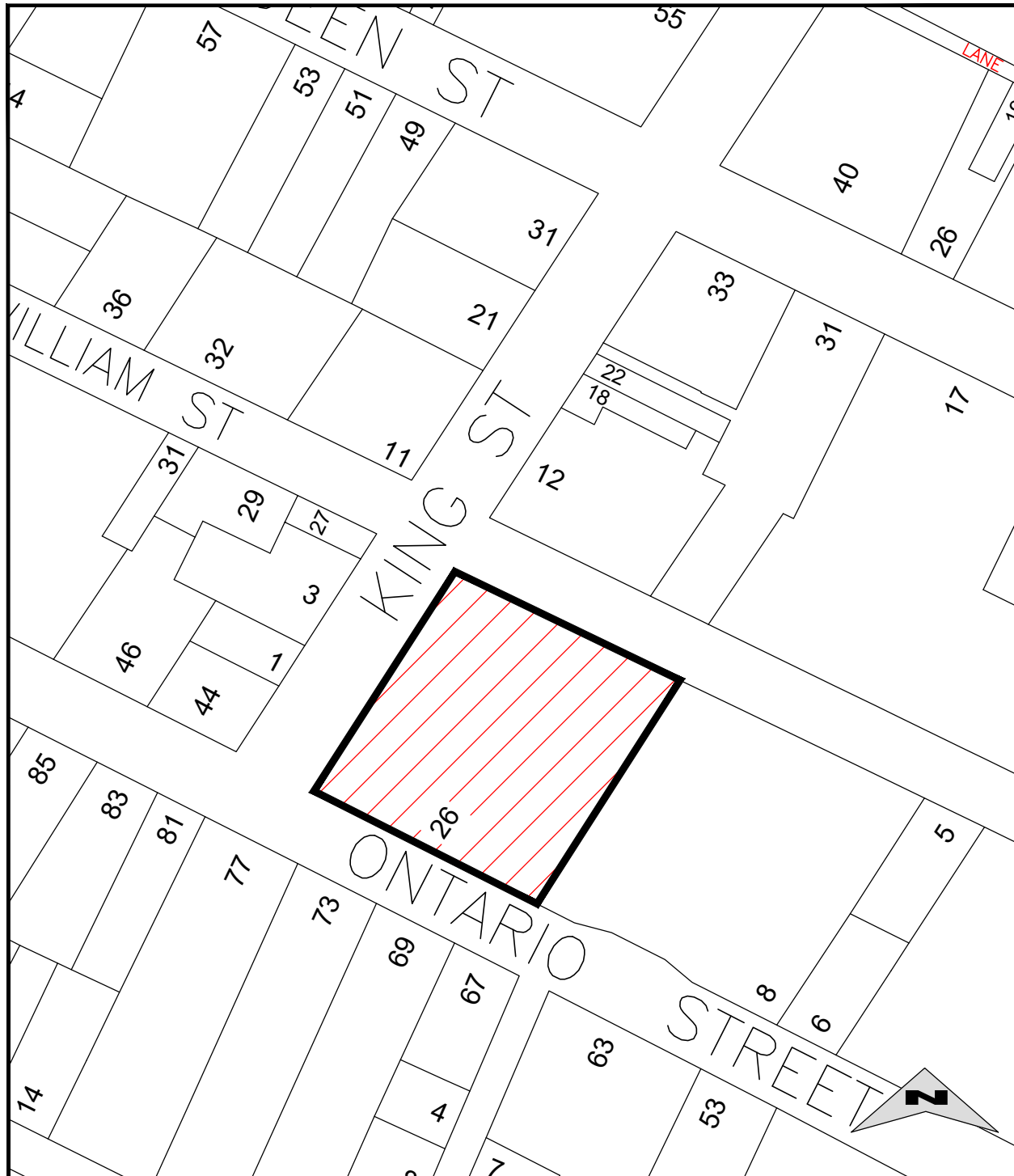
Appendix 4: Cultural Heritage Evaluation Report


Appendix 5: Welland House Archival Photographs

Appendix 6: St. Catharines Register of non-Designated Cultural Heritage Properties

Appendix 7: 26-30 Ontario St. (Welland House) Heritage Resource Evaluation Sheet

Location Map



 Subject Lands
26/30 Ontario Street



Ontario Heritage Act

ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 25, 2006 to the e-Laws currency date.

No amendments.

This is the English version of a bilingual regulation.

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. O. Reg. 9/06, s. 2.

26/30 Ontario Street – Exterior Photographs (Welland House)



Ontario Street Streetscape, Looking East
(City of St. Catharines 2019)



Ontario Street Streetscape, Looking West
(City of St. Catharines 2019)



Welland House, Front Façade (South Elevation), 26/30 Ontario Street
(City of St. Catharines 2019)



Welland House, Southwest Corner, 26/30 Ontario Street
(City of St. Catharines 2019)



King Street Streetscape, Looking North
(City of St. Catharines 2019)



King Street Streetscape, Looking South
(City of St. Catharines 2019)



Welland House, West Elevation (South Portion), 26/30 Ontario Street
(City of St. Catharines 2019)



Welland House, West Elevation (North Portion), 26/30 Ontario Street
(City of St. Catharines 2019)



Welland House, Northwest Corner, 26/30 Ontario Street
(City of St. Catharines 2019)



William Street Streetscape, Looking East
(City of St. Catharines 2019)



William Street Streetscape, Looking West
(City of St. Catharines 2019)



Welland House, North Elevations, 26/30 Ontario Street
(City of St. Catharines 2019)



Welland House, North Elevation (West Portion), 26/30 Ontario Street
(City of St. Catharines 2019)



Welland House, Northeast Corner, 26/30 Ontario Street
(City of St. Catharines 2019)



Welland House, East Elevation, 26/30 Ontario Street
(City of St. Catharines 2019)



Welland House, Southeast Corner, 26/30 Ontario Street
(City of St. Catharines 2019)



Welland House Hotel Plaque, 26/30 Ontario Street
(City of St. Catharines 2019)



Ontario Street Access Hatch, Welland House, 26/30 Ontario Street
(City of St. Catharines 2019)

*Cultural Heritage Evaluation Report for the Welland House Hotel,
26-30 Ontario Street,
Lot 1129, Corporation Plan 2,
St. Catharines.*



Researched by: Brian K. Narhi, Mark Hoerdts and Andrew Humeniuk

Researched for: the St. Catharines Heritage Advisory Committee

Date: February 4, 2020.

1.0 Introduction.

The subject of this cultural heritage evaluation report is the Welland House Hotel, located at 26-30 Ontario Street (corner of King and Ontario Streets) in downtown St. Catharines. The land upon which this structure is built is presently described as Lot 1129 as shown on Corporation Plan 2 (“C.P. 2.”) Prior to 1932, the site was comprised of Lots 20-25 (inclusive) as shown on Registered Plan 23 (the “Shipman Tract” Plan.) Prior to 1846, it comprised part of Lot 18 Concession 6 in the former Township of Grantham. The land registry records for this site were converted to Land Titles Qualified in September 1997; the property was assigned the PIN 46217-0174 (PIN -0344 is now inactive.) Any land use history between 1997 and the present time will require a PIN search.

The Welland House is a structure of tremendous historical and architectural significance in the downtown core. The hotel was constructed between 1853 and 1856 in order to attract visitors to the town, to provide guests with quality accommodations, and to exploit the curative properties of the saline rich mineral waters which were discovered here in first quarter of the nineteenth century.

2.0 Natural Gas, the Early Salt Industry, and Development of the Mineral Springs and Spa Hotels.

One of the most conspicuous landscape features in the Niagara Region is the Niagara Escarpment, a cuesta formation which runs in an east-west direction across the peninsula. The escarpment is composed of various layers of soft shale and sandstone, topped by a much harder layer of dolostone. These sedimentary formations were deposited during the period between the Upper Ordovician and Silurian eras, which extended roughly from 390- to 500,000,000 years ago. The formation of the escarpment was not due to geological fault lines or upheavals, but has been described as a “simple topographical break” marking the two levels of the peninsula. The rocks contain some of the oldest fossilized examples of the marine organisms which thrived in the shallow tropical sea which covered this area. The area below the escarpment is prime agricultural land known as the Iroquois Plain, and above it is the Haldimand Clay Plain (Chapman & Putnam 1966:173.)

The deeper layers of bedrock beneath the escarpment contain shallow pools of petroleum and natural gas. The presence of gas was known to the early settlers and visitors to the area, and the “Burning Spring” just above Niagara Falls was an early tourist attraction. During the mid- to late nineteenth century, enterprising businessmen in Welland County formed a number of private companies to drill wells in the search for oil and gas. Sulphur gas was sometimes found in the Clinton formation at a depth of about 400-450 feet (120-140 m) as well as brackish salt water, while gas was also found in the deposits of Rochester and Queenston shale formations. The gas and water were mainly considered to be a nuisance during the drilling operations, although “the salt water was taken and boiled down to see if they could make a salt well out of it.” The Welland natural gas fields were the oldest, commercially viable sites in Ontario. Petroleum was discovered at greater depths (Coste 1926; Smith 1926:107-108; Wells 1926; Steele 1926:116 ff.)

The same sandstone and shale rock formations (Rochester, Clinton, and Queenston deposits) which yielded natural gas also contained pools of water rich in salt and various trace minerals. This water found its way to the surface through cracks in the stone; the springs were known by the Indigenous people, who used the waters for curative purposes. The springs were also locations where animals would come to drink, and thus proved to be rich hunting spots. Valuable mineral springs were known to settlers in Pelham (on Sulphur Spring Drive), in Louth, and a small “salt lick” existed on the Ten Mile Creek in Grantham roughly between Parnell and Lakeshore Roads. That spring is believed to have been destroyed when the present Welland Ship Canal was constructed during the 1920s (Parnell 1925:25; Parnell 1949.) Since salt was a scarce and expensive commodity in Upper Canada during the early 19th century, the ownership of the Louth site (and the rights to manufacture salt) was contested by various individuals.¹

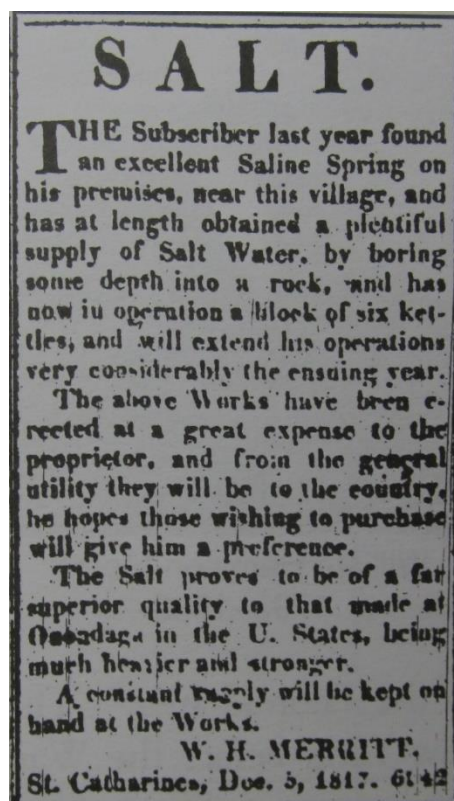
In June 1815, William Hamilton Merritt (‘founder’ of the 1st Welland Canal) was quarrying some easily available stone “above Ranney’s mill” on the banks of the Twelve Mile Creek in St. Catharines. During this operation, a spring of brackish, coloured water was discovered. Merritt took a pail of this water to his home and boiled it down, and sent a sample to his father-in-law, Dr. Prendergast, for analysis. The preliminary and subsequent results revealed that the water contained chlorides of calcium, soda, lime, magnesium, potassium, ammonium, iodide of magnesium, bromide of magnesium, silicic acid, iron, and clay, and was suitable for the production of good quality salt (Merritt 1875:40.)



Marcus Smith map (1852) showing the location of the salt works on the canal bank opposite the intersection of Ann (Norris Place) and Chace Streets. Note also that Salina Street was probably named in honour of the salt works.

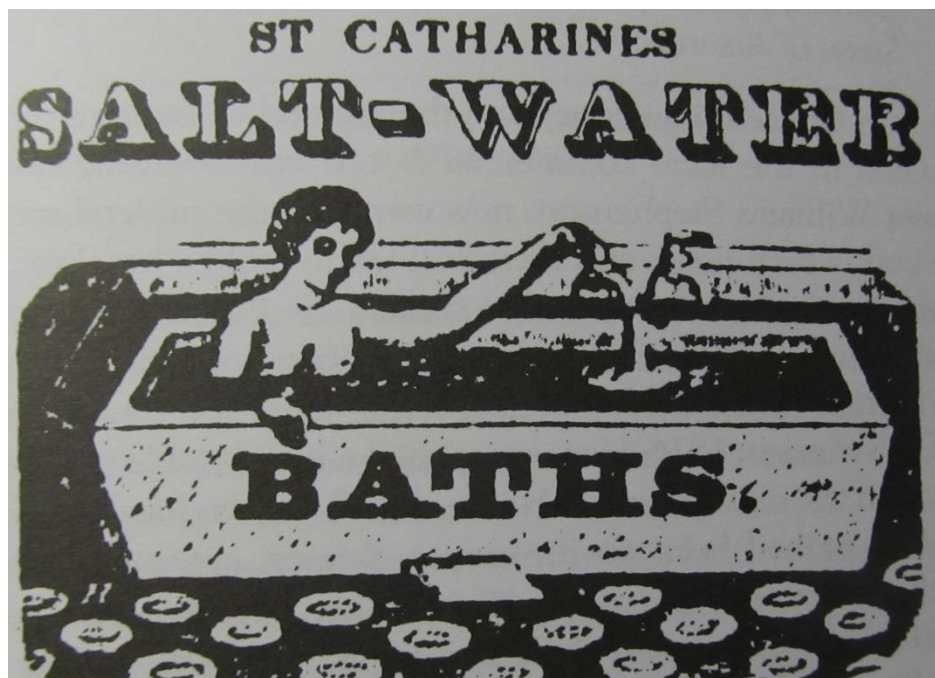
¹ Mineral springs were also known at several locations in Western New York State: Lockport (“Vita Spring,”) the Devil’s Hole Cave, and at Saratoga Springs. The waters at the latter place were “sparkling” (i.e., naturally carbonated.) The mineral waters in St. Catharines were, by contrast, “still” or non-carbonated. For a survey of some of the western New York springs and bathing establishments, *vide* Boles 2014.

In 1816, Abram Messmore settled in St. Catharines and bored the first well for Merritt. Salt water was struck at 80 feet (25 m) in sufficient quantities to commence a salt works operation in 1817. The initial output was four bushels per week, which sold for about \$1 per bushel. By 1834, the output had increased to fifty barrels per week. This manufactory proved to be economically non-viable, mainly due to the expense of supplying the time-consuming boiling operation with wood, and the depth required to reach the water (600 feet/185 m); moreover, cheaply produced American salt was readily available in greater quantities, and the St. Catharines operation was eventually abandoned in the late 1840s. The business was commemorated when part of the land along Yates Street was subdivided for residential purposes by Merritt, and named the “Salt Works” plot (*Niagara Spectator*, Dec. 11, 1817; Smith 1851:195.)



Niagara Spectator, Dec. 11, 1817.

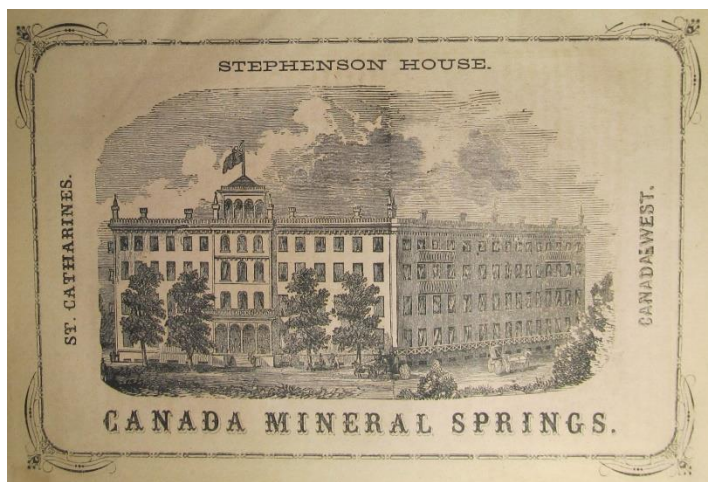
Around 1820, an American named Dr. William Chace settled in St. Catharines where he established a pharmacy. Chace took over management of the salt works from Merritt, and he quickly recognized that the waters also had curative properties. By June 1826, he had opened a “bathing room” where clients could enjoy hot and cold-water showers or baths. In 1840, Charles W. Hellemis had opened “a commodious bathing establishment” at the salt works which featured a “polite and obliging attendant.” Individuals or families could purchase “season tickets” to the baths “at the most liberal terms” (*Farmer’s Journal*, June 7, 1826; *St. Catharines Journal*, July 23, 1840.)



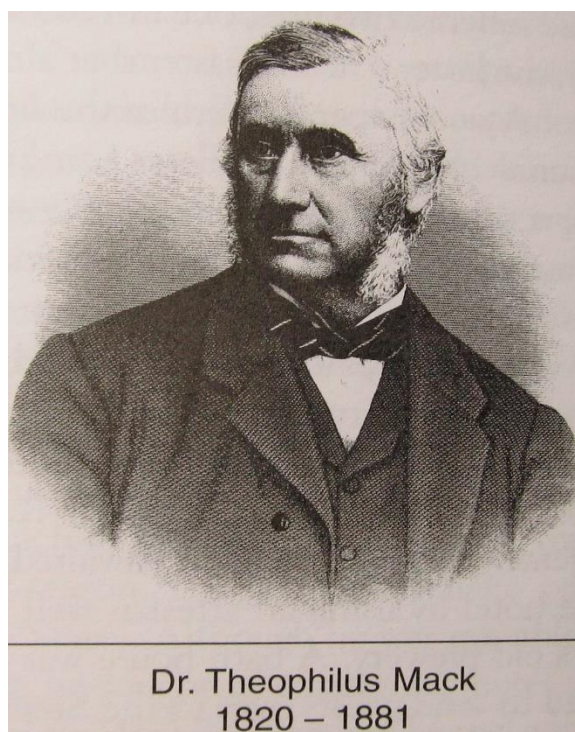
St. Catharines Journal, July 1, 1841.

Chace's salt works and bathing establishment were nearly totally destroyed by two fires which broke out in July 1847 and March 1848. The premises were sold by the Niagara District Sheriff to Elias S. Adams, but and then bought from him by James R. Benson and Nehemiah Merritt (*St. Catharines Journal*, July 22, 1847; *Niagara Chronicle*, June 22, 1848.)

There appears to have been no effort on the part of the new owners to reopen the salt works. The site was then bought by "Colonel" Eleazer Williams Stephenson (1798-1867), an American born businessman, who developed the first luxury spa hotel, appropriately named the "Stephenson House," which was designed to cater to guests who wished to "take the waters." His new establishment, constructed between 1853 and 1855, was located at the corner of Yates and Salina Streets, and overlooked the Twelve Mile Creek and Welland Canal. This hotel was later used as a private school, and even as the Puccini Macaroni Factory, until it was demolished in April 1931.



The Stephenson House was soon joined by the Welland House (built 1853-56)², and by Springbank, located at the corner of Yates Street and Norris Place, which was built by Dr. Theophilus Mack in 1864-65. Like the Stephenson House, Springbank was later used as a school (the first home of Ridley College in 1889) until the building was destroyed by fire in 1903.



These three hotels offered guests first class accommodation and service, fine dining, bathing facilities which could provide relief for a variety of ailments, as well as other diversions such as walkways, beautifully landscaped grounds, croquet gardens, tennis courts, billiard rooms, a chapel, etc. For many years the hotels engaged in the lucrative side trade of bottling and selling the famed mineral waters. Period accounts described the water as “not unpleasant,” with a “briny

² For a fulsome Land Use History of the property, see Appendix “C.”

taste” and “marine odour,” and faintly reminiscent of the brine used in curing hams. The diluted water was said to have been a wholesome and curative draught for “all diseases of a scrofulous nature, glandular and cutaneous affections, and maladies of the eyes, nose and ears” (*St. Catharines Journal*, July 21, 1859; Wilson 1999:62, 65.)³



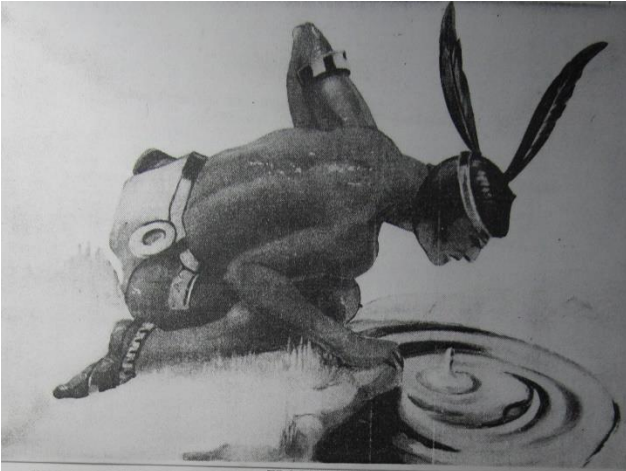
“Mack Mineral Springs, St. Catharines, Ont.” bottle (ca. 1870s?) and detail.



Late 19th century advertisement for St. Catharines Mineral Water.

³ Later advertisements promised relief from “affections of the mucous membrane, chronic indigestion, rheumatism, gout and rheumatic or gouty neuralgia, tumors, chronic enlargements of the viscera, various chronic inflammations of the uterine system, erysipelas, ague, disordered functions of the stomach, liver, or kidneys.”

During the nineteenth century, the hotel owners resorted to various promotional gimmicks in order to increase the fame of the town and its restorative waters. In 1858, for example, the newspaper published a two-part story called “Bishegaindaug; or, the Beautiful Indian Girl,” which was a supposedly “authentic Indian legend” which explained the origin of the spring by the Great Spirit. The substance of this Indigenous origin story was resurrected in 1886 when the anonymous pamphlet *A Sylvan Retreat* was published, and later still by the Malcolmson family, owners of the Welland House, in an advertising campaign during the 1920s. Benjamin Lossing, an author and scholar of great repute during the 19th century, also referred to the mineral waters at St. Catharines, and that it was “a place of great resort for invalids and fashionable people” and “a very desirable place for those who love a quiet watering place for a few weeks in summer” (*St. Catharines Journal*, May 13 & 20, 1858; Lossing 1869:623; *Sylvan Retreat*, 1886.)



TRADITIONAL

The historical note about St. Catherine's Well, located here on the premises of the Welland House, was handed down through the ages by the Indians. As many of the facts have been verified

by excerpts from files held in the Basilica, Quebec (since destroyed by fire) and archives at London, England, it may be taken as reasonably true.

HISTORICAL

In 1679 on the 25th day of November, Father Hennepin, under the guidance of a Seneca Indian chief, in company with De La Salle, De La Rame, Du Tertre, visited the bubbling stream called by the Indians "Healing Waters," and the day of their visit being St. Catherine's Day, Father Hennepin blessed the water and named it St. Catherine's Well.

De La Salle and his party had reached the mouth of the Niagara River on their way to the Upper Lakes and the Mississippi River and took advantage of the opportunity to visit Niagara Falls. The Healing Water is located on a short cut trail which the party followed on their visit to the falls.

The WELLAND HOUSE has been the trying place of Canada's foremost citizens for generations, and still is. Its register reveals names of statesmen, politicians, judges and leaders in commercial life who have played and are playing important parts in the building up of our country.

Sir John and Lady Stansfeld visited this well regularly while residing at Niagara and mentioned it also as the "Healing Waters" in their memoirs. Sir John was much troubled with gout.

Coming down to modern days, these waters have been favourably known to family physicians for generations, who regard their patients to spend days or weeks at the WELLAND HOUSE. Under this hospitable roof were the most complete facilities for mineral bathing and hydrotherapy. The treatment prescribed by your doctor would be closely adhered to by trained male and female graduate nurses.

ANALYTICAL

Extract from the 11th edition of Encyclopaedia Britannica under the heading of Mineral Springs:

"The St. Catharines is remarkable for the very large amount of calcium, calcium and magnesium chlorides which it contains. Its total salt and gases in the water being more than three times the quantity contained in the brine baths of Krumnack in Prussia. Good for rheumatism, gout, neuralgia, the athlete and neuritis."

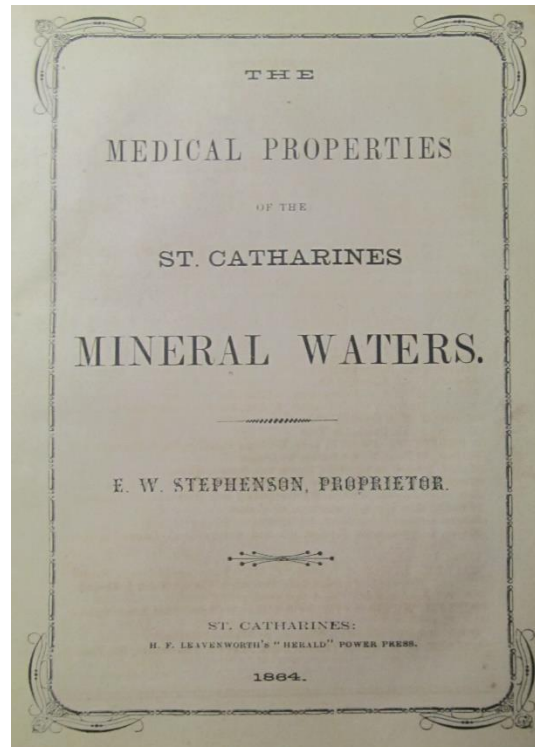
The Welland House

IS YOUR HOME WHILE WITH US—ENJOY
ITS PRIVILEGES TO THE FULL!

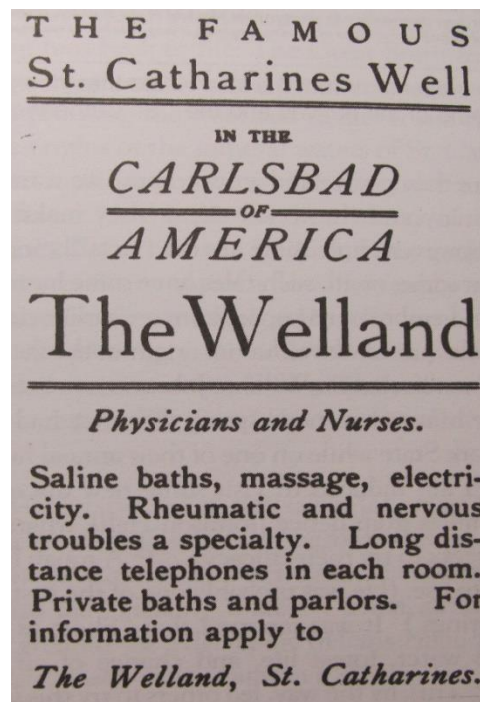
30 ONTARIO STREET 685-7371

Reprint of a ca. 1920s advertising campaign referring to the Indian legend associated with the mineral spring.

In 1864, Colonel Stephenson printed a pseudo-scientific leaflet which explained how the waters brought about a cure through the “transpositions termed endosmosis and exosmosis,” and the removal from the circulatory system of the “decompositions constantly proceeding during life” (Stephenson 1864.)



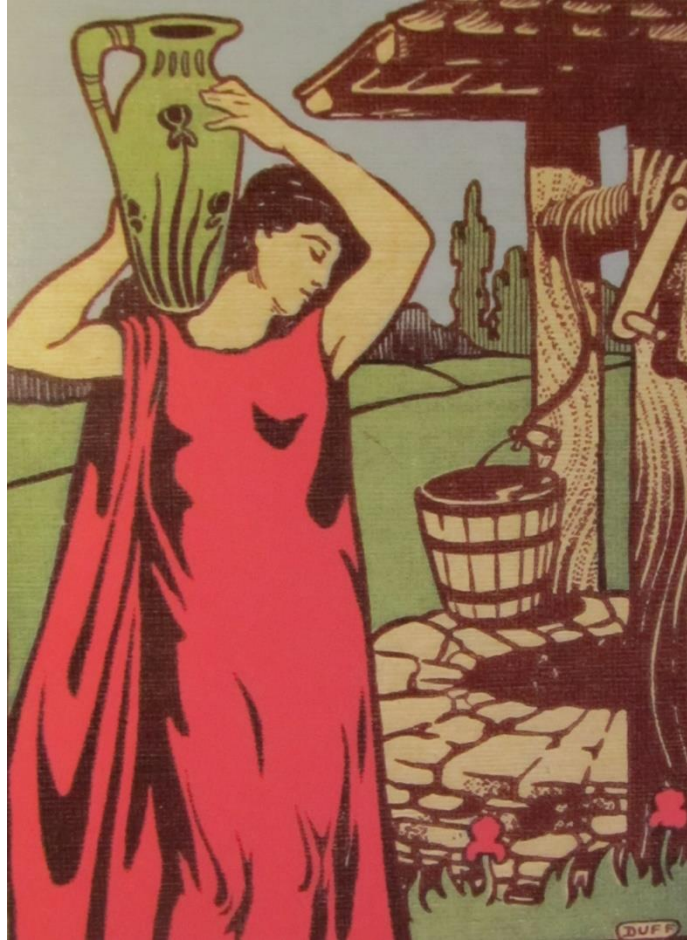
The reputation of St. Catharines as a popular vacation destination continued to grow during the period between ca. 1855 and the 1880s, and the city was known as the “Saratoga of Canada.” The Welland House in particular was described as the “Carlsbad of America.” In 1905, the Grand Trunk Railway issued a brochure for the Welland House which contained a coloured promotional advertisement for the “St. Catharines Well.”





Novelty post cards (1905) extolling the salubrious quality of the water at St. Catharines.

The Welland House suffered from a lack of guests during the period of the Great War (1914-18), and the numbers never recovered during the 1920s. In January 1927 the *Standard* reported that the hotel had been “in financial ruin” since the war, and that it would be auctioned to the highest bidder. No buyers could be found for the property. The owners eventually defaulted on their mortgage payments, and then fell into tax arrears; the hotel was finally closed (“abandoned”) by the owners in the late summer of 1929. In early September of that same year, the *Standard* published a notice that the property was to be sold by tender and once again there was no expression of interest made in the premises (“Welland Inn on the Block,” *St. Catharines Standard*, Jan. 19, 1927; “For Sale by Tender,” *Standard*, Sept. 10, 1929.)



The "St. Catharines Well" (1905.)

Thereafter, until the outbreak of the Great War, the Welland House limped along, periodically attempting to resurrect the popularity of the baths. The City planned to celebrate the centenary of the discovery of the mineral waters in 1926, but any events appear to have been quiet affairs. Tourism was greatly impacted upon by the Great Depression, followed by the outbreak of WWII. During part of that period the baths were still operated by a therapist named *Marjorie Reid*, and guests had the option of electricity, X-ray or ultra-violet treatments, which were often taken in combination with baths and massages.

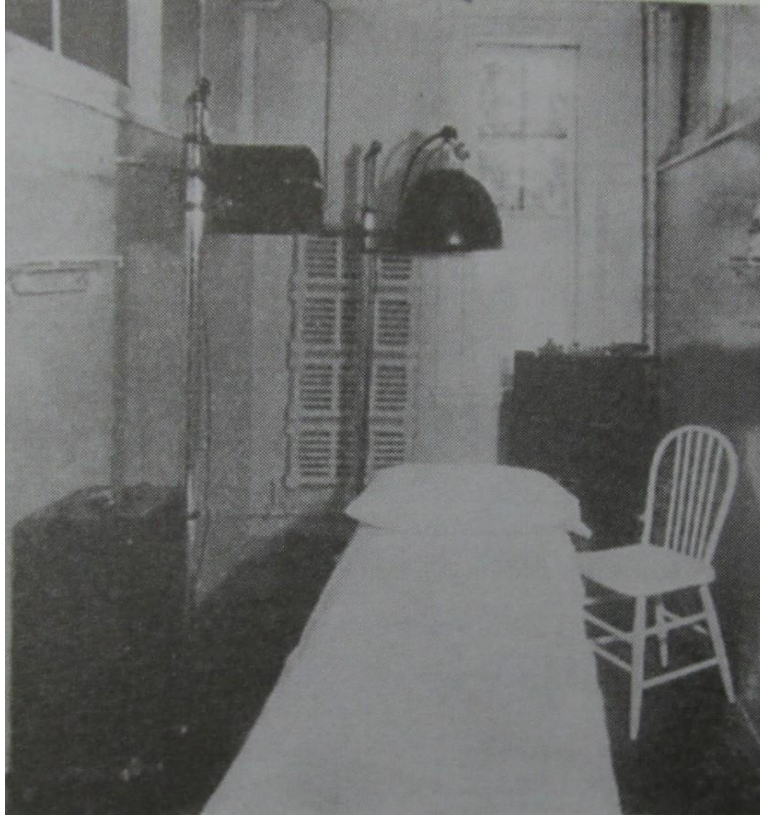
THE WELLAND.

COMPLETELY REFITTED THROUGHOUT. ELEVATOR AND HOT WATER HEATING.

Mineral Baths for Rheumatism, Rheumatic Gout, Sciatica and Allied Diseases.

The Saline Mineral water flowing from an Artesian Well 100 feet deep has been successfully used for years. **EXPERIENCED PHYSICIANS AND SKILLED ATTENDANTS IN MASSAGE TREATMENT IN DAILY ATTENDANCE.**

CORRESPONDENCE SOLICITED.



Therapy room at the Welland House/Wellandra, ca. 1930.

The decision was made to cap the well in the 1940s and the bath house was demolished shortly thereafter. In the early 1990s, the (then) owner of the hotel, Nick Michelis, hired a crew and rig and commenced drilling in the parking lot adjacent to the hotel on the site of the demolished bath house. His dream was to “revive the mineral spa to its old glory” (*St. Catharines Standard*, Apr. 19, 1926; *Standard*, July 27, 1991.)



St. Catharines Standard, July 27, 1991.

Today, the Welland House stands as the sole survivor of the three 19th century “grand spa hotels” of the city.

3.0 Construction of the Welland House.

The Niagara District witnessed a number of improvements during the late 1840s and early 1850s which benefitted the region and brought additional visitors to the area. These included the completion of the construction of the Second Welland Canal, the construction of the first railways, the construction of the first bridges across the Niagara River, and the introduction of the telegraph. Natural gas lighting was installed in the town during that period, and improvements were made to the local water works.

“Another important local event was the opening of the Stephenson House and mineral baths, followed soon after by the Welland House. Great exertions were made to complete those buildings, as, since the railways were finished, a great many travellers stopped at St. Catharines. The mineral waters of this town owe their celebrity to the fact that numerous cures of long-standing diseases have been effected by their use” (Merritt 1876:415).

A public meeting was held in June 1853, when it was decided that a new hotel would be constructed in the town in order to encourage tourists to visit here and take the waters. The new enterprise was planned as a “joint stock” venture. Some of the investors subscribed money, while others (such as D.P. Haynes) donated the land for the hotel in lieu of a cash subscription. The

directors could not decide upon a name for the new hotel. It was variously referred to as the “**Ontario House**” and as the “**Lincoln House**” until at least the summer of 1855. Ultimately, the name “**Welland House**” prevailed (“New Hotel,” *St. Catharines Journal*, June 23, 1853; *St. Catharines Journal*, Aug. 9, 1855.)

The site of the hotel was thought to have been occupied by a foundry and blacksmith shop operated by a **Mr. McCandlish**.

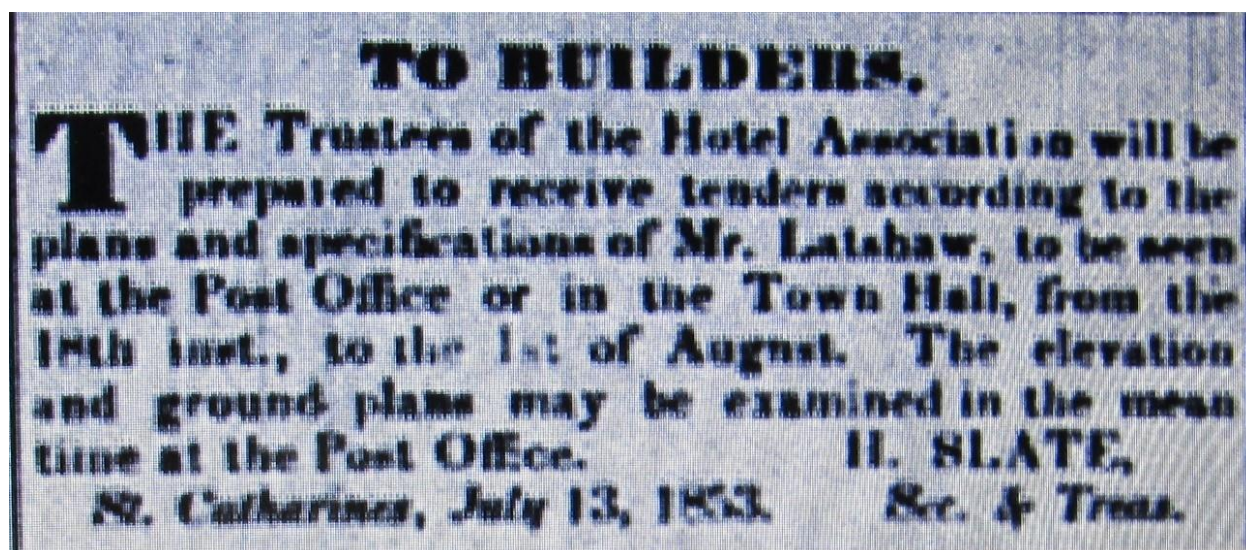
Local historical tradition has maintained that the Welland House was constructed (in part) by members of the black fugitive slave community, who were skilled tradesmen, as an expression of the appreciation which they felt towards the inhabitants of St. Catharines. No primary source documentation has been located which affirms this tradition, although one member of the black community named **David West** was a master carpenter who may have worked on the hotel construction. He noted with pride in his personal narrative that “I am now in Canada doing well at my trade, and I expect to do yet better.” It is known that other blacks were employed at the spa hotels as cooks, waiters, and omnibus drivers. **John Dorsey**, a short Black man⁴, was one of the early bus drivers in the town. It is recorded that he would meet the hotel guests at the train station in his horse drawn coach, and then drove them down St. Paul Crescent past Rodman Hall, crossing the canal, then up the steep slope to the St. Paul and Ontario intersection before arriving at King and Ontario. When the hotel first opened, it employed a “celebrated” black cook named **George Washington**. It is not known how long he was employed at the Welland House, but by 1865 an individual by the same name was an “omnibus driver” who resided nearby on William Street (Drew 1856:88; Mitchell’s 1865 *Directory* p. 67.)⁵

The architect who designed the Welland House was **John Latshaw** (1806-1883) of Drummondville (now part of the City of Niagara Falls, Ontario). Latshaw was an important local architect, noted in the *Biographical Dictionary of Architects in Canada, 1800-1950*,⁶ who was active during the second and third quarters of the nineteenth century. A number of private residences which he designed are still extant in the region, such as Willowbank (Queenston) and Ruthven in Haldimand. The Welland House, and the Stephenson House, were undoubtedly among the largest, publicly accessible, structures which he designed. The newspapers advertised for tenders for the construction of the Welland House in mid-July 1853.

⁴ Note the original description of John Dorsey was as a “short Negro”.

⁵ The brothers George and Cabbage Forbes owned a livery stable “opposite the Welland House,” with fifty horses and a number of buggies, sulkies, wagons and carriages, as well as four “splendid omnibuses” which “run to and from the cars, to the Stephenson House, the Welland House, the St. Catharines House, and the American Hotel” (Junius, “Walk O,” *St. Catharines Journal*, Aug. 14, 1856).

⁶ See Appendix “A” at the end.



St. Catharines Journal, July 14, 1853.

The principle carpentry work on the Welland House was completed under the supervision of **John Clyde**. Junius referred to him as a “boss mechanic,” whose work on the hotel “is a credit and ornament to any place” (Junius, “Walk G,” *St. Catharines Journal*, June 19, 1856.)

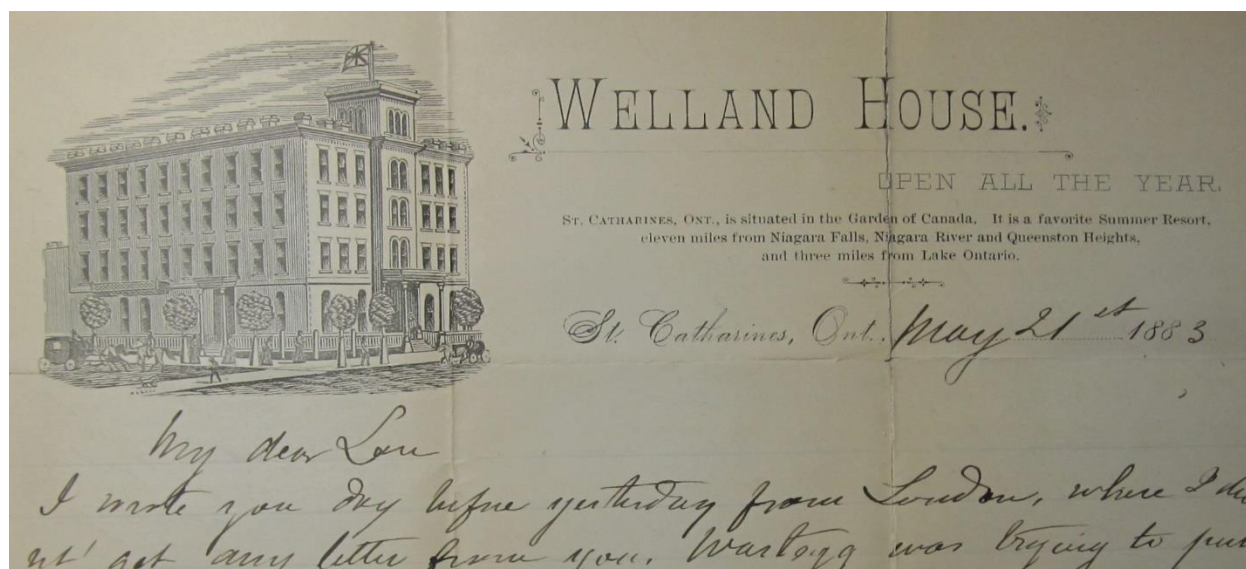
4.0 Architectural Style of the Welland House.

The original core structure of the hotel is an Italianate inspired building which was popular in Canada West (Ontario) during the mid- to the late 19th century. This L-shaped structure was seven bays in width fronting along Ontario Street, i.e, three windows on either side of a main entrance, by a depth of ten bays along King Street. Part of the east wall of the hotel (facing St. Paul Street) contained far fewer window openings than the King Street portion of the building. The window placement at the rear of the building, facing St. Paul and William Streets, is asymmetrical unlike the balanced facades facing towards King and Ontario Streets. The reason for this odd rear window distribution is not known.



Unusual, asymmetrical window placement at the rear of the Welland House.

The front façade of the hotel contains a projecting frontispiece, a very characteristic feature of the Italianate style, which was originally topped by a square belvedere or cupola. A period engraving showed that the central row of windows in the frontispiece were originally arched topped pairs. The ground floor, intended to impress guests, was constructed out of ashlar limestone blocks, whereas the three stories above that were clad in a buff or yellow brick. Brick quoins at the corners of the structure provided some visual interest. The large, floor to ceiling multi-paned windows on the ground floor contained arched tops, while the upper stories contained double-hung, 6/6 flat topped windows. The window sills and headers were of cut stone. The main entrance originally contained a covered verandah and wrap-around porches provided an area where guests could promenade and take the air. The King Street elevation contained a side entrance, about one-third of the way along from the Ontario Street corner of the structure, which would have provided access to what was the large dining room. The original roof line contained deep eaves, with heavy, scrolled cornice brackets. Early views of the hotel showed that the perimeter of the roof contained at least thirty square features; some of these may have been chimneys, and others may have functioned as decorative crenellations.



Welland House stationery showing the original appearance of the structure (Narhi collection.)

5.0 Some Accounts of the Welland House and Later Changes.

In May 1856, Junius (Oliver Seymour Phelps) wrote: “The Welland House...has recently been erected at considerable expense, on the joint stock principle...This new four-story high Hotel is one story higher than any other house in town, and its rooms are high, airy, and capacious. It has...all the modern *fixins*, improvements, and inventions. We like its arrangements very much, particularly the dining-room, bed-rooms, parlors, pantry and kitchen. We noticed, in this last department, a mammoth cook-stove which cost something over \$200; and which, if we mistake not, will go a great way and bake to perfection the roasts of beef, legs of mutton, joints of veal, haunches of venison, turkeys, chickens, pies, puddings, pastrys, and all the other unmentionable eatables which please the palate, gratify the taste, suit the stomach and satisfy the appetite of both the dainty, the epicure, and the hungry traveller.” Junius noted that Damon had purchased all new furniture, “of the latest and best style,” which he was busy arranging in expectation of a May 24th opening (Junius, “Walk B,” *St. Catharines Journal*, May 22, 1856.)


When the building was complete, the *Toronto Globe* described it as “a very handsome house, built with white brick, and occupying a site from which the whole town and surrounding country may be viewed. The apartments are spacious and numerous, including about sixty sleeping rooms, besides suites of parlours, dressing and dining rooms.” There was an “abundant” supply of water to all parts of the building. The new hotel could accommodate approximately 400 guests. It was opened by a ball on June 25, 1856, “which was attended by the *elite* of the Town and its vicinity” (*St. Catharines Journal*, March 13 and June 26, 1856; *St. Catharines Constitutional*, June 18, 1856.)

The Welland House was slightly damaged by a fire which broke out in mid-February 1864. The damage was quickly repaired and the hotel quickly resumed its normal operations in time for the opening of the tourists “bathing season” in April of that year. The newspaper accounts were more concerned with some senseless looting and damage caused to the hotel by some young men during the melee caused by the blaze (*St. Catharines Evening Journal*, Feb. 16 & Apr. 14, 1864.)

The Welland House did not originally possess its own source of mineral water, and an arrangement was made whereby water was pumped from the spring at the Stephenson House and stored in a cistern. In April 1865, the owners of the Welland House drilled their own well which provided them with a limitless supply of water (*St. Catharines Constitutional*, Apr. 13, 1865.)

ST. CATHARINES. 107

WELLAND HOUSE;



**Corner of King and Ontario Sts.,
ST. CATHARINES, ONT.**

CHARLES NORTON, PROPRIETOR.

THIS NEW, COMMODIOUS, and ELEGANTLY FURNISHED HOTEL is situated as above, being in the most central part of the Town for business men. The rooms being large, well furnished, and ventilated, afford a pleasant accommodation for the pleasure seeking public, or invalid.

THE CELEBRATED ARTESIAN WELL,
BEING ONLY ABOUT TWO MINUTES WALK FROM THE HOUSE.

Invalids visiting St. Catharines for the purpose of bathing in the waters of the above well, (who are not able to go to the Bath House) will be furnished with such BATHS in this HOTEL.

This House and Furniture is new, and was built expressly for the accommodation of the travelling public. In point of convenience and comfort the proprietor pledges himself that the Welland House shall not be excelled by any House in the Province.

AN OMNIBUS and a trustworthy Porter will be always in attendance at the Cars, both at the **Great Western and Welland Railways.**

Carriages may be obtained at all times for pleasure driving, the most desirable of which is a drive to **Lake Ontario, distant only about 3 miles; Niagara Falls and Suspension Bridge, 10 miles, and Queenston Heights, (where Brock's Monument may be seen) 12 miles.**

The several roads leading to those places afford a charming drive, inasmuch as the Country surrounding abounds in the most picturesque scenery.

N. B.—Persons visiting the above Hotel in Carriages, will find First Class Stable accommodation for their Horses.

Tackabury's Canadian Advertising Directory advertisement (1862.)

The Welland House was depicted in this early engraved view published in *Tackabury's Canadian Advertising Directory* published in 1862. The advertisement described the amenities available at the hotel, and the various attractions in the town and the region, in glowing terms.

In 1865, the Welland House was named as one of the three chief hotels in St. Catharines (the other two being the Stephenson House and the Murray House.) The City Directory noted that these hotels were “all first-class establishments, built with a view to the accommodation of the travelling public, and fitted up in a manner to suit the tastes of the most fastidious” (*Mitchell's 1865 Directory*, p. 2.)



View painted in or shortly after June 1866, looking along King Street from James towards Ontario Street. Wounded militiamen and a couple of Fenian prisoners were being carried into the old court house where a temporary hospital had been set up following the Fenian attack at Ridgeway. The Welland House is clearly seen in the middle distance at the King-Ontario intersection, flying a large red ensign atop its belvedere. The hotel is said to have temporarily billeted volunteers during the Fenian Raid in 1866. Note that an omnibus from the rival Stephenson House Hotel, with a black coachman, has conveyed this group men from the train station. There was no Oille Fountain at this corner in 1866 (Davies & Scott 2016:47.)

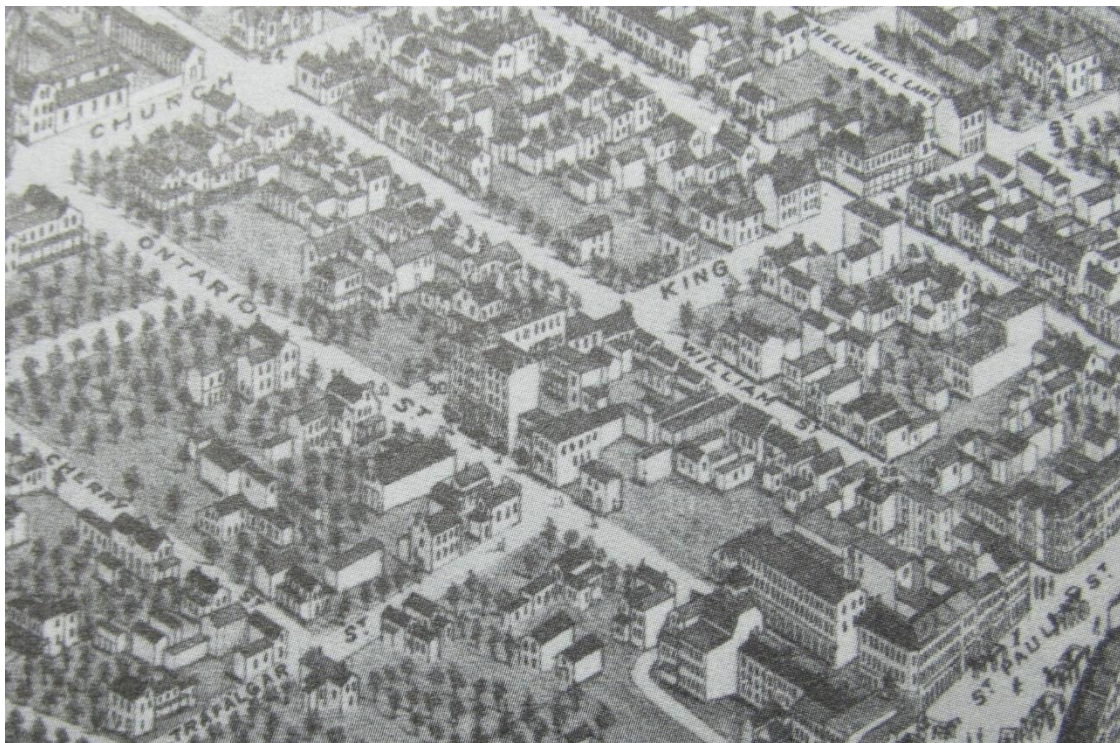


Early photo looking north on Ontario Street. The Welland House and its cupola/belvedere are visible in the distance, immediately to the right of the gas lamp and lamplighter pictured in the foreground.

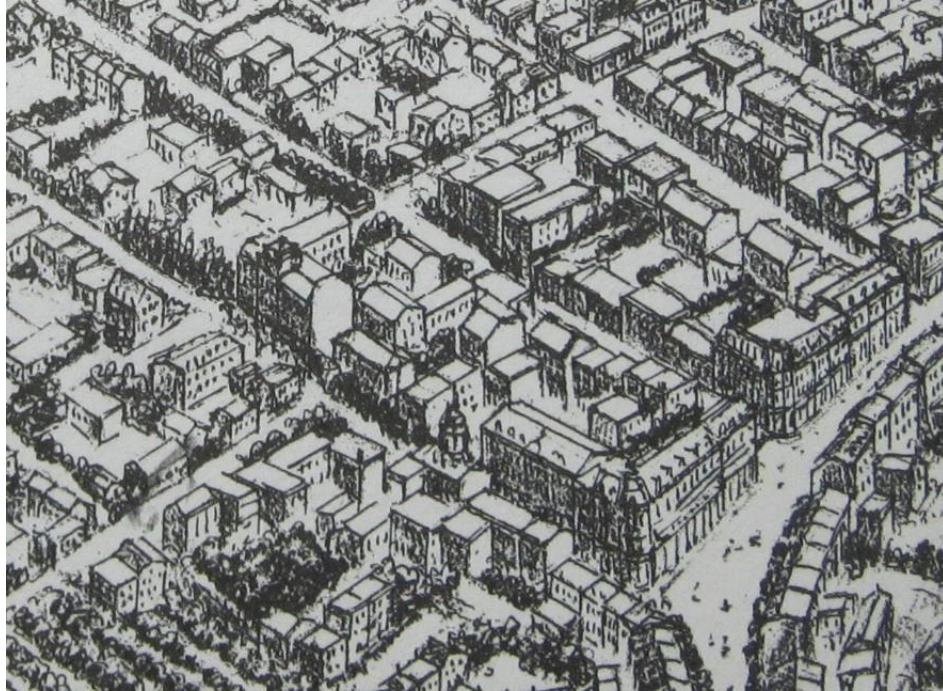
The hotel was frequently redecorated, and the newspapers noted these upgrades with approval at the beginning of each tourist season. Central heating was added to the Welland House in the autumn of 1872 which was a great improvement for the comfort of its guests. The dining room,

also referred to as the “Crystal Ballroom,” was redecorated by one John Swanson in the early 1870s, and was heralded as “the handsomest dining room in Canada” when it was unveiled to the public (“Reopening of the Welland House,” *St. Catharines Journal*, May 6, 1858; “An Improvement,” *St. Catharines Evening Journal*, Nov. 5, 1872; “A Handsome Room,” *St. Catharines Evening Journal*, Jan. 20, 1873.)

The Welland House was clearly depicted as a landmark building on the Brosius (1875) and Sabiston (ca. 1893) maps, and the building is clearly visible in oblique, low level, aerial photographs of the downtown core which were taken around 1920.



Brosius “bird’s-eye” view (1875)



Sabiston "bird's eye" view.



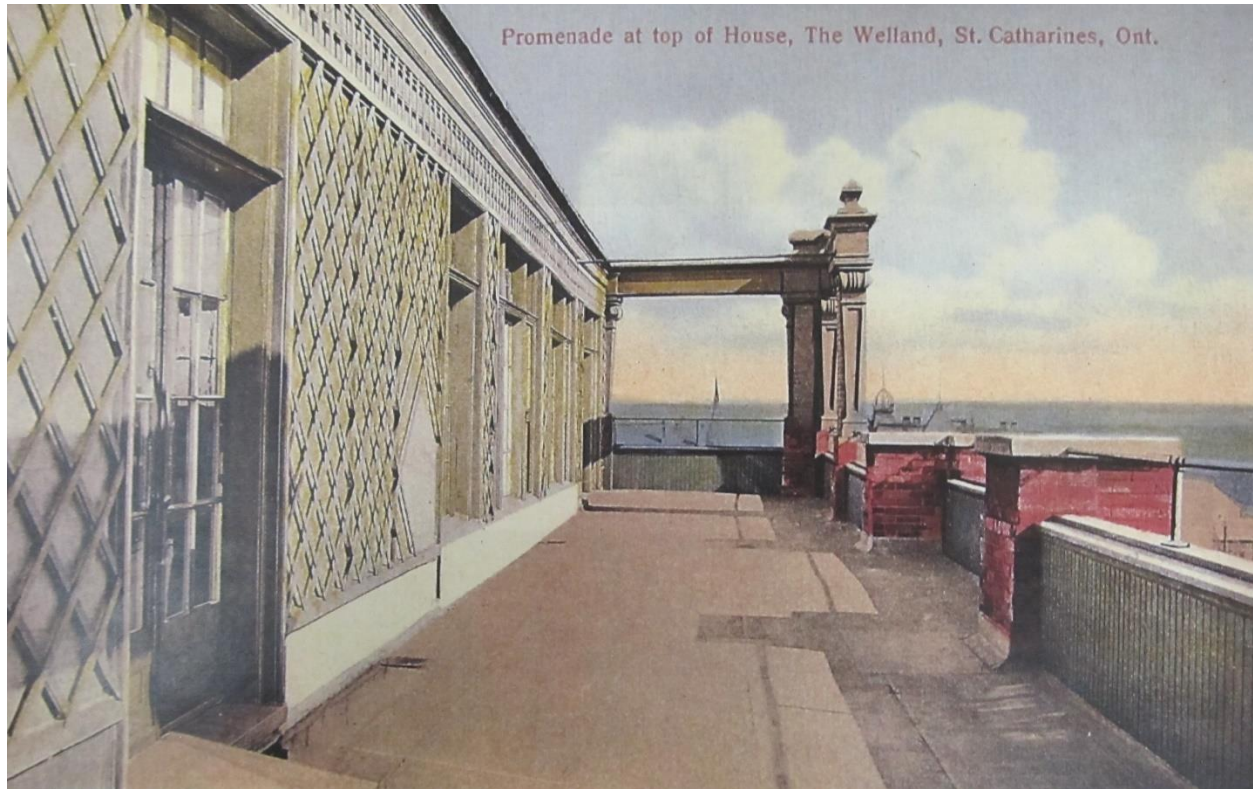
Welland House visible near the upper right corner of this view (ca. 1920)

In April 1900, a covered passage was constructed which linked the hotel proper with its mineral water bath house which had been constructed beside it. This passage was depicted on various post card views of the hotel (*St. Catharines Standard*, Apr. 5, 1900.)



This view looks north along Ontario Street. The Welland House bath house is at the extreme right, the colonnaded structure was the covered passage between it and the hotel. The hotel here is partly screened by the trees.

In the early 1900s a fifth floor was added to the hotel by Malcolmson. The central belvedere/cupola, which was “just so 1850s” in appearance was removed from the building at that time in order to allow for the new construction/facelift. The entire front of the hotel on the new fifth floor became a private terrace or “promenade.” This terrace contained support columns on the Ontario Street side, but it was not enclosed by any sort of roof. Presumably, guests could privately enjoy the sunshine and/or the panorama of the downtown provided from that vantage point.



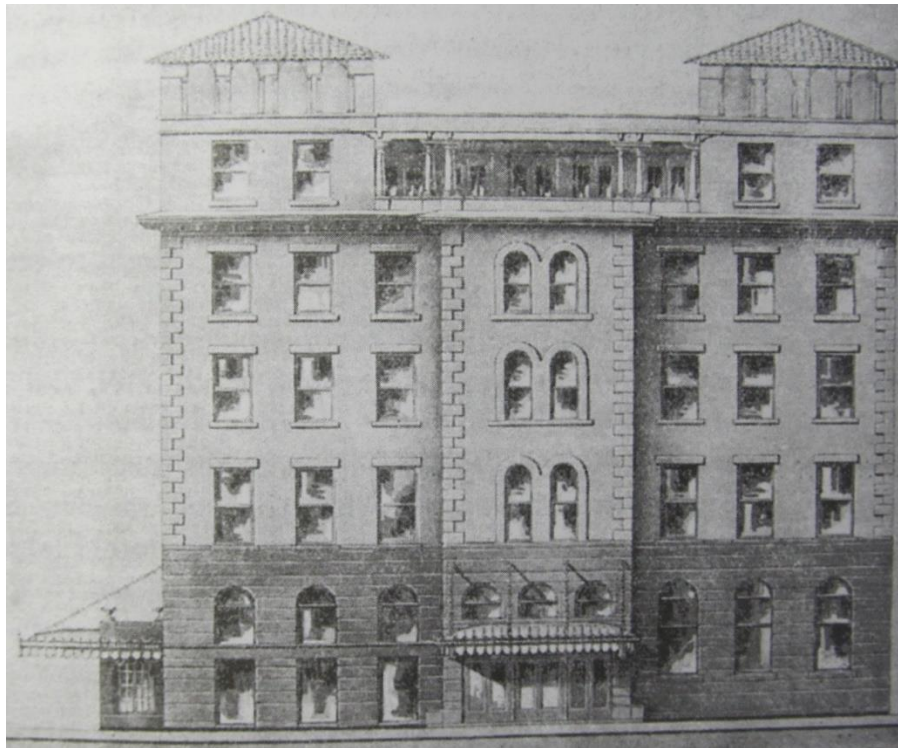
Postcard dated August 1905 showing the hotel and nearby beauty spots.

Between 1903 and 1905, the Welland House was used to temporarily house some of the students from Ridley College. The previous location of the school, at the Springbank Hotel, had

burned. The Stephenson House could not accommodate everyone and so an entire floor was requisitioned at the Welland House. “There was obvious relief all round...when the boys left” (Wilson 1999:51.)

The Welland House reserved a certain number of rooms and apartment suites for long-term tenants. The newspaper reported on the death of William Brownlee, a respected, retired grocer and businessman, who died in his apartment at the hotel in August 1912 (*St. Catharines Standard*, Aug. 28, 1912.)

In the late 1920s, the hotel was again modified during the tenure of owner L.B. Spencer. The fifth-floor terrace was completely enclosed, and the corners were upgraded with the addition of pressed metal roofing which resembled terra cotta tiles. The front and side doors were protected from the elements by enclosed porches. The porch roofs were anchored to the stone walls by means of heavy chains. The anchoring hardware remains visible today just above the main doors on the Ontario Street façade. These covered porches were removed from the building during its refurbishment in the 1990s. A large, illuminated “Welland House” sign was affixed to the front wall, a slightly smaller one was attached to the King-Ontario corner, and an even larger neon sign was installed on the roof.



Architectural plan showing proposed upgrades to the Welland House, 1928.



The Welland House in 1945. The enclosed front and side entrances and protective awnings may clearly be seen in this image.



Colour post card image (ca. 1940s) of the King and Ontario corner.



1920s wall anchors for the front entrance canopy on the Ontario Street façade.

The rear (William Street) portion of the structure was added to the hotel possibly around 1899-1900 when the hotel officially became a hotel-sanitorium. This portion of the building is of red brick construction covered in stucco. It rests upon a sandstone foundation, and has cut stone window and door sills. It was also given an upgrade with a California inspired pressed metal roof (resembling clay tiles) in 1928-29. This is the portion of the building that probably housed the Wellandra Hospital.



Detail of the hotel roofline (King and William Street corner) showing part of the 1928-29 upgrades.



King Street face showing the ca. 1899-1900 rear addition with its 1920s roof line.



King Street side, near William, showing stucco covered red brick fabric of the rear portion of the building. Note the original door casing beside the exposed brick, and wide door sill.



King Street side, near William, showing red sandstone foundation and cut limestone course above.



Interior shots of the Welland House, ca. 1907.



Edwardian era postcard showing the Victorian staircase. Note that the building had been equipped with electric lighting when this view was taken; the bare bulbs are visible in each of the archways.

The interior of the building has been heavily altered during the past 165 years, but it likely retains many of its original 19th century features such as wide baseboards, some “Cross and Bible” doors, wide door casings and trim, window trim, and some original floor surfaces. Other Victorian architectural and decorative features may still exist beneath layers of drywall. The hotel dining room was extensively renovated in the late 1920s. The walls were then covered with Florida cypress wood and the space was renamed as the “Cypress Dining Room.”



Dining room with tables set, 1912.



“Cypress Dining Room” (left); 1920s lobby (right.) Note the heavy ceiling lanterns, purchased at the Pellatt (Casa Loma) estate auction.



Two of the new owners of the Welland House Hotel, Douglas Brooks, left, and Paul Parliament stand in former grand ballroom yesterday. staff photo by Denis Cahill

Interior of the dining (ball) room as it appeared in the early 2000's.

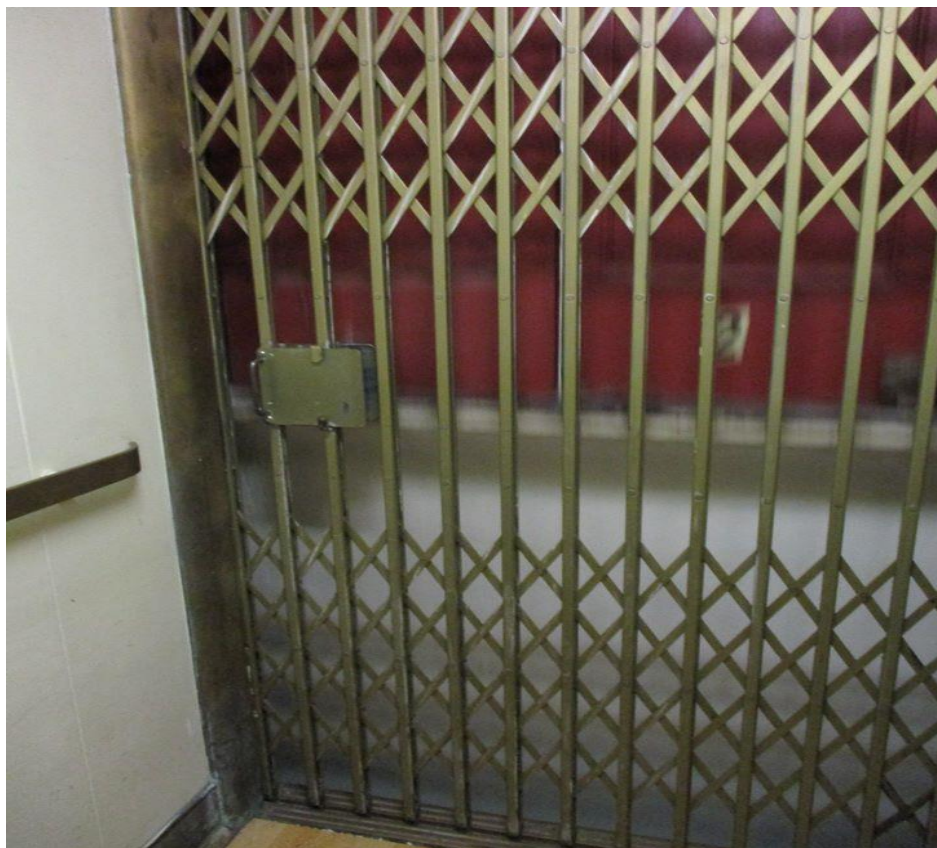


Dining room during renovations, 2016.

The main lobby of the building was also upgraded during the 1920s and, as part of this renovation, some very large, iron “Moorish” style lanterns were installed. The lanterns were purchased in Toronto when the contents of Sir Henry Pellatt’s “Casa Loma” were auctioned. When the St. Catharines Heritage Advisory Committee toured the Welland House in 2015, the Casa Loma lanterns were stored in a corner of the basement. They are significant artifacts and should be restored and reinstalled somewhere within the building. The lobby has been upgraded, and retains moldings, wrought iron stair railings, and a cage type elevator all of which were installed during the 1920s.



Welland House lobby (2016.) The elevator (door open) is immediately to the right of the stairs.



Welland House elevator cage.



Welland House lobby, front desk/reception area (2016)

The basement of the building still contains an indoor plunge pool which was presumably filled with mineral water when the hotel functioned as a spa. The pool was provided with a brick wall which acted as a privacy screen, and permitted male and female patients to safely (and modestly!) enjoy a therapeutic dip. The well which provided the hotel with its mineral water has been capped and the pools are now dry, although pumps are sometimes required to keep the water level from rising too high.



One half of the basement plunge pool.



Pump (with mineral water?)

The exterior of the building was coated with reinforced concrete in October 1960, patterned to resemble cut stone, following a spill of hot roofing tar which covered a significant portion of the King Street face of the hotel (“Old Timer Gets a Face Lift,” *St. Catharines Standard*, Oct. 21, 1960, p. 9.)

The covered side entrances on King Street were removed during the mid-1990s, when the hotel was renovated for use as a student residence. Traces of the outline of the entrance and a few of its support brackets may be discerned along the exterior wall.



Support brackets for the covered side entrance on King Street which provided access to the corner pharmacy.



Traces of the location of the covered side entrance porch may be discerned in the stucco to the left of these windows. The upper sashes in the windows are original to the building, the lower sash is a modern replacement. The keystone above the windows are modern, cosmetic additions applied to the surface of the stucco. Note the size of the large ashlar limestone stone blocks used in the foundation.



Detail of stone window sills and ashlar masonry, Ontario Street (right side of front door.)



Detail of the fine quality workmanship exhibited in the ashlar masonry on the main floor (Ontario Street, left of front door.) Masonry of a similar style was employed on the old St. Catharines Court House, built by William Baron. Was Baron responsible for the stone work on the Welland House? This window also contains its original upper sash. Note the false keystone.



View from King and William, showing the Wellandra with 1920s upgrades



Rear view of the hotel.



Ontario Street façade looking towards King Street.



Main entrance, Ontario Street.



Light fixtures, King Street side



Ventilation grill, King Street side



Niches in the masonry (supported scaffolding? Porch roof?)



Replacement window panels, ca. 1990s. Note the masonry niches on either side and the false keystone.

6.0 Cultural Heritage Evaluation.

Evaluation Criteria

The former Welland House building at 26/30 Ontario Street is evaluated for cultural heritage value or interest according to *Ontario Regulation 9/06* to determine if the property is worthy of designation under the *Ontario Heritage Act* (see Table 1).

Table 1: Evaluation of the Cultural Heritage Value or Interest of 26/30 Ontario Street using *Ontario Regulation 9/06*

EVALUATION OF PROPERTY		
Criteria	Description	✓
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓

	Displays a high degree of craftsmanship or artistic value	✓
	Displays a high degree of technical or scientific achievement	
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
	Yields or has the potential to yield information that contributes to the understanding of a community or culture	✓
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	✓
Contextual Value	Is important in defining, maintaining or supporting the character of an area	
	Is physically, functionally, visually or historically linked to its surroundings	✓
	Is a landmark	✓

The above table demonstrates the former Welland House building meeting all three criteria of *Ontario Regulation 9/06* and can therefore be considered of cultural heritage value or interest. The property is thus recommended for designation under Part IV of the *Ontario Heritage Act*.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The former Welland House building, located at 26/30 Ontario Street, is situated on the north side of the street, between St. Paul Street and King Street, in the City of St. Catharines. The five-storey tooled stone and stucco-clad structure was renovated in the late 1920s and early 1930s to include the installation of an elevator, the modernization of the lobby and the purchase of scientific equipment for the baths. After closing in the early 1990s, the hotel reopened in 1994 as a private student residence.

Statement of Cultural Heritage Value or Interest

Physical/Design Value

The former Welland House building possesses design value as a rare example of a former “spa”/summer resort; the two other major hotels in St. Catharines that served this purpose in the late nineteenth century no longer exist. The building was designed by the prominent architect John Latshaw. The construction work was partly carried out by well known carpenter John Clyde, and the masonry may have been executed by William Baron. Some of the work on the building was performed by members of the black community who were also employed at the hotel. Construction on Welland House began in 1853 and originally the structure was four storeys in height (later increased to five storeys). The structure was partly gutted by fire twice in the early 1860s. Early architectural features of the now five-storey tooled stone and stucco-clad structure included broad verandas; a flat roof with a plain boxed cornice; stone coins edging the corners of the building; semi-circular window openings on the ground floor with radiating arched voussoirs; a projecting frontispiece with pairs of windows, and stone surrounds and sills with double arched heads. The remaining window openings have flat heads, plain surrounds and stone sills. A 1930s Art Deco-style main entrance and a side entrance with stained glass fanlight were removed; the main entrance was replaced with modern glass doors.

A new well and a two-level bath house with porcelain baths was added when the building was enlarged by Alex and John Malcolmson circa 1900. Skilled attendants managed these baths for guests. A major renovation occurred in the 1928-30 period with the installation of an elevator, the modernization of the lobby and the purchase of scientific equipment for the baths. The interior of the structure also contained an opulent dining room with Cyprus wood trim that was converted to a bar and grill.

Historical/Associative Value

The former Welland House building is associated with the “spa resorts” of St. Catharines in the late 1800s. From the 1860s through to the 1890s, three of the major hotels in St. Catharines offered “healing waters”, which St. Catharines became known internationally for. At the western end of the commercial core, the saline underground spring waters were tapped for medicinal, curative and recreational purposes. Welland House was one of the three hotels that catered to wealthy citizens in Canada and the United States. Prominent visitors included individuals such as Jefferson Davis (ex-Confederate president), and Canadian and British prime ministers. During this time other local services expanded, including the library and newspapers, banks, educational and health institutions, and even the first department store in the city, thus Welland House is also associated with the economic and civic growth of St. Catharines and its early commercial core. It was also the location of the first commercial radio broadcasts made by local station CKTB.

“The Wellandra”, an exclusive private hospital, operated out of the structure in 1910 with Dr. Samuel McCoy working as a resident physician post-1893. The resort also employed special chefs and masseurs

catering to the wealthy. The Welland House baths were closed in 1941 and hotel operations continued, yet declined in popularity until its closure in the early 1990s. The building reopened in 1994 as a private student residence.

Contextual Value

The former Welland House building is historically linked to its surroundings through its former use as an exclusive summer resort, hotel and private hospital. It is a local landmark within the commercial core of St. Catharines.

Cultural Heritage Attributes

The heritage attributes that contribute to the cultural heritage value or interest of 26 Ontario Street, St. Catharines – former Welland House building include, but are not limited to:

Exterior Attributes

- Five-storey tooled stone and stucco-clad former spa/summer resort structure (the Welland House);
- Flat roof with plain boxed cornice;
- Stone coins edging the corners of the building;
- Semi-circular window openings on the ground floor with radiating arched voussoirs;
- Projecting frontispiece with pairs of windows, and stone surrounds and sills with double arched heads; and
- Window openings with flat heads, plain surrounds and stone sills.

Appendix “A.”

LATSHAW, John (1806-1883) was one of the first designers to introduce the Greek Revival style to Ontario. Born in Pennsylvania on 6 March 1806 he came to Canada in 1828 or 1829 and settled in Drummondville (now Niagara Falls). He had been trained for the Lutheran ministry but when his mother died and his father remarried, he left home to study architecture. In 1834 he was commissioned by Alex Hamilton to design 'Willowbank', an important Greek Revival landmark which dominates the hillside of Queenston overlooking the Niagara River and the escarpment. His name has also been linked to 'Ruthven Park', a sophisticated and finely proportioned classical residence built for Col. David Thompson at Cayuga, Ont. in 1845-46.

Latshaw acquired large tracts of land in the south Drummondville area and donated part of his holdings to the Methodists of Lundy's Lane. He designed and supervised the construction of their church in 1846. In 1855 he served as Foreman of the Works to **Kivas Tully** on the Welland County Court House & Gaol, and later completed extensive renovations and improvements to this building after he was appointed County Architect for Welland County on 10 June 1870. He can also be credited with several commercial and institutional buildings in St. Catharines and surrounding communities of the Niagara Peninsula, and may have executed work in the United States after opening an office in Niagara Falls, N.Y. in late 1881 (Suspension Bridge Journal [Niagara Falls, N.Y.], 10 Sept. 1881, 3). Latshaw died at Niagara Falls South on 17 August 1883 and was buried in the cemetery beside Lundy's Lane United Church. The Lundy's Lane Historical Museum holds an account book from Latshaw documenting many of his commissions from 1855 to 1878 (death notice in the Welland Tribune, 24 Aug. 1883, 1; biog. in Historical Atlas of Lincoln & Welland, 1876, 86; inf. Dennis Gannon, St. Catharines; Stephen Otto, Toronto)

QUEENSTON, ONT., 'Willowbank', a residence for Alexander Hamilton, 1833-34 (NAC, MG 24-126, vol. 16, letter from Alexander Hamilton to John Latshaw)

LUNDY'S LANE, ONT., Methodist Church, 1845 (Niagara Falls, Canada: A History of the City, 1967, 36)

(attributed) CAYUGA, ONT., 'Ruthven Park', a residence for David Thompson, 1845-46 (C.H.G., xiv, Nov. 1937, 34-5, 51, illus.)

PORT COLBORNE, ONT., Humberstone Township Hall, Main Street, 1852 (City of Port Colborne, Clerk's Office, Minutes of Council for Twp. of Humberstone, meeting of 16 Jan. 1852)

ST. CATHARINES, ONT., Welland House Hotel, Ontario Street at King Street, 1853-55 (St. Catharines Journal, 14 July 1853, 3, t.c.)

ST. CATHARINES, ONT., Stephenson House Hotel, Yates Street at Salina Street, 1855 (Hamilton Gazette, 18 June 1855, 3, descrip.)

ST. CATHARINES, ONT., Odd Fellow's Hall, St. Paul Street at Ontario Street, 1862-63; demol. 1915 (J. Horowitz, St. Catharines General & Business Directory, 1874, 28, descrip.)

ST. CATHARINES, ONT., conversion of the Town Hall into the Lincoln County Court House, with major addition, King Street at James Street, 1863 (St. Catharines Constitutional, 20 Aug. 1863, 2; Evening Journal [St. Catharines], 24 Aug. 1863, 2, descrip.; dwgs. at the St. Catharines Historical Museum)

PORT ROBINSON, ONT., public school, Cross Street at South Street, 1863 (ACORN, The Newsletter of

the Architectural Conservancy of Ontario, xvii, No. 2, Spring 1992, 21-2, illus. & descrip.)
 NIAGARA FALLS, ONT., Clifton Town Hall, Queen Street, 1865-66; shell of building later incorporated into new Town Hall, 1954 (OA, Minutes of Council of Town of Clifton, meeting 6 Feb. 1865)
 WELLAND, ONT., reconstruction of the North Wing of the Gaol at the Welland County Court House, East Main Street, 1870 (Globe [Toronto], 5 Feb. 1870, 4, t.c.; Welland Tribune, 22 Feb. 1872, 3)
 PORT COLBORNE, ONT., Baptist Church, 1873 (Welland Tribune, 26 Feb. 1873, 3)
 NIAGARA FALLS, ONT., Stamford Township Hall, Ferry Street, 1874 (OA, Minutes of the Council of the Twp. of Stamford, 19 Jan. 1874)
 THOROLD, ONT., Town Hall, Front Street, 1876; burned c. 1975 (Thorold Post, 12 Nov. 1875, 1)
 ALLANBURGH, ONT., Methodist Church, 1876 (Thorold Post, 14 April 1876, 4)
 THOROLD, ONT., major addition to East Side Public School, 1876 (Thorold Post, 14 July 1876, 1)
 THOROLD, ONT., Odd Fellow's Hall, 1876 (Thorold Post, 14 July 1876, 1, descrip.)
 THOROLD, ONT., large stables for the Osborne House Hotel, for William Hendershot, 1877 (Thorold Post, 2 Nov. 1877, 4)
 THOROLD, ONT., Fire Engine House, Albert Street, 1878 (Thorold Post, 25 Jan. 1878, 4)
 DRUMMONDVILLE, ONT., mansion for B.F. Corwin, 1878 (Thorold Post, 16 Aug. 1878, 4)
 THOROLD, ONT., major addition and alterations to St. John's Anglican Church, 1878 (Thorold Post, 30 Aug. 1878, 4, descrip.) <http://dictionaryofarchitectsincanada.org/node/627>

Appendix “B”:

Proprietors/Managers of the Welland House.

Throughout the years there have been several proprietors of the Welland House Hotel.

1856-57: John B. Damon. Damon was the former proprietor of the St. Catharines House Hotel, and became the first manager of the Welland House when work on the structure was completed. Under his management the Welland House was described as “one of the largest hotels in Canada, and a decided favourite with the public.”

1858: D.B. Campbell. The newspaper reported that Messrs. Baron and Thomas had purchased Campbell’s interest in the hotel (*St. Catharines Journal*, May 6 and June 10, 1858.)

1859: E.R. Warner. Warner was a “well-known and experienced” hotel manager who came to Canada from Wheeling, West Virginia. He was the manager of the Stephenson House (1877-1890s) and manager of the Welland House.

1862-71: Charles Norton.

1872: Seymour Stephenson. Stephenson was the son of Col. Stephenson, late owner of the Stephenson House, who had died a few years earlier.

1873: Mr. Bromley.

1874: James Cairns. Cairns was the also the proprietor/manager of the Russell Hotel (corner of James and St. Paul Streets, and operated a leather business in the city. He moved to Buffalo in order to take over management of the Hotel Carleton. Cairns died in September 1900 (*Daily Standard*, Sept. 11, 1900.)

1875: Messrs. Reed & Sherman.

1877: E. Carroll.

1877-78: David Clinton Burnett. Prior to his arrival in St. Catharines, Burnett was the proprietor of the St. James’ and Ottawa Hotels in Montreal. He died while employed as manager of the Welland House.

1879: Borrodaile & Son. The *Thorold Post* newspaper reported on the marriage of John Borrodaile and Dora S. Case in September 1879.

1881-82: E.R. Warner.

1893: George Charles Voisard. Voisard (1867-1931) owned the hotel for a few years. His descendants still live in the city.

1898-1926: Malcolmson Bros. Until 1926, **A.H. Malcolmson** was the primary manager of the Welland House, in partnership with his brother John (Jack) Malcolmson.

1929: Welland House closed for approximately 8 months; new “owner” in 1929 was the Welland lawyer **Lynn B. Spencer**. His wife, Stella, later managed the Welland House.

1933-34: *E.S. Colton*

1935: *Henry Pettit Lancaster* (d. 1943.) He was the son of a lawyer, Edward Arthur Lancaster who was also a Member of Parliament (1900, 1904, 1908, 1911), by his wife Mary Pettit of Grimsby. Lancaster's firm continues today as Lancaster, Mix & Sullivan.

1936-41: *Miss Stella Phillips*. Phillips was employed as a legal secretary for L.B. Spencer in Welland. She married him and Stella Spencer was named in some records as the general manager of the hotel until at least 1946.

1942: *G.A. Havers*

1943-46: *V.J. Lomore*.

1947-48: *Ron P. Peck*

1949-50: *Clarence W. Kohl*. Kohl, who was a resident of Tillsonburg, was the owner of "Kohl Hotels Ltd."

1951-52: *Edward J. Rix*

1953: *L.A. Stead*

1958-59: *V. Smith*

1962-74: *William Michael Lytwyn*. (manager) and ***John Shach*** (secretary.) Lytwyn (1909-July 7, 1989) was of Ukrainian ancestry had been a businessman in Toronto before he came to St. Catharines. He was active in the local community, as a director of the Ukrainian Non-Profit Homes Corp. of Niagara, a director of the Ukrainian Canadian Social Services Inc., and a member of the Senior Citizens New Horizon Club. Shach died in April 1996. During this period, ***Paul Kornyllo*** and ***Nick Dorosh*** were also named as managers of the hotel and ***Mike Smyzniuk*** was one of the directors of the company.

Appendix “C.”

Land Use History.

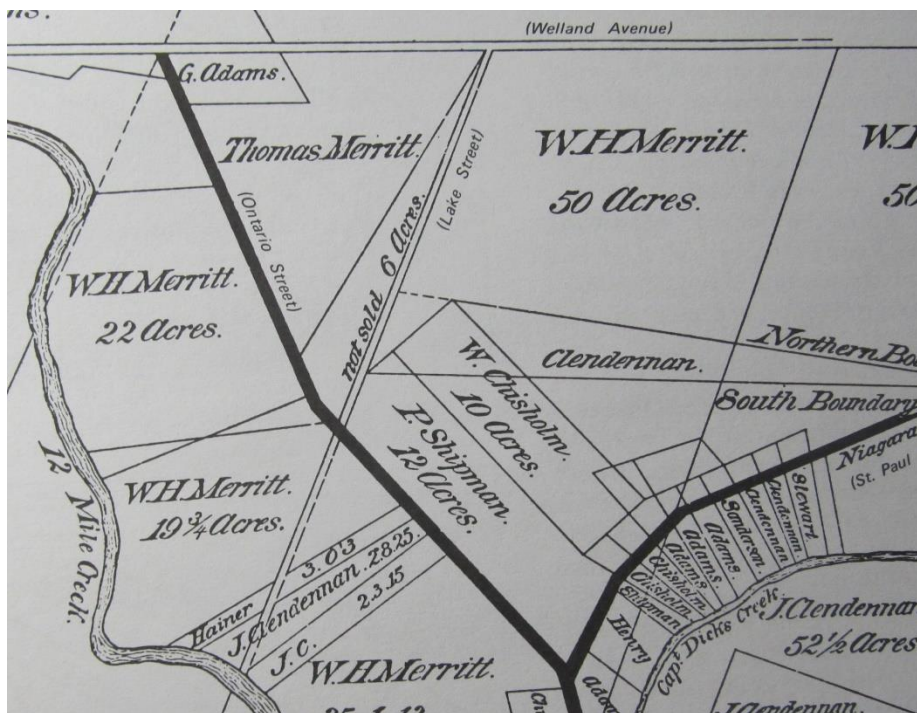
Part Lot 18 Concession 6 (Grantham.)

This 100-acre (40.47 ha) lot was originally patented by the ***Hon. Robert Hamilton*** on May 6, 1796. Hamilton was a wealthy Queenston merchant and his wife, Catharine, is generally acknowledged to have been the person after whom St. Catharines was named.

Subdivision of the lot commenced in 1821 when *William Dickson* and *Thomas Clark*, two prominent business men at Niagara and the executors of the Hamilton estate, began to sell off parcels of various sizes to private purchasers. In September 1823, Dickson and Clark sold a 12-acre (4.85 ha) parcel to *Paul Shipman* for £200. Shipman (d. 1825) was an early inhabitant and well-known innkeeper in St. Catharines. The deed noted that “highways” were excepted out of the land purchased by Shipman, which suggests development within the village of St. Catharines at that early date (*Grantham Memorial deed* #6401.)⁷

Town of St. Catharines abstracts.

Shipman retained ownership of this property until his death in 1825, when it was inherited by his widow, Elizabeth, and his sons John, William, Jacob, and George.



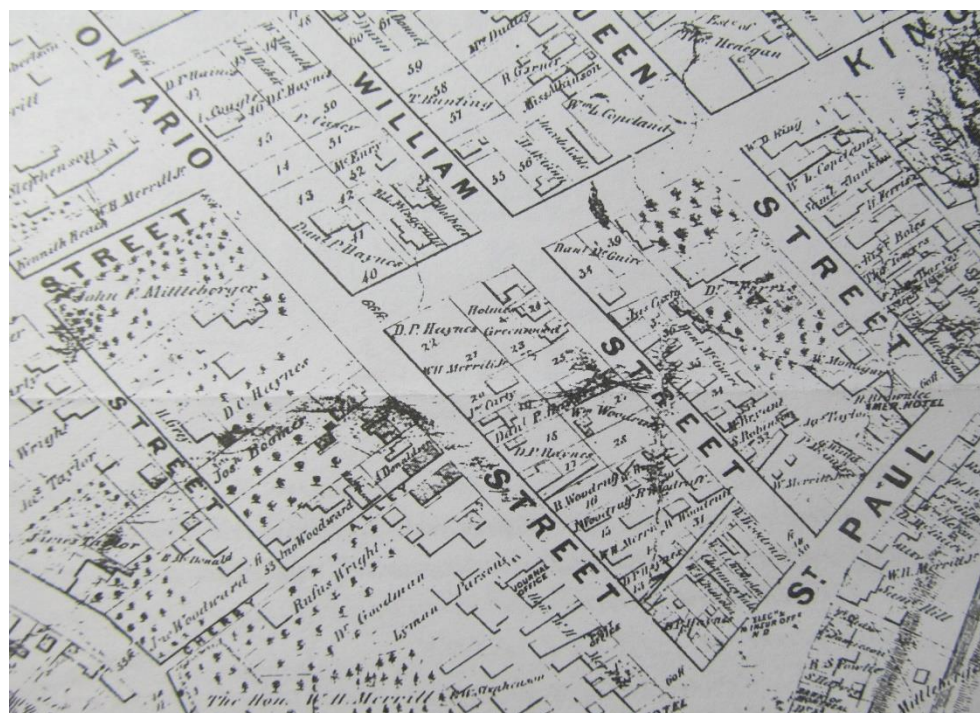
Map showing the location of the 12-acre Shipman tract on Ontario Street.

⁷ This deed was entered in the "Town of St. Catharines" Abstract Index volume, but it was not recorded in the Grantham Memorials.

A number of deeds were registered on title between July 1833 and March 1846, whereby the Shipman heirs either sold or quit-claimed their interest in this land to **James Keefer** of Thorold and to **William Hamilton Merritt, Sr.** In January 1839, James Keefer sold his share in the land to **Jacob Keefer**. In February 1843, Merritt deeded a one-quarter interest in this land as a “gift” to his son, **William H. Merritt, Jr.** The prices that the Shipman lands realized ranged in value between £68.15.0 (July 1833), to £225 (Feb. 1835), £500 (Mar. 1837-Jan. 1839) and £625 (Apr. 1841.) In October 1845, Merritt Jr. sold part of his interest in this land to **Daniel P. Haynes** for £1,500. In March 1846, the remaining Shipman interest was sold to Merritt and to **William Woodruff**. In March 1847, Keefer sold his interest in the land to Daniel P. Haynes (Grantham/Town deeds #9660, 10195, 10919, 11430, 11500, 12349, 395, 878, 1246, 2475, 2793, 2887, B2267.)

Shipman Tract Plan 23.

The 12 acres referred to above were surveyed into a plan of subdivision in April 1846. The name of the surveyor is not known although it may have been George Rykert. In order to permit the sale of lots under this registered plan, it was necessary to determine which lots each of the owners held. In June 1847, three partition deeds were registered on title: Woodruff transferred Lots 19, 20 and 22 to Merritt Jr. and Haynes; Haynes transferred Lots 24 and 25 to Merritt and Woodruff; and Woodruff and Haynes transferred Lots 21 and 23 to Merritt Jr. In June 1852, Haynes and Woodruff quit-claimed some interest in the property to Merritt Jr. (*Partition deeds* #A236, A237, A424; *town deed* #4786.)⁸



Marcus Smith map (1852) showing the Welland House site (centre of the image) as the property of D.P. Haynes, W.H. Merritt Jr., and Holmes and Greenwood.

Lot 20.

In March 1854, D.P. Haynes sold this 5,000 square foot lot to a blacksmith named **John Carty**. Ownership fell to his widow, **Bridget**, in 1859 who subsequently quit-claimed her interest in the property in December 1872 to **James Carty** for \$600. Later that same month, Carty sold this lot to **Henry Garden** and **John H. Stull** for \$2,200. In March 1875, Garden and Stull sold the property to **George E. Cobbs** and **James H. Phelps**. In September 1877, Cobbs sold his interest in this land to Phelps (*Town deeds* #3071, 3138, 3145, 4917, 5484; *City deeds* #814.)

In January 1881, this land was sold by the **People's Loan & Deposit Co.** to **John G. Scott** for \$40,000. Scott immediately flipped this land to the renowned local architect, **Sidney Rose Badgley** for the same consideration. In October 1882, Badgley transferred this property "in trust"

⁸ Only those lots in the partition deed which related to the Welland House were referenced for this report.

to **William H. Dunspaugh**, who transferred it back to the **People's Loan & Deposit Co.** in December of the same year. In March 1891, People's Loan sold the lot to **George G. Kerr** and **John D. [Breeze?]**⁹ The property was subject to a vendor's mortgage, upon which default occurred and in February 1893 this lot was sold to **James Watson** under power of sale (*City deeds* #2183, 2184, 2737, 2778, 5166, 5172, 5620.)

In November 1897, the executors of James Watson transferred this land to the **Watson Manufacturing Co.** In February 1899, Watson Manufacturing sold this lot and other lands to **John** and **Alexander Hugh Malcolmson** for \$2,000. The land was subject to a vendor's mortgage in the amount of \$1,600 (*City deeds* #7227, 7228.)

In June 1899, the ownership was transferred from Malcolmson to the **Welland Hotel and Sanitorium Co. of St. Catharines Ltd.** In November 1905, the paper title for the property was transferred to **The Welland of St. Catharines Ltd.** The property was mortgaged in December 1913 in favour of William G. Tretheway for \$5,000 (*City deeds* #7683, 11501, 14637.)

For a continuation of the land ownership see Lot 1129 C.P. 2 below.

Lot 21.

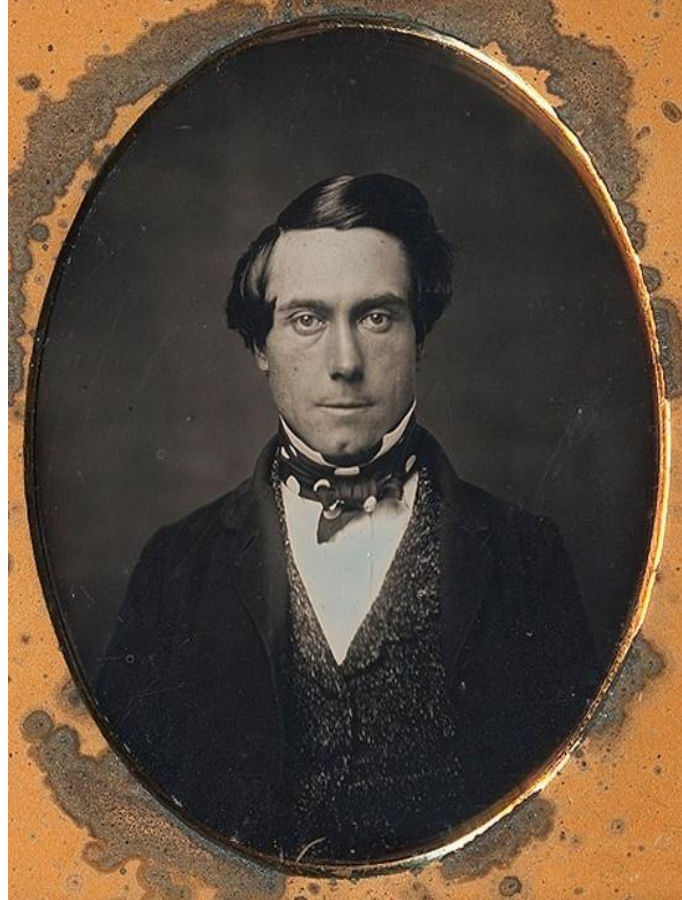
In September 1853, Merritt sold this lot for £3,500 to **John L. Ranney** and others, and the remarks in the abstract index noted this was part of the "hotel company" property. An examination of the actual deed to the property showed that the owners, all from St. Catharines were: **John Latham Ranney**, miller; **Daniel Phelps Haynes**, "Esquire;" **William Hamilton Merritt, Jr.**, "Esquire;" **Joseph Patterson Boomer**, merchant; **Thomas Rodman Merritt**, miller; **James Rea Benson**, "Esquire;" **William Austin Chisholm**, "gentleman;" and **John Smart**, "Esquire," all of whom were described as "**trustees of the St. Catharines Hotel Association**" (*St. Catharines Town Memorial deeds* #5757.)¹⁰

⁹ The name is unclear in the digitized abstract index volume.

¹⁰ Ranney was the owner of the Union Flour Mills; Haynes settled in St. Catharines in 1836 and operated a coach line between Niagara and Hamilton, delivered mail by coach, was a coal and wood merchant, and member of the town council in the early 1850s; Merritt was the son of the canal founder; Boomer was in partnership with his brother in a shop on St. Paul Street which dealt in dry goods, groceries, liquors, hardware, ship chandlery, "room papers" &c; Merritt was son of the canal founder, with business interests that included banking, insurance, railways &c; Benson was a wholesale and retail importer of British and American hardware on St. Paul Street; Chisholm was in partnership, with Mr. Minor, in a planing mill located along the old canal. The "Hotel Association" was a veritable "who's who" of the principal businessmen in the town at the time.



Thomas Rodman Merritt (1824-1906)



Wm. Hamilton Merritt Jr. (1822-1860)

In March 1855, this land was mortgaged by the “hotel company” in favour of **John Smart** for £3,500. In November 1856, Smart quit-claimed his interest in this land to **Thomas R. Merritt**, and in December of that same year the land was transferred to Merritt by the **Welland Hotel Co.** for an estimated \$13,000. In order to remove any clouds from the title, Ranney executed a deed to Merritt in January 1858. In January 1861, a “trust deed” was registered on title from Merritt to **Richard Miller** and **William Eccles** “in trust for the creditors of Ranney.” One year later, in January 1862, a similar trust deed was registered on title from Merritt to **David Davidson** and **George Dyett**. In February 1864, the trustees transferred their interest in this land under a trust deed to **Edward H. King** and the **Bank of Montreal**. In September 1871, the **Bank of Montreal** transferred the hotel property to Merritt for \$6,000. Two months later, he sold the premises to **James Cairns** for \$25,000. Cairns appears to have paid \$5,000 in cash for the property, and Merritt held the balance under a mortgage (*Town deeds* #6279, 7915, 8020, 8765, E11419, 12626, 14391, 2406[?], 2413, 2414.)

In July 1875, Cairns sold Lots 21, 22 and 23 to **William Konkle** for \$31,000. In order to remove any clouds from the title, Cairns and adjoining owners Holmes and Greenwood executed deeds of confirmation to Konkle in March-April 1878 (*Town deeds* #5054, 5756, 4931, 5187, 5188; *City deeds* #1275, 1276.)

For a continuation of the land use history see “Lots 21, 22, 23” below.

Lot 22.

In September 1853, D.P. Haynes sold this 5,000 square foot lot to **John L. Ranney**. Hereafter the title follows as per Lot 21 above.

For a continuation of the land use history see “Lots 21, 22, 23” below.

Lot 23.

On September 9, 1853, Merritt sold this 6,500 square foot lot to Holmes & Greenwood. On September 13th, Holmes & Greenwood sold 1,600 square feet of this property to John L. Ranney. The title follows as per Lots 21 and 22 above.

In March 1875, Cairns leased this property to **Merritt G. Woodworth** for one year at \$3,000. In July 1875, Josiah Holmes executed a deed in favour of James Cairns for the “use of a party wall” on part Lot 23. In July 1875, Cairns sold Lots 21, 22 and 23 to **William Konkle** for \$31,000. In order to remove any clouds from the title, Cairns and adjoining owners Holmes and Greenwood executed deeds of confirmation to Konkle in March-April 1878 (*Town deeds* #5054, 5756, 4931, 5187, 5188; *City deeds* #1275, 1276.)

In September 1901, William Walker Greenwood sold the remainder of Lot 23 to the **St. Catharines Mineral Springs & Sanitorium Co.** for \$6,000. Additional nearby property (part Lots 17-19 and 26)¹¹ were sold to the SCMS&S Co. for \$6,000 in August 1906. In October 1909, the **Trusts & Guarantee Co. of Canada Ltd.**, as the liquidator of the SCMS&S Co., sold this land to **Alexander Hugh Malcolmson** for \$55,000. The property was mortgaged by Malcolmson in September 1909 for \$32,500 in favour of William G. Tretheway (*City deeds* #8060, 10145, [11345?], [11375?]).

For a continuation of the land use history see “Lots 21, 22, 23” below.

Lots 21, 22, 23.

In March 1878, Konkle mortgaged this land for \$16,000 in favour of the **Ontario Savings and Investment Society**. Unfortunately, Konkle defaulted on the payments under this charge and in December 1880 the Society sold the land under “power of sale” to **James Norris** for \$10,000 (*City deeds* #1126, 2453.)

In September 1886, Norris mortgaged the Welland House property for \$57,016 in favour of the Canadian Bank of Commerce. In January 1889, Norris sold this land to **Edward D. Voisard** for \$10,500. In October of the same year, Voisard sold a half-interest in the property to **George C. Voisard** for \$10,000. In January 1893, Edward conveyed his remaining half interest in the property to George for \$7,000. In February 1896, Voisard leased the premises to **David O'Hagan** for a term of seven years (*City deeds* #3782, 4569, 4796, 5602, 6385.)

¹¹ Part Lot 19 remained in the possession of Hamilton K. Woodruff until February 1929 when he entered into an agreement to sell the property to the Welland House for \$11,000 on or before August 22, 1929. The sale was not completed, and in August 1937 that part lot was sold by the executors of the Woodruff estate to Wells Garage (*City deeds* #30167, 1588.)

In April 1896, Voisard sold this land to **John** and **Alexander Hugh Malcolmson** for \$4,500. The Malcolmsons mortgaged this property on not less than seven occasions between August 1896 and December 1899 in favour of the Hamilton Provident & Loan Co. for amounts which ranged between \$400 and \$15,000. In June 1899, the ownership was transferred from Malcolmson to the **Welland Hotel and Sanitorium Co. of St. Catharines Ltd.** (*City deeds* #6453, 6547, 6666, 6825, 7008, 7175, 7230, 7497, 7683.)

In November 1905, the paper title for the property was transferred to **The Welland of St. Catharines Ltd.** The property was mortgaged in December 1913 in favour of William G. Tretheway for \$5,000 (*City deeds* #7683, 11501, 14637; *Deposits* #977, 978, 979.)

For a continuation of the land ownership see Lot 1129 C.P. 2 below.

Lot 24.

In March 1857, William Woodruff sold this lot at the corner of King Street to **Josiah Holmes** for £125 (*Town deeds* #2850.)

In November 1883, Holmes quit-claimed his interest in this property to **William Walker Greenwood**, and other individuals who held an interest in the Greenwood estate quit-claimed their share in the land to Greenwood between June 1895 and January 1896. In October 1895, W.W. Greenwood sold this lot and other land to **Rupert M. Watson** for \$1,000. In November 1897, Watson quit-claimed his interest in this land to the **Watson Manufacturing Co.** In February 1899, Watson Manufacturing sold this property to **John** and **Alexander Hugh Malcolmson** (*City deeds* #3090, 6396, 6399, 6413, 6896, 6897, 7227, 7228.)

The Malcolmsons mortgaged this property on several occasions between February and December 1899 in favour of the Hamilton Provident & Loan Co. In June 1899, the ownership was transferred from Malcolmson to the **Welland Hotel and Sanitorium Co. of St. Catharines Ltd.** (*City deeds* #7230, 7497, 7683.)

In November 1905, the paper title for the property was transferred to **The Welland of St. Catharines Ltd.** The property was mortgaged in December 1913 in favour of William G. Tretheway for \$5,000 (*City deeds* #7683, 11501, 14637.)

For a continuation of the land ownership see Lot 1129 C.P. 2 below.

Lot 25.

In November 1855, Woodruff sold this lot “south side of William Street” to **Holmes & Greenwood** (*Town deeds* #6825.)

In November 1883, Holmes quit-claimed his interest in this property to **William Walker Greenwood**, and other individuals who held an interest in the Greenwood estate quit-claimed their share in the land to Greenwood between June 1895 and January 1896. In October 1895, W.W. Greenwood sold this lot and other land to **Rupert M. Watson** for \$1,000. In November 1897, Watson quit-claimed his interest in this land to the **Watson Manufacturing Co.** In

February 1899, Watson Manufacturing sold this property to **John** and **Alexander Hugh Malcolmson** (*City deeds* #3090, 6396, 6399, 6413, 6896, 6897, 7227, 7228.)

The Malcolmsons mortgaged this property on several occasions between February and December 1899 in favour of the Hamilton Provident & Loan Co. In June 1899, the ownership was transferred from Malcolmson to the **Welland Hotel and Sanitorium Co. of St. Catharines Ltd.** By an Order-in-Council dated July 17, 1901, the name of the corporation was legally changed to **The St. Catharines Mineral Springs and Sanitorium Co. Ltd.** (*City deeds* #7230, 7497, 7683; OC #4329/1901.)

In November 1905, the paper title for the property was transferred to **The Welland of St. Catharines Ltd.** The property was mortgaged in December 1913 in favour of William G. Tretheway for \$5,000 (*City deeds* #7683, 11501, 14637.)

For a continuation of the land ownership see Lot 1129 C.P. 2 below.

Lot 1129 Corporation Plan 2.

In October 1926, Alexander H. Malcolmson quit-claimed his interest in this property to **Ruth O. Secord**. She held title for approximately half a year, and sold the premises to **Charles N. Vassar** in May 1927 for \$6,800. In order to remove any clouds from the title, the executors of the Tretheway estate executed a quit-claim in favour of Secord at that same time (*City deeds* #27347, 27968, 28555.)

In January 1929, Charles N., Saliste S. and Alfred A. Vassar (Vasser) transferred ownership of this land to **The Welland Hotel Ltd.** The limited company appears to have been headed by a Welland lawyer named **Lynn Bristol Spencer** and his business partner, **L. Clarke Raymond**, who held an interest in the Welland House “since 1930 through stock ownership.” The property was mortgaged at that time for \$100,000 in favour of the **District Finance Ltd.** Ruth Secord held a second mortgage against the property in the amount of \$25,000. The Welland House underwent what appears to have a substantial renovation during the spring and summer of 1929, and six construction liens totally nearly \$9,680 were registered on title between July and December 1929. By March 1930 the liens totalled \$10,609.36 in addition to the mortgage default of \$7,665.35. The lien claimants included: George E. Mitchell (Mitchell Bros.), R. Timms Construction Ltd., Jones Lockhart Ltd., John G. Whelan, H.R.G. Williams (Williams Electric Co.), Charles and Perry Clutterbuck (Clutterbuck Bros.), and William and E.C. Philps (Philps & Co.) Due to the stock market crash and economic downturn of that year, the owners of the Welland House defaulted in the payments of their mortgage. In March 1930, **Union Trust Co. Ltd.** was named as a trustee for the estate in place of the District Finance Ltd. April 1930, Union Trust sold the property under power of sale to the **Welland Hotel Ltd.** for \$110,000. Certificates of Action and orders continued to be registered on title with respect to the construction liens until November 1930 (*City deeds* #30009, 30010, 30011, 30586, 30617, 30672, 30785, 30836, 30844, 30845, 31349, 31373; *Deposits* #1068-1071.)

In November 1946, the **Crown Trust & Guarantee Co.** transferred ownership of this property to the **Welland Hotel Ltd.**, and in September 1948 the property was purchased by **Kohl Hotels Ltd.** (*City deeds* #17948, 17950, 22950; *Deposits* #4422, 4423.)

In July 1950, **Leonard V.** and **Ethel H. Smith** purchased the Welland House, and in January 1951 they leased the premises to **Norman K.** and **J.L. Green** for a five-year term. In June 1961, Smith sold the property to the **Welland House Hotel Ltd.** The land was mortgaged in November of that year for \$74,000. Additional mortgages were registered on title in December 1963 (Bank of Nova Scotia, \$25,000) and in February 1969 (the Trader's Group Ltd., \$49,934.) In January 1974 ownership was transferred to the **Welland House Hotel Inc.**, and in June 1988 the property was bought by **593910 Ontario Ltd.** (*Registry deeds* #28151, 29581, 74118, 74119, 100421, 186210, 289492, 566460.)

The Welland Hotel Inc. referred to above was headed in 1974 by **Stan Raptis**, and his brothers-in-law, **George** and **Steve Lalos**. These men had been involved in the restaurant business in Toronto since the late 1940s. During their tenure of ownership some renovations were done on the dining room in 1978. They also planned to demolish the rear wing of the hotel (the "Wellandra") and construct a multi-story office building on that site. These plans were not brought to fruition.

This land was mortgaged in favour of Banca Commerciale Italiana of Canada on three occasions between June 1988 and October 1989 for a total of \$3,300,000. In the early 1990s there was talk of reopening the mineral baths, and some work was undertaken to locate the source of the mineral waters. In September 1991, a lien was registered on title by Ray and Marshall Field (cob as Field Well Drilling) in the amount of \$7,767 (*Registry deeds* #566461, 581306, 597044, 635746, 638826.)

The hotel was in the possession of **Nick Michelis** during that period (1991-1993), who was also said to have spent approximately \$1M on renovations. This did not include the money spent on drilling for the elusive mineral spring. Michelis eventually went bankrupt.

Payments under the mortgages held by Banca Commerciale fell into default, and the property was sold under power of sale in April 1994 to **Marsadi Layne Properties Inc.** for \$270,000. This was the period when the hotel was owned by **Paul**, **Shawn**, and **Lionell Parliament**, and **Doug Brooks** of Alliston. The remaining documents registered on title between 1994 and 2007 primarily consist of certificates, agreements, declarations, notices, and releases such as contracts for Consumers Gas &c. (*Registry deeds* #623435, 652048, 668823, 670634, 680758, 680759, 681873, 706158.)

Between ca. 2005 and 2010, the hotel was owned and operated by **1307597 Ontario Ltd.**, also known as "**Castles for Students**" (aka, **Buckingham Jubilee of St. Catharines**) headed by president **Michael Oana**. Oana reportedly spent more than \$1M on renovations, and planned to house 111 students in the building. The hotel was then sold to **Highpoint Properties** in 2014. The hotel was renovated and used as a student residence from the 1990s until 2019.

This property was converted to Land Titles Qualified in September 1997, and any land use history between that date and the present time will require a PIN search.

Changes in Corporate Identity.

The Welland House Hotel has almost always been referred to by that name since it was opened for business in the 1850s. Its legal, corporate identity has been variously given as “***The Welland of St. Catharines Ltd.***,” the “***Welland Hotel and Sanitorium Co. of St. Catharines Ltd.***,” the “***Welland House Ltd.***,” the “***Welland Hotel Ltd.***,” the “***Welland House Hotel Ltd.***,” and the “***Welland House Hotel Inc.***”

Changes in the Street Address.

The address for the Welland House has varied slightly throughout the past ca. 165 years. During the earliest period, it was simply referred to as being located at the intersection of King and Ontario Streets. In 1874, the Directory listed the address for the hotel as 35 Ontario Street, and in 1877 it was listed as 33 Ontario. In 1904-06, this building was listed as 34 Ontario, and in 1910-15 it was referred to as 36-44 Ontario. Between ca. 1920-60, the hotel was listed as 28-30 Ontario, and since ca. 1965 it has been listed as 30 Ontario.

Businesses located in the Welland House.

The Welland House, during the course of its long history as a spa hotel, provided space on the ground floor of the building for small businesses which provided various amenities for the comfort and convenience of its guests.

A ***lawn bowling facility*** was added to the premises in the early 1900s when the hotel was owned by A.H. Malcolmson. This venue was located at the rear of the building, off William Street. The Standard reported on the demolition of the “surrounds of the hotel” in order to permit installation of the new green. A tennis court was added in 1907 (*St. Catharines Semi Weekly Standard*, Nov. 21, 1901, p. 3.)



Lawn bowling beside the Welland House. The hotel's bath house and covered connecting wing are clearly visible in the background.

As early as 1893, the hotel employed a resident physician who was on-call in case of sudden emergencies. Between ca. 1893 and 1910, the house physician was **Dr. Samuel H. McCoy** (MRCS.) The staff physician was also undoubtedly in charge of the **Wellandra Hospital**. In 1955, an osteologist named **R.B. Irvin** had an office in the hotel.



Dr. McCoy, house physician at the Welland House.

The **St. Catharines Chamber of Commerce** was located in an office in the Welland House in 1920-25.

In 1925, the *Ontario Motor League* leased office space in the hotel. In 1930, the *Union Bus Terminal* was located at the Welland House.

In October 1930, local radio station *CKTB* (610 CKTB) began to broadcast from a small studio located on the second floor of the Welland House. The station was brought to the city by Edward T. Sandell, owner of the Taylor & Bate Brewery. CKTB was initially a “phantom station” affiliated with CKOC in Hamilton (1120kHz), and broadcasting was limited to a half-hour each day. The first programme transmitted by the station was an address given by W.B. Rollason, vice-president of the company. The station was granted its own broadcasting licence in 1933, and in 1938 CKTB moved to its present location on Yates Street when the work on the new station had been completed. The letters “TB” in the calls stands for “Taylor and Bate,” although other local lore suggests that it stands for “Cool Keg of Taylor & Bate,” or “Canadians Know Their Beer.” The tradition of radio broadcasting from the Welland House continued for more than a decade (until ca. 2017-18) when *CFBU 103.7fm* was located on the ground floor of the building.

Between ca. 1935 and 1950, the hotel housed a drug store known as the *Welland House Pharmacy* or *Morey’s Pharmacy*, operated by *E.F. Morey*.

By 1915, the hotel contained a barber shop, known as the *Welland House Barber Shop*, which was initially operated by *Clarence E. Leach*. The shop had been taken over by *J.A. Perrin* sometime before 1950, and then by *Raymond O’Toole*. The shop remained in business until at least 1970. In 1930, a certain *Miss Lefebvre* was the proprietor of the *Welland Hotel Beauty Shoppe*, and in 1950 this had been re-named as the *Dol-Mor Beauty Studio*.

The hotel contained the *Welland House Coffee Shop* between ca. 1935 and 1945.

The hotel also contained a *smoke shop and news agency* during the 1930s and ‘40s, and older residents who lived nearby in the downtown core remember going to the Welland House to buy newspapers, magazines, tobacco, and confections.

In 1950, the hotel contained an office for the *Compton-Simmonds Theatrical Agency*.

For those who wished to undertake legal proceedings, the rear of the Welland House contained the law office of *Frank Dore* for many years at 21 William Street.

The hotel contained a bar known as the *Albini Room*, which provided a discreet meeting place where members of the local LGBTQ community could socialize. The Albini Room opened in 1968, but it is not known how long it remained in operation.

Between 1990 and 2014, the owners of the Welland House leased space to various bars and grills in an effort to attract customers and to increase business. During that period, the hotel provided space to: *Teasers* (1990), the *Viper Club* (opened Dec. 31, 1994), the *Fratt House Bar & Grill* (1995-2000), *Average Joe’s Sports Grill* (2005), the *Mishun Night Club & Event Studio* (a venue featuring “pop art/kitsch spy theme with elements of sexy Russian espionage,” 2013), the *Pig and the Poacher* (2014), *Barracuda Pretty* (2014), and *Big Buck’s Mountain Lodge* (2000-2014.)

In 2005, there was a business located on the premises which was known as *Sammy’s Gas Bar and Motor Co.*

The Welland House was converted into an off-campus residence for Brock University students in 1994. In 2009, for instance, the *Vernon's City Directory* listed the names of six residents in the hotel (**J. Chivers, N. Best, D. Ryan, G. Boghozian, K. Bean and D. Mongillo.**)

The Welland House as a Venue for Community Social Events.

One of the very first social events held at the newly completed Welland House was a dinner hosted by “Col. McDonald and his brigade” on the occasion of the Queen’s birthday on May 24, 1856. In August of the same year, a public dinner was held which went off “with great eclat. Some 100 or more gentlemen sat down to a sumptuous dinner prepared with all the luxuries of the season, and between wit and wine, good feeling and patriotic speeches, all went ‘merry as a marriage belle,’ all were highly delighted with the evenings entertainment and all went home doubly pleased ere the morning’s light.” Later that same month, the dining room of the Welland House was filled to capacity by an audience eager to see a performance by the Boon children, “two lovely girls, and one fine boy,” who were “highly creditable to themselves and delightfully interesting to all present.” The family was “an honorable exception” to the “hordes of travelling trucksters” of questionable talent who performed in communities throughout the province at that time. Also in that same month, spectators watched from the roof of the hotel, “through Mr. Damon’s spy-glass,” as the steam vessel Welland burned to the water’s edge. A public auction of real estate was held at the hotel in early September (Junius, Walk “B,” *St. Catharines Journal*, May 22, 1856; *Journal*, Aug. 14, 21 and 28, 1856; Sept. 4, 1856.)

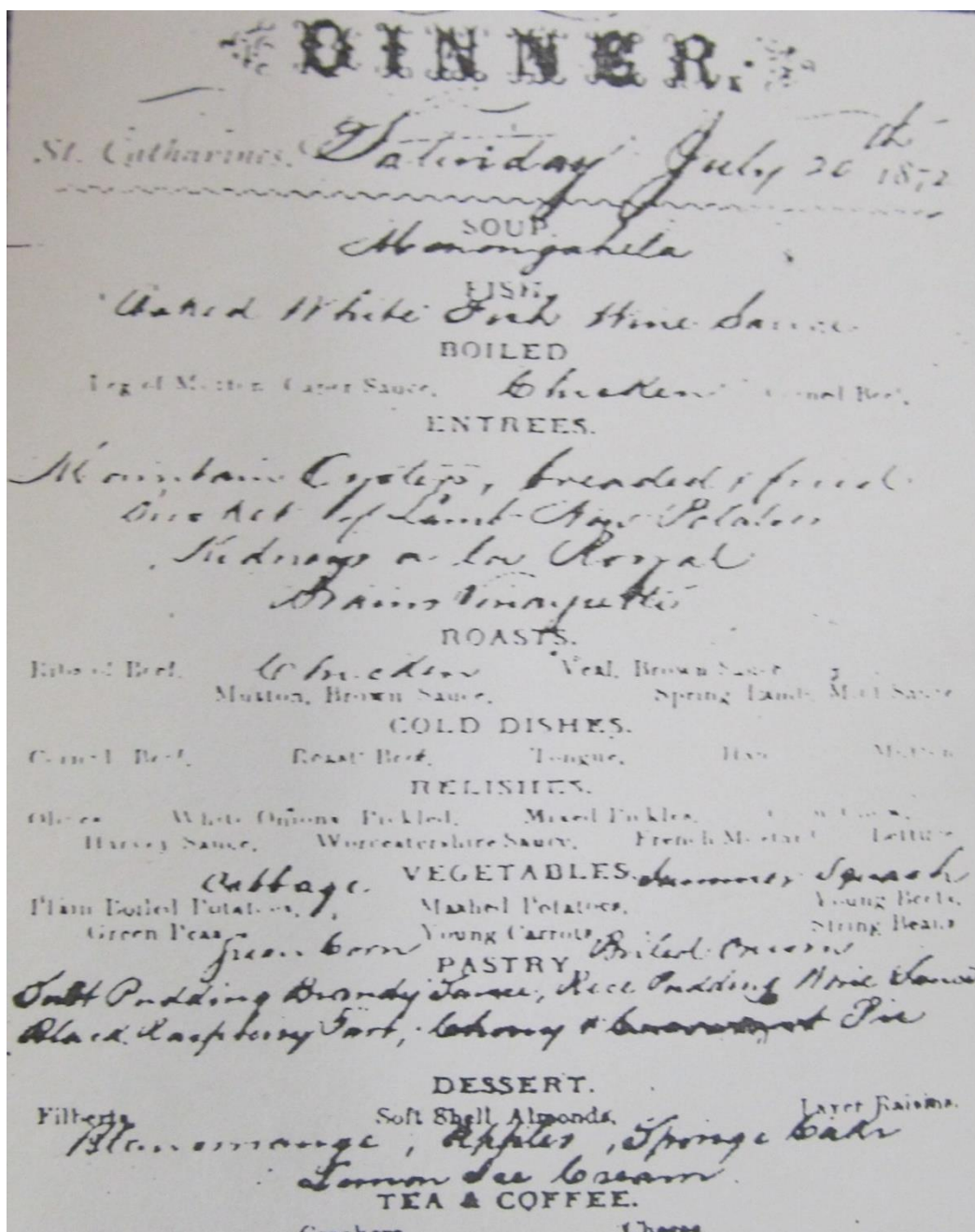
The Welland House was a popular venue for weddings and wedding receptions from the time of its opening. The local newspapers reported on the hotel nuptials of: John Craig and Eliza Humphrey (*St. Catharines Journal*, Apr. 11, 1861), Eli Johnson and Mary Jane Dougherty (*St. Catharines Evening Journal*, June 28, 1862), and D.J. McCulloch and Emma Margaret Norton (*St. Catharines Evening Journal*, June 22, 1867) to name but a few.

In 1867, the inhabitants of St. Catharines were thrilled to learn that Jefferson Davis, the ex-president of the Confederate States of America, was in St. Catharines. He was a guest at the Welland House, and well-wishers assembled there to greet him after he had attended services at St. George’s Anglican Church (*St. Catharines Constitutional*, Oct. 10, 1867.)

JERRY DAVIS.—The Saints were somewhat excited on Sunday last, when it was announced that the illustrious ex-President of the Southern Confederacy was in town. The rumor turned out to be correct, and in the forenoon Mr. Davis attended Divine service at St. George's Church. He was afterwards gazed at by many sight-seers, who called at the Welland House for that special purpose. Though greatly improved in health since his arrival in the free and vigorous atmosphere of Canada, Mr. Davis seems older than he really is, and his countenance betrays a slight tinge of that melancholy which his misfortunes have naturally produced. In the afternoon he proceeded to the residence of Beverly Tucker, at Drummondville, accompanied by General Early.

In February 1871, the local newspapers reported on the “Bachelor’s Ball,” an evening of dancing and dining which was described as a “grand success.” The column described the dresses of the ladies in detail (e.g., “Miss Pettibone, Niagara Falls, wore gracefully a light blue silk, with frost like cloud of tulle over it”) and the various “bachelors” present were identified by their initials (“Mr. D.R.C., though twirling frequently was often to be seen in sly corners and not alone. We fear his bachelor’s quarters will soon be deserted, judging from his attentions to an ‘American Cousin.’” *St. Catharines Constitutional*, Feb. 23, 1871.)

In 1927, the *St. Catharines Standard* reproduced a menu card from a dinner held at the Welland House in July 1872.



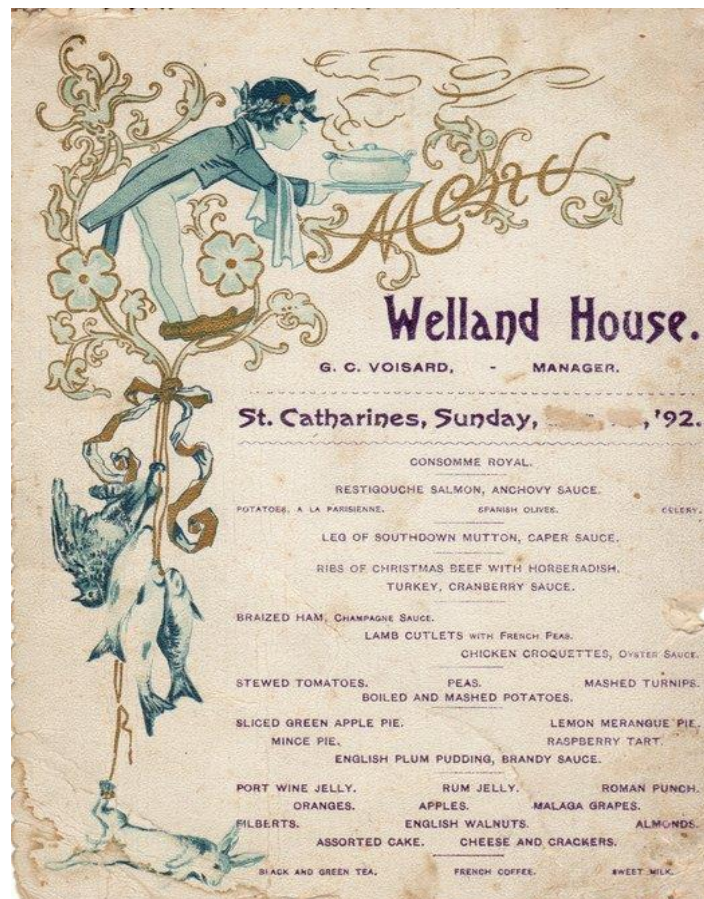
In July 1873, the newspapers reported on another well attended dinner-dance called the “Welland House Hop.” The guests enjoyed dinner, champagne, and dancing on the “well waxed floor” to the “delicious strains of Mr. Poppenberg’s band” (*St. Catharines Evening Journal*, July 22, 1873.)

Another reference to the Welland House as a social venue was found in the book of *Poems* published by **James McIntyre** (the “Cheese poet”) in 1889. McIntyre (who was related to Thomas McIntyre, the St. Catharines cabinet maker and early mortician) composed an ode extolling the virtues of St. Catharines (McIntyre 1889:53.) The poem was “read at the Welland

House...at a banquet given to the members in attendance at the Oddfellows' Grand Lodge." The first two stanzas convey to the reader some idea of McIntyre's literary style:

St. Catharines famed for mineral waters
And the beauty of her daughters,
For some do worship at the shrines
Of the fair St. Catharines.

St. Catharines your greatness you inherit
From the genius of a Merritt,
You still would be a village dreary
But for this canal from Lake Erie.



Welland House menu, 1892.

During the 19th century, and up until the time of the Great War (1914-18), the Welland House was a popular destination for affluent American tourists who wished to escape the heat and humidity of the deep south, and for those others who wished to enjoy the curative waters in a quieter setting than Saratoga. The Welland House and the Stephenson House are believed to have served as rendezvous points for Confederate spies and sympathisers during the time of the American Civil War. Salesmen and working-class clients could find comfortable, affordable accommodations at one of the other commercial hotels in the downtown core such as: the Grand Central, the Russell House, the International Hotel, or the New Murray Hotel.

One of the guests who stayed at the hotel in the spring of 1883 was Louis Gaston Gottschalk (1845-1912), who was an American opera singer and music teacher. He was a guest at the hotel following a concert performance that he gave in London. While he was in St. Catharines Gottschalk wrote home to his wife, Louise, with news about old friends here in the city and what he had done for relaxation (visiting friends, dining at the hotel, horseback riding, attending church &c.) Gottschalk did not mention "taking the waters" while he was here (Gottschalk 1883.)

In December 1904, the Welland House was the venue for a dinner in honour of the out-going mayor and city council. More than 150 guests sat down to dinner, and speeches were given on a variety of topics. The theme of the addresses was "For [a] Greater St. Catharines." (*St. Catharines Evening Star*, Dec. 17, 1904.)



There has been some unresolved debate among local historians whether or not the Irish poet, W.B. Yeats, stayed at the Welland House when he visited St. Catharines in the early 20th century (in 1904 and 1914.) In the absence of newspaper coverage, and missing hotel registers, the debate will continue.

In November 1909, the Welland House was the venue for the first organizational meeting of the Canadian Girl Guides under Mary Helen (McKean) Malcolmson. Malcolmson (Mar. 7, 1864-July 7, 1935) was born in Scotland and was the daughter of David and Annie (Walkinshaw) McKean. She came to Canada with her family in 1872, and settled at Almonte where her father ran a furniture factory. She was married at Hamilton in January 1892 to Alexander Hugh Malcolmson (Mar. 17, 1862-Nov. 16, 1937.) He was the son of Samuel and Jane Malcolmson, and was employed for a number of years as a ship captain. The Malcolmson family moved to St. Catharines in 1893 when he purchased the Welland House. Alexander was a member of the St. Catharines Chamber of Commerce. Mary Malcolmson was actively in the community in other ways: she was president of the St. Catharines Council of Women (established 1918), a member of the Imperial Order of the Daughters of the Empire, member of the Women's Christian Temperance Union, the Women's Institute, the Women's Canadian Club, and a convener for the

National Council of Women. Shortly before her death in 1935, she was honored with a Silver Jubilee Medal for her work with the Girl Guides. She and her husband raised a family of three children: Jean Evelyn, Alexander, and Edward McKean. Alexander became a well-known physician in St. Catharines, who lived for many years on Rodman Hall Crescent. In later years, A.H. and Mary Malcolmson resided nearby on Bellevue Terrace. Malcolmson is depicted on a banner issued by the Downtown Association as a “community leader,” and Malcolmson Eco-Park is named in her honour. She and her husband are interred at Victoria Lawn Cemetery (*Ontario Vital Statistics*, marriage #13154/1892; death registrations #22164/1935 and 23557/1937; 1901 *St. Catharines Census*, St. Andrew’s Ward, division K6, p. 6; 1911 *St. Catharines Census*, district 93, division 9-2, p. 5; 1921 *St. Catharines Census*, St. Andrew’s Ward, district 100, sub-district 32, p. 18; *St. Catharines Standard*, Nov. 17, 1937.)



Mary Malcolmson (1864-1935), wife of A.H. Malcolmson, owner of the Welland House (SCHM 10166-N.)

In June 1920, a crowd of about 2,000 residents of St. Catharines were thrilled to witness an incredible stunt performed by the “Human Fly.” The “Fly” was actually an immensely popular silent film star, Charles Hutchison (born Charles Thompson, 1879-1949), billed as the “King of the action serials,” and who was the leading male serial star at the Pathé Studio between 1918 and 1922. Hutchison had completed the filming of a 15-part serial called “*The Whirlwind*” in which he portrayed the “Human Fly,” and he was on a promotional tour across North America. The series was to be screened at the downtown Griffin Theatre, and fans were invited to watch as Hutchison scaled the exterior wall of the Welland House without the aid of safety harnesses or devices of any sort. He had just reached the roof level of the hotel when his way was blocked by

the wide, over-hanging eaves of the building. Hutchison grabbed at an old rope, which happened to be greasy, and he lost his grip and fell about 40 feet (12 m) and landed on the hotel verandah. He sustained "serious injury" (several broken bones) and was taken to the Wellandra Hospital for immediate treatment. A number of women who witnessed the fall immediately fainted "and had to be given medical attention." Benefit concerts were performed at the Opera House and the proceeds were used to help defray the cost of Hutchison's hospital stay. He wrote, produced, directed and starred in at least 56 films between 1914 and the time of his retirement from the motion picture industry in 1944 (*St. Catharines Standard*, June 24-25, 1920.)



St. Catharines Standard, June 24, 1920.



One of the most distinguished guests who visited the Welland House was Sir Alan John Cobham, who was treated there to a civic reception in December 1926.¹² Cobham is believed to have been the first pilot who attempted the delivery of air mail between Europe and New York. He toured various parts of the United States in November 1926, and was received at the White House. Cobham arrived in St. Catharines a few weeks later where he delivered a well-attended lecture on aviation at the St. Catharines Collegiate Institute (*St. Catharines Standard*, Dec. 7, 1926, pp. 1 & 4.)

¹² Cobham (1894-1973) had volunteered for service during the Great War and he trained as a 2nd Lieutenant in the Royal Flying Corps. After he was discharged from service, Cobham went on in 1921 to become a test pilot for the de Havilland Aircraft Co. and also established his own small airline. It was estimated that by 1926 he had flown more than 100,000 miles (160,000 km) on return trips between London and India, South Africa, Australia, and nearly every European country. Sir Sifton Brancker of the British Air Ministry said that Cobham "had done more to promote civil aviation than anyone." In November 1926 Cobham unsuccessfully attempted to make the first delivery of air mail between Europe and New York City. He toured parts of the United States and was received at the White House by Herbert Hoover and other military and government officials. Cobham went on to star in a British silent film in 1927, called "The Flight Commander," and footage of his flights were featured in newsreels shot by British Pathe and British Movietone between 1926 and 1932. He was the founder of a novelty act, "Cobham's Flying Circus," which toured in the UK between 1932 and 1935. Cobham wrote several books about his exploits, and was awarded a gold medal by the *Federation Aeronautique Internationale* (New York Times, Oct. 22, 1973; Cruddas 2018.)



St. Catharines Standard, Dec. 7, 1926. Sir Alan and Lady Cobham are shown pictured above.



Sir Alan Cobham (1894-1973.)

In October 1930, Col. J.E. Cohoe of Welland “invites those desirous of joining a class to study bridge to meet him in the sunroom of the Welland House” (*St. Catharines Standard*, Oct. 29, 1930.)

In August 1932, local dignitaries, provincial and federal politicians were provided with a civic reception in the garden adjoining the hotel upon the official opening of the Welland Ship Canal. Guests included: Prime Minister R.B. Bennett, and the British Prime Minister, the Right Hon. Ramsay MacDonald.



Reception in the hotel garden (*St. Catharines Standard*, Aug. 6, 1932.)

In November 1937, the Lions Club hosted a “ladies’ night” event at the Welland House. The guest speaker was B.K. Sandwell of Toronto, the managing editor of *Saturday Night* magazine (*St. Catharines Standard*, Nov. 17, 1937.)

In the early 1960s, the hotel was still a popular venue for private parties, conventions, and civic receptions.



Civic reception at the Welland House, 1963.

In 1970, the Welland House promoted its many amenities: “100 modern rooms with bath and shower; banquets, weddings, convention facilities up to 250 people; you will never find a friendlier hotel or better service at prices everyone can afford. Free T.V. and parking.”

In January 1988, in order to increase business, the Welland House began to host exotic dancers and various rock bands performed there as well. One such band, known as “Just Alice” (in imitation of Alice Cooper) brought along a 10 foot (3 m) long Burmese python named “Lucy” which was part of the act. At some point during the performance Lucy slithered away and remained AWOL within the hotel until she was recaptured by Humane Society officials in April of that year.



St. Catharines Standard, Apr. 22, 1988.

Wellandra Hospital.

The “Wellandra” was a privately-run hospital that appears to have been located at the rear (or William Street) side of the Welland House Hotel. It was established sometime around 1899-1900, as reflected through the hotel’s corporate name change to the ***Welland Hotel and Sanitorium Co. of St. Catharines Ltd.*** The hospital was under the direction of the house physician, ***Dr. McCoy***, who was later succeeded by ***Dr. William J. Macdonald***. Macdonald was elected to serve as the mayor of St. Catharines in 1943-48.

In February 1909, the owners of the Welland House requested city council for a grant to assist with an advertising campaign to promote the hotel and sanitorium. The request was apparently denied (*Star Journal*, Feb. 9, 1909.)

As a small health care facility, it provided more personalized care for any guests who fell ill or were hurt while staying at the hotel, and also for outside patients. In addition, the location was more conveniently situated for access within the downtown core, rather than at the eastern extremity of the city on Queenston Street. The Wellandra also served the community as a maternity hospital. The newspapers often carried birth and death announcements which referred to the Wellandra. A few examples include that of Mr. & Mrs. J.J. Wilson, a son, born Sept. 28, 1914; and William Wilkinson Dodsworth, a landscape gardener, who died there on July 11, 1918

“where he had every medical attention that could be procured, but all in vain” (*St. Catharines Standard*, Sept. 29, 1914; July 15, 1918.)

Other Vintage Images of the Welland House.

The Welland House was depicted in photographs, on letterheads, and on many colour postcards during the late Victorian and early Edwardian periods. These images show some of the changes to the structure throughout the years.



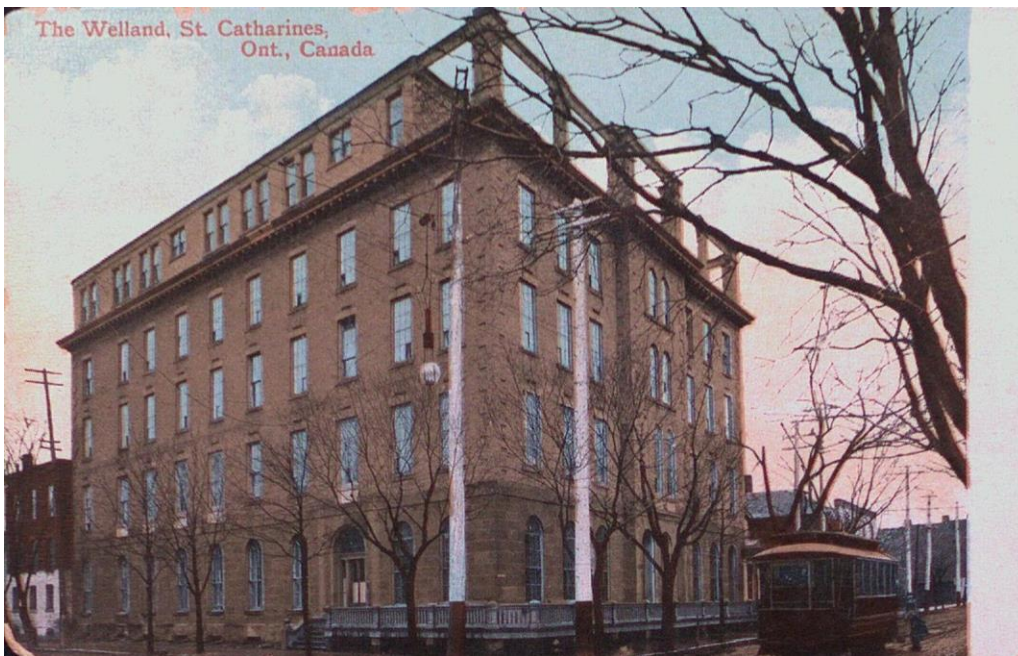
(Brock University Special Collections.)



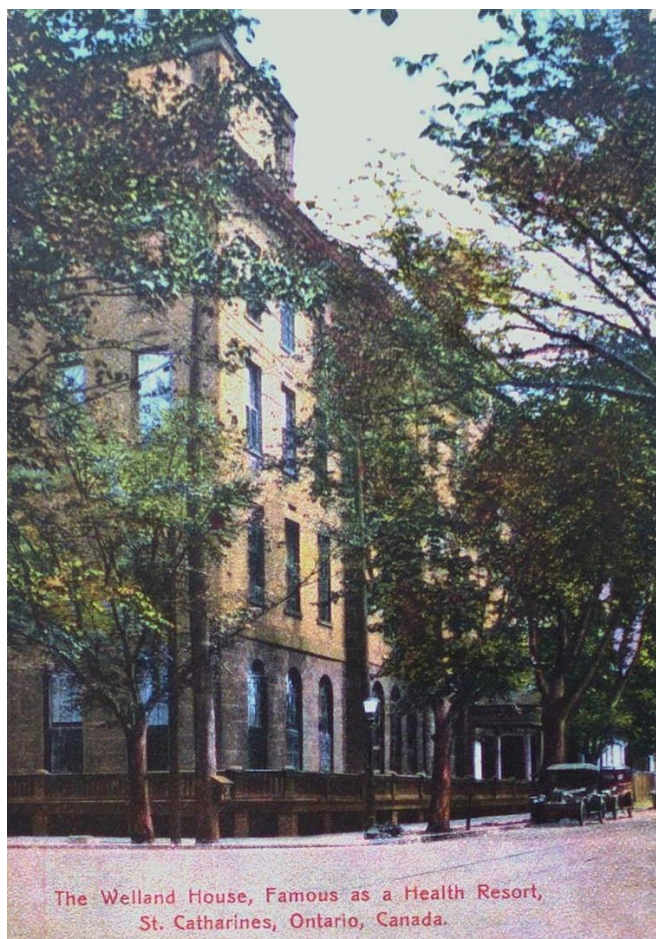
Niagara Falls Public Library (Petrie Collection.)



View ca. 1885; note the horse drawn wagons, awnings, and the raised, wrap-around porch. (St. Catharines Public Library, Special Collections Department.)



Note the presence of the Wellandra wing at the rear of the hotel, minus its 1920s roofline. (St. Catharines Public Library, Special Collections Department.)



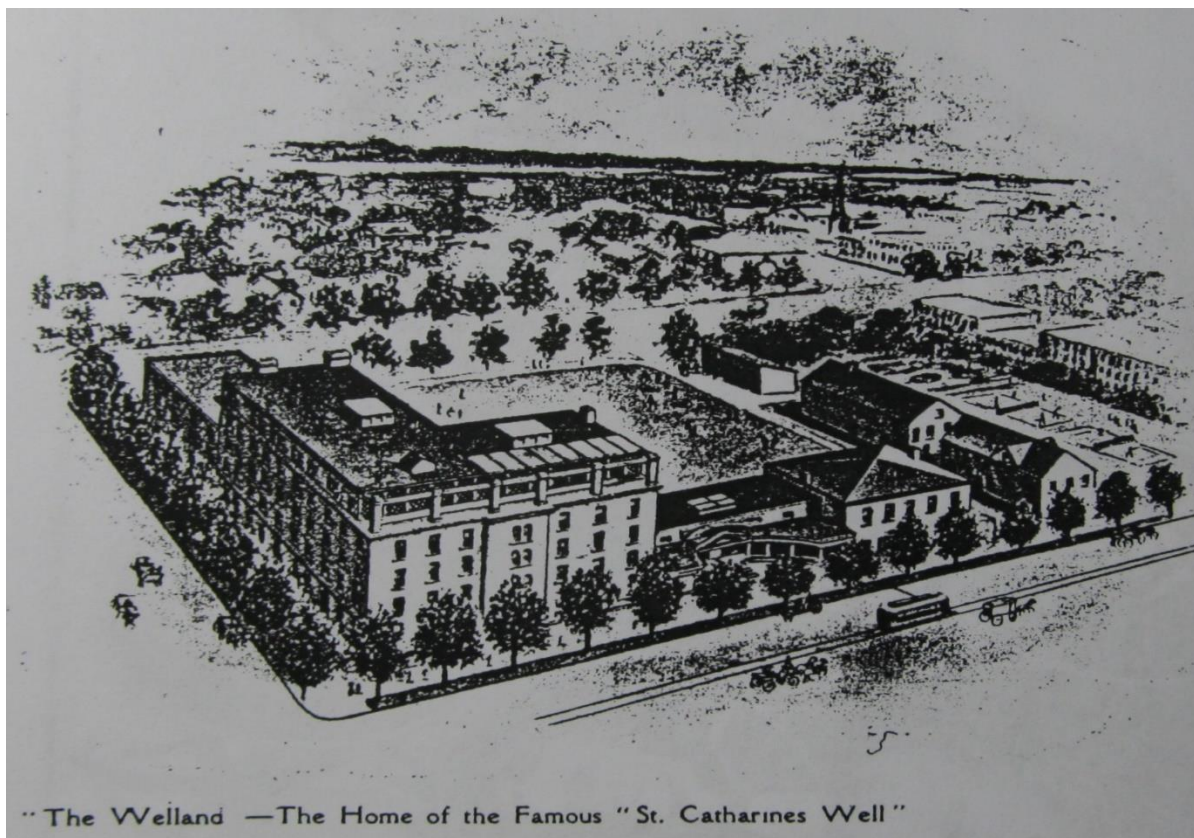
St. Catharines Public Library, Special Collections Department.



This view is incorrect, the bricks are shown red rather than their actual buff or yellow colour (Toronto Public Library, Special Collections.)



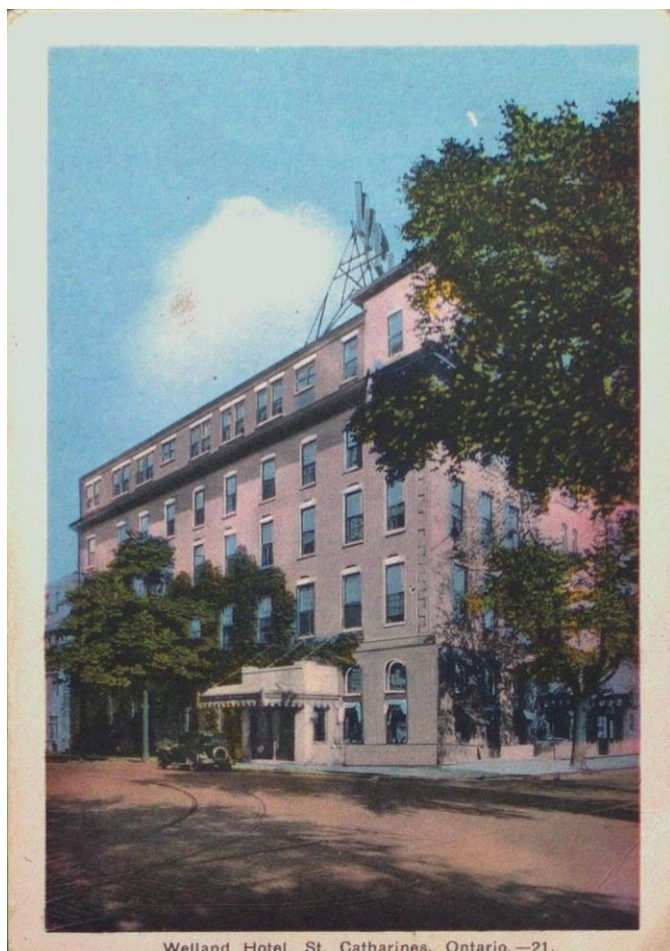
Early 20th century view from the corner of King and Ontario.



Bird's-eye view of the hotel and its surroundings, 1907.



The connecting corridor/wing between the Welland House (seen at left) and the mineral spring bath house (to the right, out of camera range.) The photo shows the original brick surface of the hotel, some of the ground floor fenestration, and the original wrap-around porch.

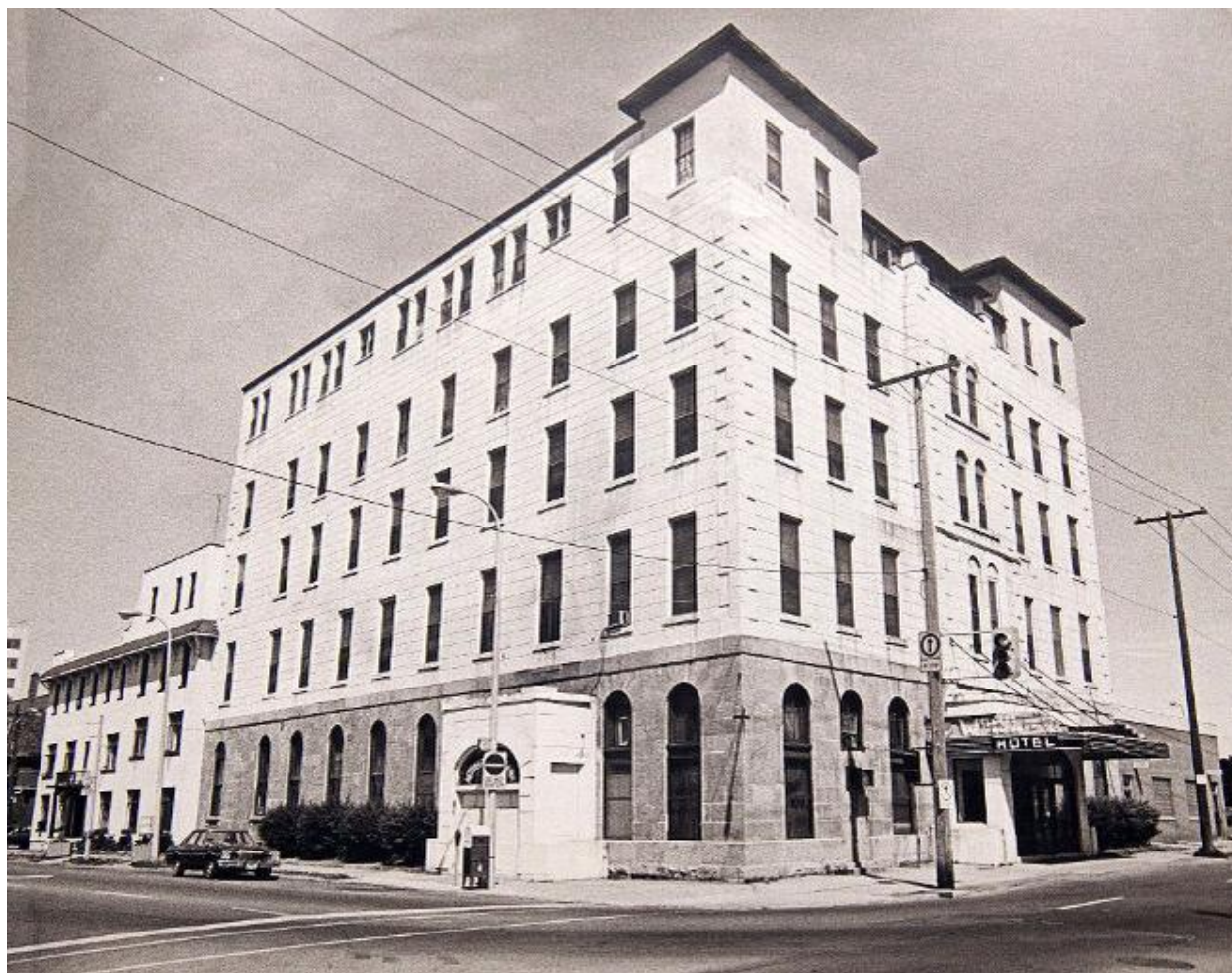


Welland Hotel, St. Catharines, Ontario.—21.

St. Catharines Public Library, Special Collections Department.



Pig crossing Ontario Street near Welland House, ca. 1946.



Welland House, 1970. The covered side entrance remains *in situ*. A stained-glass fan light above the door contained the name of the hotel. The awning has been removed from the side entrance but that over the front door remains in place.

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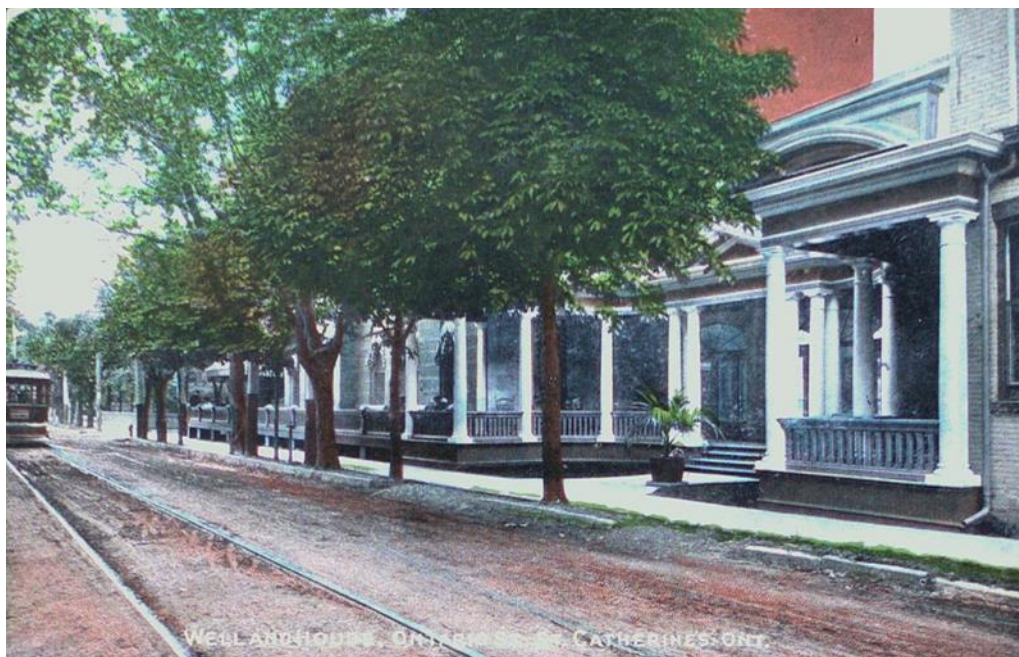
26 Ontario Street (Former Welland House) – Archival Images



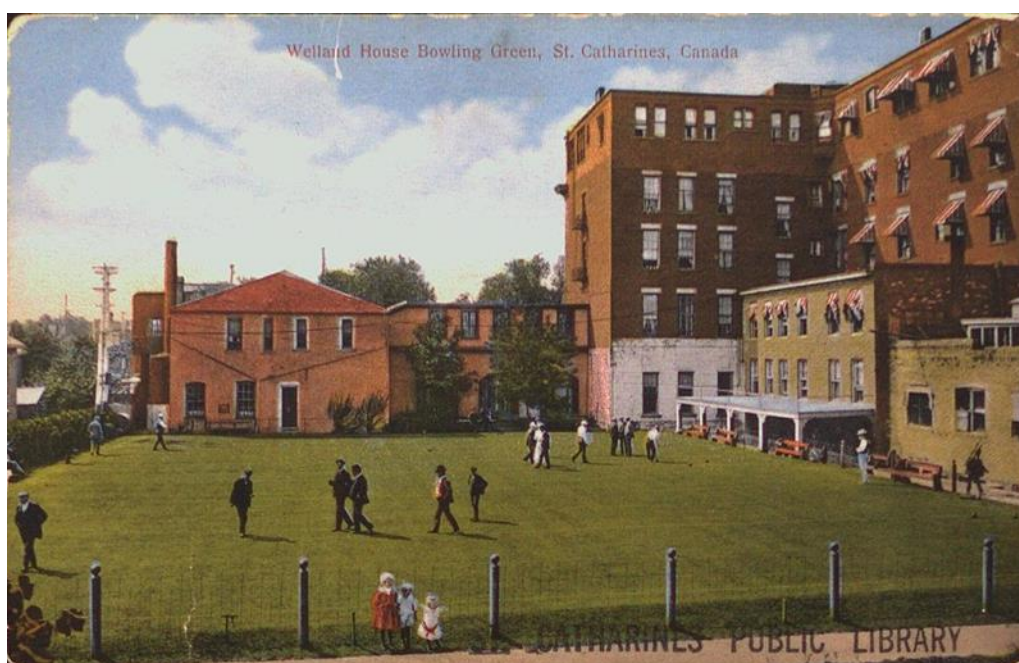
(St. Catharines Public Library, c. 1885)



(St. Catharines Public Library, c. 1885)



(St. Catharines Public Library, c. 1910)



(St. Catharines Public Library, c. 1910)



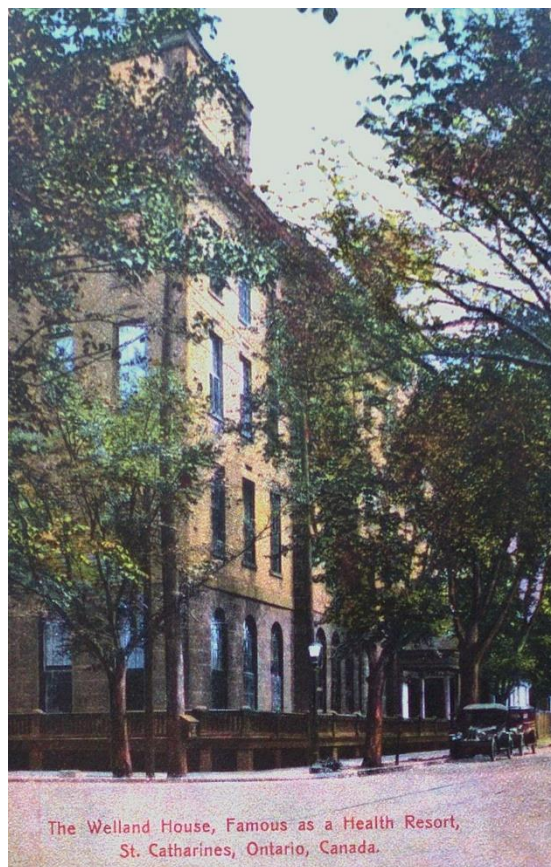
(St. Catharines Public Library, c. 1912)



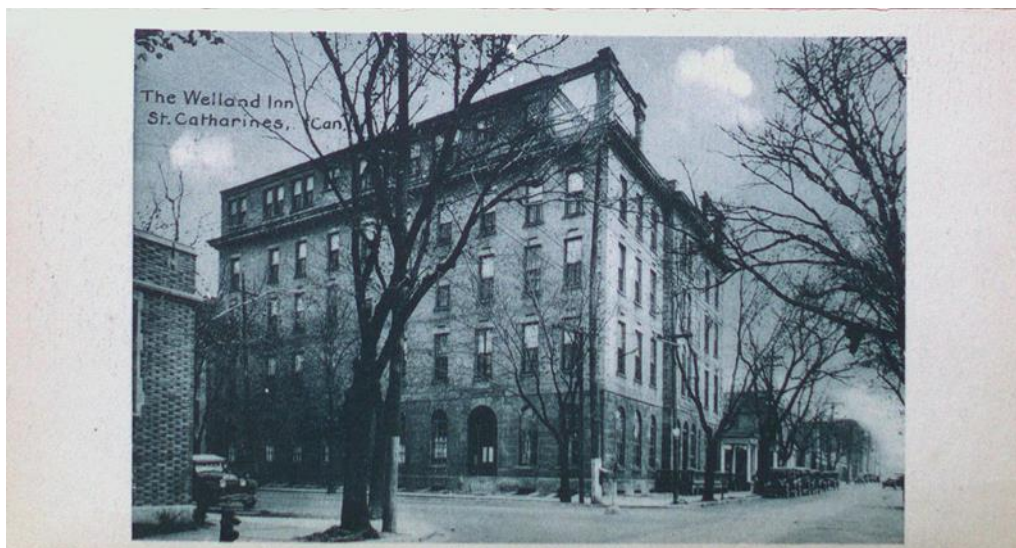
(Niagara Falls Public Library, c. 1915)



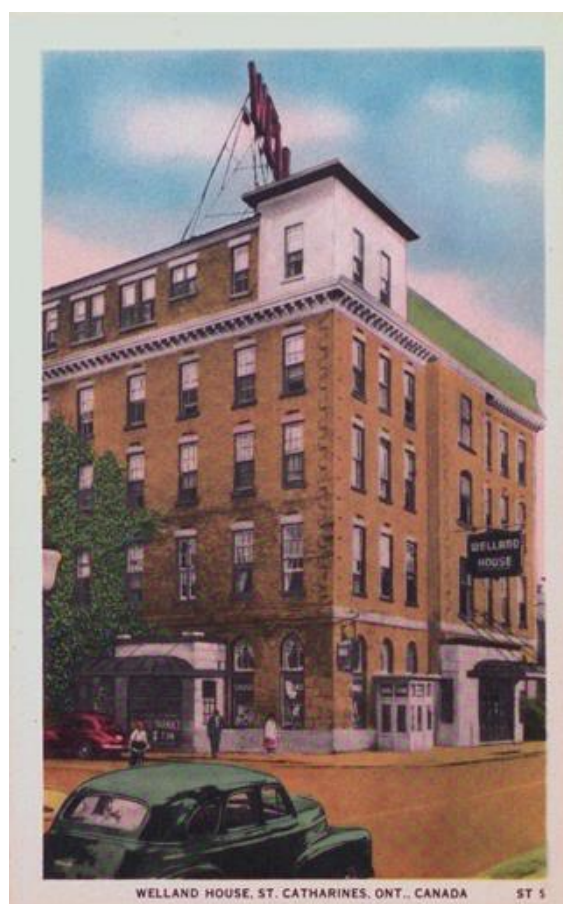
(St. Catharines Public Library, c. 1915)



(St. Catharines Public Library, c. 1920)



(St. Catharines Public Library, c. 1924-1930)



(St. Catharines Public Library, c. 1935)



(St. Catharines Public Library, c. 1970s)



(St. Catharines Public Library, c. 1970s)



(St. Catharines Public Library, date unknown)

ST. CATHARINES REGISTER OF NON-DESIGNATED CULTURAL HERITAGE PROPERTIES
(approved by Council on July 13, 2009)

DISTRICT		PROPERTY		
Central	Priority 1	23	Church Street	Commercial
		71	Church Street	St. Catharines Alexandria R.C. Church
		83	Church Street	St. George's Anglican Church
		164	King Street	Commercial - former Machan Gallery
		37-39	Ontario Street	former Peninsula Press
		44	Ontario Street	former Registry Office
		64	Queen Street	Residential
		28-30	St. Paul Street	Commercial - former Hattey Department Store
		88	St. Paul Street	Commercial
		101	St. Paul Street	Commercial - former Bank of Commerce
		198	St. Paul Street	former Canada Hair Cloth
		224-226	St. Paul Street	Commercial - former Wood Bros. harness making
	Priority 2	30-32	Academy Street	Residential
		53	Church Street	Knox Presbyterian Church
		97	Church Street	former First United Church Manse
		104	Church Street	Residential
		39	Court Street (209 King)	Patrick Darte Funeral Chapel
		33	Duke Street	Butler Funeral Chapel
		3	Geneva Street	Commercial
		19	Geneva Street	Commercial
		38	Geneva Street	Commercial
		209	King Street	Patrick Darte Funeral Chapel
		171	King Street	Commercial
		173-175	King Street	Commercial
		28	Lake Street	Residential
		46	Lake Street	Commercial
		10	Montebello Place	Residential
		Dec-14	Montebello Place	Residential
		16-18	Niagara Street	Residential
		23	Ontario Street	Commercial
		26	Ontario Street	former Welland House
		46	Ontario Street	Commercial
		77	Ontario Street	St. Catharines Club
		83	Ontario Street	Commercial
		53	Queen Street	Commercial - former Penners Jewellers
		59	Queen Street	Commercial - Former Queen Street Baptist Church Manse
		24	Queenston Street	Commercial - former Little Import
		32-36	St. Paul Street	Commercial
		40-46	St. Paul Street	Commercial - former Hattey and Co.
		117	St. Paul Street	Commercial - former Diana Sweets
		241	St. Paul Street	Commercial - former Billiard Hall
		321	St. Paul Street	Commercial - former Merriman's Grocery
		15	Welland Avenue	Commercial - Picasso's
		94,96,98	Welland Avenue	Residential
		148½	Welland Avenue	Residential
		5	William Street	Mansion House
East	Priority 1	344	Glendale Avenue	The Keg former Merritton/Beaver Cotton Mills
		219	Merritt Street	former Riordan Paper Mill
		82	Oakdale Avenue	Commercial - former Wilson Carbide Works
		301	Queenston Street	Residential
		362	Queenston Street	Residential
		10	Rockdale Avenue	Residential
	Priority 2		Bradley Street	Bradley Street Gate House (Industrial)
		284	Merritt Street	Residential
		115	Oakdale Avenue	Residential
West	Priority 1	5	Great Western Street	Train Station
	Priority 2	109	St. Paul Crescent	Rodman Hall
North	Priority 1	7-7½	Embassy Avenue	Residential
		57	Lakeshore Road	Residential
		347	Lakeshore Road	Government
		57	Simpson Road	Residential
		193	Vine Street	Residential
		260	Vine Street	Residential
Louth	Priority 2	1660	St. Paul Street West	Residential
			St. Paul Street West	Residential

HERITAGE RESOURCE EVALUATION SHEET

LOCATION: 26-30 ONTARIO ST. (WELLAND HOUSE)

	Excellent	Very Good	Good	Fair	Poor
1. Historical Significance					
Events	10	⑨ 8 7	6 5 4	3 2	1 0
Persons	⑩	9 8 7	6 5 4	3 2	1 0
Trend	⑩	9 8 7	6 5 4	3 2	1 0
2. Architectural Value					
Design	10	⑨ 8 7	6 5 4	3 2	1 0
Style	10	⑨ 8 7	6 5 4	3 2	1 0
Integrity	10	9 ⑧ 7	6 5 4	3 2	1 0
Architect	10	⑨ 8 7	6 5 4	3 2	1 0
3. Environmental Context					
Landmark	10	⑨ 8 7	6 5 4	3 2	1 0
Streetscape	10	9 ⑧ 7	6 5 4	3 2	1 0
Site	10	9 ⑧ 7	6 5 4	3 2	1 0
Bonus	5 4 3 2 ① 0				

TOTAL SCORE 90

PRIORITY RATING

<u>Points</u>	<u>Priority</u>	<u>Significance</u>
70 - 100	Priority 1	of major significance
40 - 69	Priority 2	of some significance
0 - 39	Priority 3	of little or no significance

PRIORITY /



Corporate Report City Council

Report from: Engineering, Facilities and Environmental Services, Facilities and Energy

Report Date: February 5, 2020 **Meeting Date:** February 24, 2020

Report Number: EFES-025-2020 **File:** 60.2.99; 68.81.4

Subject: Condition of Port Dalhousie Inner Range Lighthouse

Strategic Pillar:



Recommendation

That report EFES-025-2020, regarding Condition of Port Dalhousie Inner Range Lighthouse, be received for information. FORTHWITH

Relationship to Strategic Plan

The Environmental Stewardship Pillar of the Strategic Plan has the Strategic Goal – Adopt innovative approaches and continue responsible community planning and decision-making that balances growth, enhances quality of life, manages emergencies, and minimizes the environmental impacts of climate change.

Background

At the June 10, 2019 Council meeting, Council requested that staff report back on the condition of the Inner Range Port Dalhousie Lighthouse and the development of a plan to more permanently protect both lighthouses and Lakeside Park from future flooding.

The lands on which Lakeside Park, the piers and the two existing lighthouses reside are currently owned by the Federal Government of Canada. Of the two lighthouses that currently exist, the City owns and is responsible for the Inner Lighthouse and the Coast Guard owns and operates the outer lighthouse that sits at the end of the east pier (See Appendix 1). Lakeside Park and all of the associated amenities are also owned and the responsibility of the City. Lease and ownership responsibilities for all Federal lands and amenities are currently the subject of negotiations between the City and Federal government and will be the subject of a future report.

Report

Inner Range Lighthouse

The Engineering, Facilities and Environmental Services (EFES) department reached out to a Structural Engineer in April of 2018 to assess the Inner Range Lighthouse to determine if there were any structural concerns attributed to the high lake water levels experienced in 2017.

The results of that investigation determined that several of the main timber framing members in the crawlspace had reached significant saturation levels. The recommendations were to provide mechanical ventilation to pressurize the crawlspace and to level and cover the soil in the crawlspace with a layer of polyethylene to mitigate moisture levels. Funding was recommended and approved in the 2019 operating budget for these upgrades.

EFES staff were preparing to install these elements in 2019, however staff were unable to progress with the works due to lake levels rising once again.

EFES reached out to the same Structural Engineer for a follow-up assessment in January of 2020. The results of that investigation indicated that moisture levels within the timber framing in the crawlspace had increased significantly since 2018, and some areas had visible signs of fungal growth. The recommendations from this report include additional venting, removal of styrofoam insulation from floor boards, installation of rubber mats in crawlspace, and application of an anti-fungal wood preservative once the wood has dried to acceptable moisture levels. All of these recommendations will help mitigate fungal growth and deterioration of the timber members, and ultimately, prolong the life of the lighthouse. However, if water levels rise again in the future, the conditions will progressively deteriorate.

Protection measures have been discussed, such as building a berm or protective wall structure around the lighthouse. However, this is deemed not feasible, as water would need to have a means of draining away as well. The berm may help protect in high lake water level situations, but would be prone to flooding during rain and snowmelt events. Draining this space through mechanical means (e.g. sump pump) would prove to be a maintenance concern. Alternatively, raising the entire lighthouse building would solve the issue, but would not be economically feasible.

Lakeside Park

The Department of Fisheries and Oceans (DFO) has undertaken the reconstruction of the piers in Port Dalhousie. The new piers will be six inches taller than the previous piers. This will help mitigate future flooding as a result of high lake levels, however many of the existing structures and amenities in Lakeside Park will remain at existing elevations and they will continue to be susceptible to flooding.

Park amenities that will continue to experience damage as a result of the flooding if high lake levels persist include:

1. The Beach
2. Beach Sun Shelter
3. Walkways
4. Parking Lot
5. Playground
6. Carousel
7. Electrical

Protecting the entire park from future flooding will be a very difficult and expensive undertaking and will require extensive consultation and approvals from regulatory bodies such as the Department of Fisheries and Oceans, Ministry of Natural Resources and Niagara Peninsula Conservation Authority due to the proximity of the Park to the Lake and the environmental impacts that changes to natural elements will have. In order to identify the magnitude of work that would be required to protect the entire park from flooding and damage a detailed engineering site analysis would be required to more accurately identify the scope and budgets required. If desired by Council, this would need to be an item identified in future budgets.

Council has declared a Climate Change Emergency and staff are currently working on a Climate Change Adaptation Policy that will guide the way that the City will conduct business moving into the future. As Park assets reach end of life and are replaced or renewed, staff will look at building assets that are more resilient to the effects of climate change so that damage and disruption is minimized.

Financial Implications

EFES has \$18,500 budget remaining from previous years, and \$9,400 remaining from our current 2020 operating budget, which will be utilized for the proposed remedial works to the inner range lighthouse. If additional funds are required for further remedial works those funds will be included in future budget requests.

The long term impacts to Lakeside Park have been discussed in the 2020 Federal Pre-Budget Consultation.

Conclusion

EFES will move forward with the recommended repairs to the crawlspace, and will implement regular inspection / monitoring the space to ensure conditions are being maintained. These works will need to be coordinated with works currently being undertaken on the piers by the Department of Fisheries and Oceans.

Prepared and Submitted by:

Michael Otter, P. Eng.
Design & Construction Engineer

Approved by:

Anthony Martuccio, P. Eng.
Director, Engineering, Facilities and Environmental Services

Appendices

1 - Inner Range Lighthouse and Location Map



Inner Range Lighthouse – Looking North



Location Map



Corporate Report City Council

Report from: Legal and Clerks Services, Office of the City Clerk

Report Date: January 15, 2020 **Meeting Date:** February 24, 2020

Report Number: LCS-031-2020 **File:** 10.12.1

Subject: Council Correspondence

Strategic Pillar:

Recommendation

That Council endorse the resolution from the Village of Merrickville-Wolford regarding Provincially Significant Wetlands Designation; and

That Council receive and file the items listed within the report; and

That Council receive and file additional correspondence distributed for the meeting held February 24, 2020, which is available upon request. FORTHWITH

Report

The Office of the City Clerk is submitting, for the approval of Council, correspondence received during the period of January 3, 2020 to January 16, 2020.

Resolutions

1. Village of Merrickville-Wolford regarding Provincially Significant Wetlands Designation
2. Prince Edward County regarding support for Quinte Conservation Authority
3. South Glengarry regarding Resolution in Support of Bill 156

Correspondence

4. Township of Wellington North - Support for Bill 156 - Security from Trespass and Protecting Food Safety Act
5. Letter from Office of the Prime Minister - regarding Heddle Shipyards
6. Letter to Council from Equity and Inclusion Committee

Memoranda from Staff

7. Memorandum from Director of Economic Development and Government Relations and Director of Community, Recreation & Cultural Services re: WE Day Community Update

Reports Requested by Council

8. Outstanding Reports List – updated February 11, 2020

Prepared by:

Kyra Nicholson, Council and Committee Coordinator

Submitted and Approved by:

Bonnie Nistico-Dunk, City Clerk

Established 1793
Incorporated
Wolford 1850
Merrickville 1860
Amalgamated 1998

Telephone (613) 269-4791
Facsimile (613) 269-3095



VILLAGE OF MERRICKVILLE-WOLFORD

February 5, 2020

The Honourable Doug Ford, Premier of Ontario

Premier's Office, Room 281
Legislative Building, Queen's Park
Toronto, ON, M7A 1A1

Dear Premier Ford:

Re: Provincially Significant Wetlands Designation

Please find attached the Council of the Corporation of the Village of Merrickville-Wolford's Resolution No. R-029-20, with respect to the Village's concerns surrounding the Ministry of Natural Resources and Forestry's practices and procedures while implementing designations of Provincially Significant Wetlands.

While the attached resolution is tailored to a Village-specific issue, it is Council's position that the concerns expressed therein are being experienced by municipalities Province-wide.

Thank you in advance for the consideration that you give this matter.

Yours truly,

Doug Robertson
CAO/Clerk/Director, Economic Development

- c. Honourable John Yakabuski, Minister of Natural Resources and Forestry
- Honourable Steve Clark, Minister of Municipal Affairs and Housing
- Andy Brown, CAO of the United Counties of Leeds and Grenville
- Association of Municipalities of Ontario
- Rural Ontario Municipal Association
- All Ontario municipalities

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VILLAGE OF MERRICKVILLE-WOLFORD

For Clerk's use only, if required:

Recorded Vote Requested By:

Cameron	Y	N
Foster	Y	N
Halpenny	Y	N
Molloy	Y	N
Struthers	Y	N

Resolution Number: R - 029 - 20

Date: January 27, 2020

Moved by: Cameron Foster Halpenny Molloy

Seconded by: Cameron Foster Halpenny Molloy

WHEREAS the Village of Merrickville-Wolford is endeavouring to adopt a new Official Plan as required per Section 17 of the *Planning Act* and the Village is required to incorporate the Provincial Policy Statements of the Act;

AND WHEREAS the Provincial Policy Statements require the Village to provide in its Official Plan the updated provisions of new and expanded Provincially Significant Wetlands designations;

AND WHEREAS the Council of the Corporation of the Village of Merrickville-Wolford is concerned that the expansion of these wetlands is detrimentally affecting certain landowners and the Village's assessment base;

AND WHEREAS the Council of the Corporation of the Village of Merrickville-Wolford is concerned that designations of Provincially Significant Wetlands have occurred throughout the Province of Ontario without the provision of supporting evidence;

Established 1793
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Wolford 1850
Merrickville 1860
Amalgamated 1998

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Facsimile (613) 269-3095



VILLAGE OF MERRICKVILLE-WOLFORD

AND WHEREAS the Council of the Corporation of the Village of Merrickville-Wolford is concerned about the expansion of the Provincially Significant Wetlands in the Northeast quadrant of the Village;

AND WHEREAS the Council of the Corporation of the Village of Merrickville-Wolford is concerned that these wetlands designations have been expanded without the Ministry of Natural Resources and Forestry having provided to the Village supporting evidence to justify said expansion;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Village of Merrickville-Wolford does hereby respectfully request that the Ministry of Natural Resources and Forestry provide the Village with supporting evidence with respect to the expansion of these wetlands designations;

AND THAT the Ministry of Natural Resources and Forestry re-evaluate the subject properties without delay;

AND THAT a copy of this resolution be sent to the Honourable Premier Doug Ford, Minister of Natural Resources and Forestry, the Minister of Municipal Affairs and Housing, the United Counties of Leeds and Grenville, the Association of Municipalities of Ontario and the Rural Ontario Municipal Association and all Ontario municipalities.

Carried / Defeated

J. Douglas Struthers, Mayor



From the Office of the Clerk
 The Corporation of the County of Prince Edward
 332 Picton Main Street, Picton, ON K0K 2T0
 T: 613.476.2148 x 1021 | F: 613.476.5727
clerks@pecounty.on.ca | www.thecounty.ca

February 10, 2020

Please be advised that during the regular meeting of the Committee of the Whole on January 9, 2020 the following motion was carried;

RESOLUTION NO. CW-013 -2020

DATE: January 9, 2020

MOVED BY: Councillor Roberts

SECONDED BY: Councillor St-Jean

Council's support for Quinte Conservation Authority

WHEREAS the Municipality of Prince Edward County is a member of the Quinte Conservation Authority (QCA) and is represented on their Board of Directors; and

WHEREAS the QCA is a community-based environmental protection agency that serves 18 municipalities in the watersheds of the Moira, Napanee and Salmon Rivers and Prince Edward County with programs and services focused on a sustainable ecosystem where people and nature live in harmony, and

WHEREAS the QCA provides the Municipality of Prince Edward County and its residents with valuable contributions to recreation, education, water quality, reduction of vegetation loss and soil erosion, preservation of species at risk, as well as protecting life and property through a variety of measures, and

WHEREAS the QCA has a flood management program employing a watershed-based approach that forecasts flooding, issues flood warnings, monitors stream flow, regulates development activities in flood-plains, educates the public about flooding and protects natural cover that helps reduce the impacts of flooding; and

WHEREAS the Municipality of Prince Edward County has experienced disastrous and unprecedented flooding in both 2017 and 2019, with indications that these inundations may constitute the new normal; and




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WHEREAS the Ontario provincial government has announced a 50% cut to their \$7.4 million Natural Hazards Transfer Payment Grant (Section 39) to Ontario conservation authorities (including QCA) that includes flood and erosion control infrastructure, flood forecasting and warning, watershed planning projects and technical studies, etc., an impact that will be immediately and particularly felt in smaller and more rural areas such as the Municipality of Prince Edward County;

NOW THEREFORE BE IT RESOLVED

1. **THAT** the Municipality of Prince Edward County supports the continuation of the programs and services of the Quinte Conservation Authority; and
2. **THAT** this resolution be forwarded to the Minister of the Environment, Conservation and Parks, Premier Doug Ford, the Association of Municipalities of Ontario (AMO), Todd Smith MPP, the QCA and all Ontario municipalities.



 Mayor





CORPORATION OF THE TOWNSHIP OF SOUTH GLENGARRY

MOVED BY Sam McDonellRESOLUTION NO 29-2020SECONDED BY Martin Lang

DATE February 3, 2020

WHEREAS the Township of South Glengarry has a strong agricultural tradition and continues to play an important role in Ontario's agri-food sector.

AND WHEREAS the Township of South Glengarry recognizes the importance of the safety of those working in the agri-food sector and the need to protect the safety of our food chain.

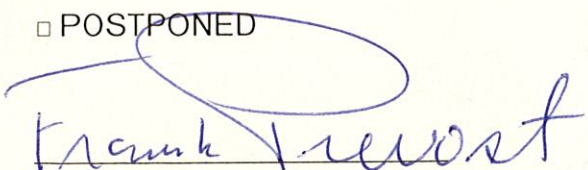
AND WHEREAS in December 2019, the Ontario government introduced legislation in Bill 156 – Security from Trespass and Protecting Food Safety Act, 2019 which will ensure farm businesses have a legal standing to protect their farm, family and employees, livestock, crops and ultimately the entire food supply.

AND WHEREAS the Council of the Township of South Glengarry appreciates the effort being made by the Ontario government to protect those working in the agri-food sector.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of South Glengarry strongly supports Bill 156 and urges all members of the Legislative Assembly of Ontario to pass this legislation to protect all Ontario farm families and food processors.

AND FURTHER that this motion be forwarded to the Honourable Doug Ford, premier of Ontario, the Honourable Ernie Hardman, Minister of Agriculture, Food and Rural Affairs and all Ontario municipalities for their consideration.

☒ CARRIED☐ DEFEATED☐ POSTPONED


Mayor Frank Prevost

Recorded Vote:	Yes	No
Mayor Prevost	___	___
Deputy Mayor Warden	___	___
Councillor Lang	___	___
Councillor Jaworski	___	___
Councillor McDonell	___	___



519.848.3620
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Plan to
Simply Explore.
www.simplyexplore.ca

February 10, 2020

Hon. Ernie Hardeman
Minister of Agriculture, Food & Rural Affairs
77 Grenville Street, 11th Floor
Toronto, Ontario M5S 1B3

Via Email: minister.omafra@ontario.ca

Dear Minister Hardeman,

Ontario farms have come under increasing threat from trespassers and activists who illegally enter property, barns and buildings, causing significant disruptions to the entire agri-food sector. These activists are trespassing under false pretenses to gain entry on to farm properties. They have seized private property and threatened the health and safety of Ontario farms, employees, livestock and crops. These individuals and organizations are causing health and safety concerns and undue stress to Ontario farmers, their families, and their businesses. Once peaceful protests have escalated to trespassing, invading, barn break-ins and harassment. These incidents distress farmers, their families and employees, and threaten the health of livestock and crops when activists breach biosecurity protocols, ultimately putting the entire food system at risk.

We strongly support the new proposed legislation, *Bill 156: Security from Trespass and Protecting Food Safety Act*. This new legislation is an important way to keep our farm and food supply safe for all Ontarians. Bill 156 provides a balanced approach to protecting farms while recognizing a citizen's right to protest. This new legislation will ensure farm businesses have a legal standing to protect their farm, family and employees, livestock, crops and ultimately the entire food system. *Bill 156: Security from Trespass and Protecting Food Safety Act* is good news for Ontario's agri-food industry.

Thank you for this important new legislation. Protection of our Ontario Agriculture should be the highest priority.

Sincerely,

Dan Yake
Acting Mayor

cc: Wellington Federation of Agriculture (via email)

From: Prime Minister/Premier Ministre [<mailto:PM@pm.gc.ca>]
Sent: Monday, February 3, 2020 3:26 PM
To: Wenzler, Melissa <mwenzler@stcatharines.ca>
Cc: Anita Anand, P.C.,M.P. <TPSGC.CorrMin-MinCor.PWGSC@tpsgc-pwgsc.gc.ca>
Subject: Office of the Prime Minister / Cabinet du Premier ministre

Dear Ms. Wenzler:

On behalf of Prime Minister Justin Trudeau, I would like to acknowledge receipt of your correspondence enclosing a motion regarding Heddle Shipyards and the National Shipbuilding Strategy.

Please be assured that your comments, offered on behalf of the St. Catharines City Council, have been carefully reviewed. I note that you have sent a copy of your email to the Honourable Anita Anand, Minister of Public Services and Procurement. While the Prime Minister appreciates being made aware of this information, he will leave your letter to be considered by the Minister.

Thank you for taking the time to write.

Yours sincerely,

C. Chaar
Executive Correspondence Officer
Agent de correspondance
de la haute direction

Mayor Walter Sendzik and City Council
PO Box 3012
St. Catharines City Hall
50 Church St.
St. Catharines ON L2R 7C2

Feb. 13, 2020

Dear Mayor Sendzik and Members of City Council,

On behalf of the Equity and Inclusion Advisory Committee, I request your support as we continue our work to remove systematic barriers to participation in city programs, committees and consultations to encourage a range of perspectives, experiences and ideas in decision-making.

In the creation of our work plan, the committee identified several areas where we could support Council in your efforts to improve the quality of life for all residents and embed inclusionary policies and practices into city services and programs in order to promote equity for residents and visitors. One of the first priorities identified was the consideration of childcare and dependent care options to enable residents to fully participate in city committees and consultations. Committee members conducted research on comparable municipalities and looked at ways that other cities are taking action to remove this barrier to participation.

On January 14, 2020, the Equity and Inclusion Advisory committee passed the following motion:

The Equity and Inclusion Committee recommends that City Council directs staff to prepare a report and develop a family care and accommodation policy (including but not limited to barrier-free access to childcare, transportation, dependent care) to improve equitable access and reduce systemic barriers to public participation in all city-initiated public meetings, citizen advisory committees and statutory meetings.

The Equity and Inclusion Advisory Committee is requesting Council's support to move this request forward by requesting a staff report that outlines options and possibilities to implement the goal of a family care and accommodation policy for all citizen advisory committees and bodies at the City of St. Catharines. This relates to Council's strategic plan to: "Build and support strong, inclusive neighbourhoods that provide high quality of life for residents of all ages."

Our committee has completed environmental scans of several comparable cities. Through our research, we have found a range of policies on this topic, some at the early stages of policy development while others we consider ground-breaking policies ensuring barrier free access to civic participation. The Committee would be pleased to share this research with staff to prepare a report for Council's consideration.

Next, the Equity and Inclusion Advisory committee was requested to review the staff proposal for a Diversity, Inclusion and Gender Equity staff person that was referred to the committee by Council in the 2020 budget discussion. The committee was happy to review and offer input as requested by council. Our committee has had the chance to hear from the HR representative from the City of St. Catharines

regarding the matter of hiring an Equity and Inclusion focused role full time for one year for the 2021 budget. At the February 11 committee meeting, a motion was made and carried that states:

The Equity and Inclusion advisory committee agrees that the Diversity, Inclusion and Gender Equity staff person is needed at the City of St. Catharines, and that a full time permanent role should be implemented, and that the role should be filled before 2021.

When considering this request from Council, the committee discussed the scope of the role; the expectations for the role in terms of what could realistically be accomplished in one year; the sustainability of the role; best practices in other similar and dissimilar organizations; whether it should be part of HR or independent especially concerning complaints-related processes; and the extent to which the role should be responsible for coordinating and updating related policies.

It was also noted that Council has already committed the City to much of this work as a signatory to the Leadership Accord for Gender Diversity, which commits the organization to many policy and procedural updates and a list of requirements for gender inclusion. The committee agrees with the staff proposal that the role should have a mandate for all equity seeking groups beyond only gender, that evidence (via needs assessment that will include the gender assessment and possibly the global diversity and inclusion benchmarks) should drive the subsequent allocation of human and financial resources, and that sustainability was key to making a success of the role and its expected outcomes.

Finally, the committee discussed the organizational risk of not having at least one dedicated Inclusion role in place at a time when other municipalities have entire teams dedicated to equity and inclusion. The committee was thus unanimous in our support for the expanded sustainable role as well as unanimous that the role should be filled as soon as reasonably possible, ideally before 2021.

We look forward to presenting this information to you at Council and welcome your comments at questions at that time.

Respectfully,

Haley Bateman

Chair, Equity and Inclusion Advisory Committee



Memorandum

To: Mayor and Members of Council

Cc: Department Heads

From: Brian York, Director of Economic Development & Government Relations
Phil Cristi, Director of Community, Recreation & Cultural Services

Date: February 6, 2020

Subject: WE Day Community Update

Further to the direction provided by Council at its January 27th meeting, this memo is to provide an update on the progress and planning for the proposed WE Day Community event on May 5, 2020.

City staff have re-engaged with both the District School Board of Niagara (DSBN) as well as the Niagara Catholic District School Board (NCDSB) to reassess their interest and ability in participating in the event for May 5th. While discussions with the local school boards have been positive to date and they remain supportive, the current “work to rule” status of school boards in Ontario means that securing a commitment to student participation in the event may be challenging. With no deadline in sight, the unknown is certainly impacting the ability to plan this student-centric event. This of course could potentially have a huge impact on student attendance at the event. Further to this, the NCDSB has also advised that the proposed May 5th date would also coincide with previously planned activities for Catholic Education Week, which may further hinder attendance.

As a result, staff have spoken to both the WE Day Foundation as well as the school boards, who have indicated their support for moving the event to a date in Fall of 2020, which would provide better certainty for attendance. Moving the event to a Fall date, would also provide event organizers additional certainty in planning, budgeting, as well as fundraising to host the event.

As directed, staff have also reviewed contracts that have been received to date outlining fees and requirements to be fulfilled by the City, as well as any associated clauses or penalties that might result from the cancellation of these agreements.

Below is a table summarizing the current agreements that the City of St. Catharines has received in relation to the WE Day Community event. The table further outlines the fees that the City of St. Catharines would be responsible for paying, including deposits, travel expenses, as well as associated hospitality and production riders stated in the

contracts. The penalties for cancellation of these agreements are also outlined, including forfeiture of deposits or in some cases full fees.

ORGANIZATION / ARTIST	TYPE OF AGREEMENT	FEE	CANCELLATION
WE Charity	License and Collaboration Agreement	None	Not contemplated. Requested additional clause to address.
Artist #1	Speaking Engagement Contract	Deposit \$1,000 Full Fee \$2,000 + HST	Deposit non-refundable. If cancelled on or after March 5 we pay full fee. Force majeure language would not include teacher strike or general concerns re Coronavirus
Artist #2	Performance Contract	Deposit \$5,000 Full Fee \$10,000 + HST \$2,500 travel buyout Hospitality rider Production rider	If we cancel any time after execution, we pay full fee. No Force majeure if Artist willing and able to perform. Only if Force Majeure prevents Artist performance then only forfeit deposit.
Artist #3	Speaker Contract	Deposit \$6,250 + HST Full Fee \$12,500 plus HST. Travel/Hospitality rider. Production Rider	If we cancel prior to April 3 we forfeit deposit, after April 3 we forfeit entire amount. Force Majeure clause vague not likely applicable.
Wali Shah	No agreement received	\$1600 + HST	Bookings & services are confirmed upon receipt of a 50% deposit, or the full amount in advance, unless otherwise agreed. In the event of a cancellation, any refund is forfeited unless otherwise agreed, or re-scheduled and notified a minimum of 7 days prior to the event.

Please note, no contracts have been signed to date. Staff will memo Council with a further update once a Fall event date has been secured.

Thank you.

City Council Outstanding Reports List

Reports by Strategic Pillar

Cultural 1 **Economic** 1
Environmental 5 **Social** 3

Reports Related to Strategic Plan 10

Reports Unrelated to Strategic Plan 17

Updated: February 11, 2020

Relation to Strategic Plan	ORL #	Requested	Requested by	Request	Lead Dept.	Expected Return Date	Comments
Cultural	2019-44	2-Dec-19	Porter	That staff be directed to gather the appeal processes for all grant programs and report back to Council	CRCS	Q1 2020	From BSC minutes of October 28, 2019
Economic	2020-01	13-Jan-20	Kushner	Multi-year budgeting	FMS	Q2 2020	Report will be sent to BSC for input prior to going to Council
Environmental	2019-13	29-Apr-19	Townsend	Feasibility of green alternatives to road salts for City's winter program	MW	Q1 2020	BSC input Jan 2020
Environmental	2019-18	10-Jun-19	Williamson	Condition of Inner Range Port Dalhousie Lighthouse and development of plan to more permanently protect both lighthouses and lakeside park from future flooding	EFES	Q1 2020	Report to be done after high waters recede
Environmental	2019-20	24-Jun-19	Mayor Sendzik	Corporate waste reduction strategy including best practices for municipal waste diversion and organics at city facilities, parks, beaches, public spaces and events at city facilities, including an implementation strategy and budget for 2020.	EFES / MW	Q1 2020	This report is to go to the Environmental Sustainability Committee
Environmental	2019-39	4-Nov-19	Townsend	Single-use plastic bag ban	EFES / LCS / EDTS	Q4 2020	
Environmental	2020-05	10-Feb-20		Report back on the organizational measures in the Energy Conservation and Demand Management Plan	EFES		Requested return of 2nd Quarter 2020
Social	2019-03	11-Feb-19	Porter	Policy and funding methods for how the City could support requests for assistance for affordable housing endeavors in the future	PBS	March	To be incorporated in CIP Review Process
Social	2019-49	16-Dec-19	Mayor Sendzik	That the needle pick-up team be a pilot project that includes tracking of the number of needles picked up, the cost of cleaning up spaces that have been subjected to abuse by people using needles and other drugs; and other issues around homelessness and addictions found in city parks and that the findings be reported back to Council by November 2020; and That data be used to secure future funding from Regional, provincial and federal governments to deal with this epidemic	MW		Requested return November 2020
Social	2020-02	13-Jan-20	Townsend	E-Scooter report with results of consultation with stakeholder groups and risk management analysis	EDTS / EFES / MW		Follow up report. Initial report (EDTS/CRCS-006-2020) approved January 13, 2020
None	2019-12	15-Apr-19	Porter	Review of Citizen Appointments to Boards and Committees Policy	LCS	Q2 2020	Once current appointment process is completed
None	2019-22	15-Jul-19	Townsend	Amend sign by-law to permit digital signage on City-owned properties and buildings, including the appropriateness and ability to include third-party advertising as part of digital signage on City-owned properties.	PBS / COMMS	23-Mar-20	Appeal Information Report - Application for Sign By-law Variance; 142 St. Paul Street; Owner: 2400795 Ontario Inc. was deferred 8-12-19 until ORL #2019-22 is presented to Council. Requested return Q4 2019
None	2019-23	15-Jul-19	Littleton	Opportunities and strategies for the City to support neighbourhood associations and neighbourhood-based community groups, including best practices and information gathered from the forum	CRCS	Q2 2020	Staff report will come forward following the neighbourhood association forum
None	2019-26	12-Aug-19	Siscoe	Renaming of parkette at 91 York Street	CRCS	Q4 2020	
None	2019-29	09-Sep-19	Littleton	Report back on the existing street naming process with ways to include more public engagement, perhaps similar to the park naming process	PBS	Q2 2020	
None	2019-31	09-Sep-19	Garcia	Creation of a new rental category for use of vacant and unused City properties by Community-based Volunteer Groups (not to be used for commercial purpose)	FMS / CRCS	Q1 2020	Rental fees to be waived in total for volunteer groups. Groups still need proper insurance and to help with maintenance

Relation to Strategic Plan	ORL #	Requested	Requested by	Request	Lead Dept.	Expected Return Date	Comments
None	2019-33	09-Sep-19	Townsend	Naloxone training for City staff and City Councillors, including availability of Naloxone kits in the trunks of City vehicles and Councillors' vehicles.	CSS		Was brought to Feb 10, 2020 meeting. Referred to staff by Coun. Littleton for additional information
None	2019-34	23-Sep-19	Mayor Sendzik	That additional staffing be considered for RZone in the 2021 budget deliberations and come back to Council with a report in Q3 2020	CRCS	Q3 2020	Return requested for Q3 2020
None	2019-40	2-Dec-19		That staff report back to Council with a schedule for Deputy Mayors	LCS	Q3 2020	
None	2019-41	2-Dec-19	Littleton	That staff report back regarding the Conversion of Grantham South to a one-way street heading north from Queenston Street to Eastchester Avenue	EFES	Q3 2020	
None	2019-43	2-Dec-19	Kushner / Phillips	That staff utilize the EngageSTC portal to gather public feedback and report back end of Q1 2020 regarding a national ban on handguns and the joining with other municipalities that are advocating for a national ban on handguns.			Return requested for Q1 2020
None	2019-45	16-Dec-19	Porter	That staff be directed to consult with the public and report back to Council in Q2 with recommendations for how to use the telephone town hall money	FMS		Report to come through BSC task force on budget process engagement / communication, include City of Ottawa. Return requested for Q2 2020
None	2019-46	16-Dec-19	Porter	That staff report back after completion of the WE Day event, including how many staff hours were spent			
None	2019-47	16-Dec-19	Miller / Mayor Sendzik	That the request for funds to be used to record in-camera meetings be referred to 2020 for a report including the upgrading of screening services for all meetings (open and closed sessions).	LCS		
None	2019-48	16-Dec-19	Dodge	That the request to add cutting of cul-de-sacs and boulevards be referred to staff for a report.	MW		
None	2020-03	15-Jul-19	Porter	Living Wage Employer Implementation Plan, including financial impacts to the City.	CSS		Follow up report. Initial report (CAO-144-2019) approved July 15, 2019
None	2020-04	27-Jan-20	Mayor Sendzik	Public process of naming the Lakeside Pavilion and include Neil Peart as a potential name for consideration, including the ongoing Engage STC public consultation;	CRCS		Consult with the Peart family and the band's representatives regarding any naming, memorials, events and concerts in Neil's honour or Lakeside Park. Any further requests to honour Neil Peart in St. Catharines (including memorials, events and concerts) be included in a report to Council as part of the naming process upon completion of the public consultation.



Corporate Report City Council

Report from: Planning and Building Services, Planning Services

Report Date: February 20, 2020 **Meeting Date:** February 24, 2020

Report Number: PBS-013-2020 **File:** 56.2.1

Subject: Regulation of Short-term Rental Accommodations

Strategic Pillar:



Recommendation

That Planning and Building Services staff be directed to commence the process of amending the City's Zoning By-law in 2021 to consider short-term rental use, including but not limited to, bed and breakfasts, short term rental of rooms in a dwelling unit, and short term rental of entire dwelling units. FORTHWITH

Summary

Upon extensive review and public input, staff is recommending an amendment to the City's Zoning By-law (2013-283) to include short-term rentals (STRs) as a home based business use, similar to bed and breakfast accommodations, which are already permitted in residential zones subject to certain limitations. While staff is generally supportive of an amendment to the City's licensing by-law to include a licensing process for short-term rentals, addressing licensing for short-term rental use is premature until the planning permissions have been addressed. A licensing requirement will assist staff with enforcement and assist with collecting more accurate information regarding short-term rentals in the city. Staff recognize that these amendments were not considered as part of current work plans, nor have any funds been allocated in the 2020 budget for these works. As such, the zoning by-law amendment should be considered in 2021 and review of the City's Licensing By-law should be revisited at a later date.

Goals to be Retained in any STR Regulation

In undertaking the STR review, staff identified a number of goals that were to be a priority in any regulation of STR accommodation, as follows:

- Protect housing supply;
 - The City has a low vacancy rate and the introduction of any regulation for STR accommodation should be reviewed under the lens of improving the residential vacancy rate.
- Support opportunities for supplementary income;

- The City has an affordable housing issue and any regulation of STR accommodation should promote more affordable housing.
- Reasonable to enforce;
 - Successful enforcement of any STR regulation relies on an enforcement protocol which reflects the experience to date regarding what is acceptable evidence in the courts and triggers minimal staff resources to enforce.
- Protect residential neighbourhood character;
 - Any permissions for STR accommodation in residential neighbourhoods need to respect the established residential context, including but not limited to:
 - Adequate parking
 - Potential noise impacts
 - Management of garbage
- Support tourism and tourist spending in the City of St. Catharines.
 - STR accommodation supports the local economy by offering alternative forms of accommodation from the traditional hotel, motel, inn etc. and trigger spending in other economic sectors including entertainment venues, restaurants, sport events, etc.

Relationship to Strategic Plan

Consideration for short-term rental regulations within the municipality ties into several aspects of the City's Strategic Plan. These related goals are listed below:

Economic Prosperity

Strategic Goal - Support the City's commitment to building and growing a diverse and resilient economy through fiscal responsibility, urban regeneration and collaborative partnerships.

Social Well-Being

Strategic Goal – Build and support strong, inclusive neighbourhoods that provide high quality of life for residents of all ages.

Cultural Renaissance

Strategic Goal – Celebrate the City's rich history, diversity, arts and cultural assets through leadership, promotion and investments that support measurable, sustainable creative growth.

Background

Short-term rentals (e.g. dwellings, rooms or units advertised on Airbnb, Vrbo, Flipkey) have become more prominent within our community and Council has directed staff to look into the use and provide information for consideration. This report outlines information about short-term rentals in the city, feedback received from public engagement, impacts associated with short-term rentals, a number of options available for regulating short-term rentals, and considerations that are required when contemplating making amendments to the City's current permissions and regulations.

On June 24, 2019, Council directed Staff to review short-term rentals (such as Airbnbs) in the City of St. Catharines. This direction was provided as a result of Council's consideration of implementing a Municipal Accommodation Tax (MAT). MAT serves as a new revenue tool that Ontario municipalities can use to further promote tourism as an economic driver within their city boundaries and the province as a whole. As indicated in a previous report to Budget Standing Committee ([EDTS-B021-2019](#)), regulations for short-term rentals will need to be addressed before assessing the viability of implementing a MAT on these types of accommodations. A separate report regarding the viability of a MAT is also provided and should be referred to for further details (see Report EDTS-211-2019, General Agenda, February 24, 2020).

This report provides an overview of:

- The City's current regulations for short-term rentals;
- Considerations regarding the use;
- Examples of other municipal approaches for regulating short-term rentals; and
- A summary of options that the City could consider.

Report

Short-term rentals (STRs) are accommodations rented for a period less than one month (not exceeding 28 consecutive days). These types of accommodations can serve a variety of needs, but due to their short-term nature they are commonly used by visitors and have traditionally been provided by hotel/motels and bed and breakfasts. The introduction of online platforms, such as Airbnb, Vrbo, Flipkey and others has made it easier for residents to offer all or part of their homes as a STR and advertise, connect with potential renters, and facilitate transactions.

Both hotel/motel and bed and breakfast uses are permitted in the City's Zoning By-law (2013-283). Traditional bed and breakfast operations are the only version of a STR currently permitted in residential zones and it does not permit the rental of an entire dwelling unit. The Zoning By-law recognizes and permits hotel/motel use in commercial, employment and mixed use zones, but not in any residential zone. A bed and breakfast is considered a home based business (the owner of the business has to live in the dwelling) and is only permitted within a detached dwelling and limited to rental of four rooms. With increasing popularity and interest in offering dwelling units for STR, this report focuses on STR use within residential zones.

Within a residential zone, STRs could take any of the following forms:

- Rental of a room or room(s) in a dwelling unit with the resident present during the rental period (similar to a traditional bed and breakfast);
- Rental of an entire dwelling unit while the resident is away; or,
- Rental of an entire dwelling unit that does not have a resident, and operates primarily as a STR.

Short-term Rental in St. Catharines

Public Engagement

When considering STRs, the following stakeholders have been identified:

- Residents/Community Members
- Hosts/STR operators
- STR platforms (such as Airbnb, Vrbo, Flipkey)
- Hotel Industry
- Guests/Tourists

To gain a better understanding of thoughts surrounding STR use in our community, staff conducted a survey from November 15, 2019 to January 13, 2020. The survey was advertised using various social media platforms and information cards were available throughout City Hall (Appendix 1). To promote the survey and connect with the community in person, seven pop-up booths occurred throughout the City at the following dates and times:

- Friday, November 15th from 5 p.m. to 9 p.m. at the Pen Centre
- Sunday, November 17th from 1 p.m. to 4 p.m. at the Meridian Centre
- Monday, November 18th from 4 p.m. to 8 p.m. at City Hall
- Wednesday, November 20th from 5 p.m. to 9 p.m. at Fairview Mall
- Saturday, November 23rd from 10 a.m. to 3 p.m. at Seymour Hannah
- Wednesday, November 27th from 5 p.m. to 9 p.m. at Kiwanis Aquatic Centre
- Thursday, November 28th from 8 a.m. to 2 p.m. at Market Square

A short video was prepared by Communications staff summarizing STR and was posted online from December 18, 2019 to January 11, 2020 ([link](#)). A total of 258 people completed the survey and an additional 23 emails were received. The feedback received from the community will be referenced throughout this report. A complete report of all survey responses and correspondence is attached as Appendix 2.

Staff contacted listing platforms, including Airbnb, Vrbo, and Flipkey, informing them of the City's review of STR use and requesting information and input. Airbnb was the only platform to respond. The information provided by Airbnb will be referenced throughout this report.

Short-term Rental Listings

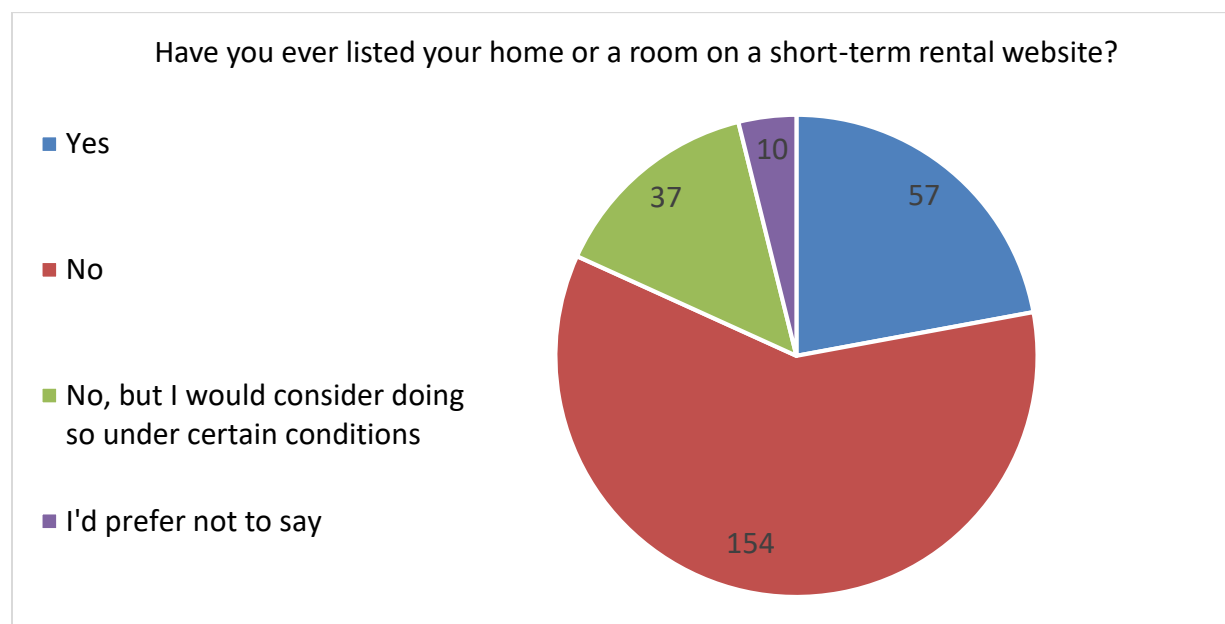
STRs can be advertised in many ways, including a variety of online platforms. Platforms such as Airbnb, Vrbo, and Flipkey are known for facilitating advertisement of STRs however it is important to note that these are not the only sites available. Staff reviewed the websites outlined above and found when searching for listings in St. Catharines, there were over 300 on Airbnb, 20 on Flipkey, and 128 on Vrbo. Listing prices ranged from \$13 to \$700 per night. Staff then searched Airbnb for the dates of December 13 to 15, 2019 and found there were 134 places listed to rent ranging in price from \$13 to \$300 a night. Of the 134 listings, 75 were advertising rental of an entire unit.

While the search of online platforms provides a general indication of listings in the City, a listing can be advertised on more than one website at a time and using multiple advertising methods. In addition, platform sites do not include the address of listings, so it is difficult to confirm if all listings advertised as being within St. Catharines are located within the municipal boundary. These factors affect the accuracy of using online searches to determine how many listings are located in the City.

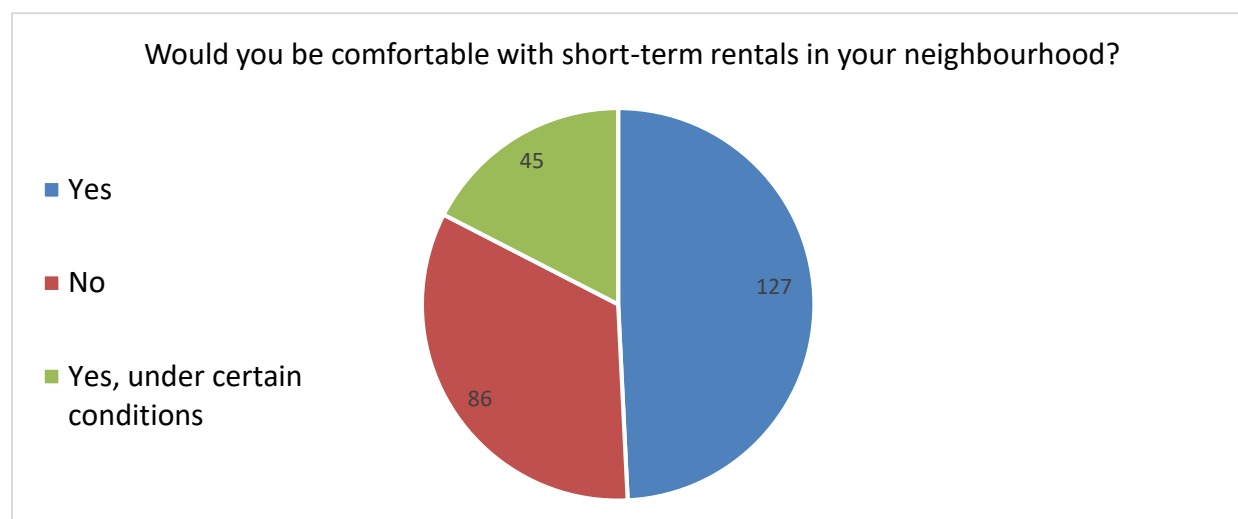
In response to staff's request for input and information, Airbnb provided the following data regarding STRs in St. Catharines:

- As of October 1, 2019 St. Catharines had 850 active Airbnb listings.
- The average trip length for guests to St. Catharines was 2.4 days as of January 1, 2019
- On average, St. Catharine's hosts provided STR for 36 nights per year (as of January 1, 2019)
- The average booked nightly price, as of January 1, 2019, was \$153 (USD), which is higher than the provincial average of \$104 (USD).

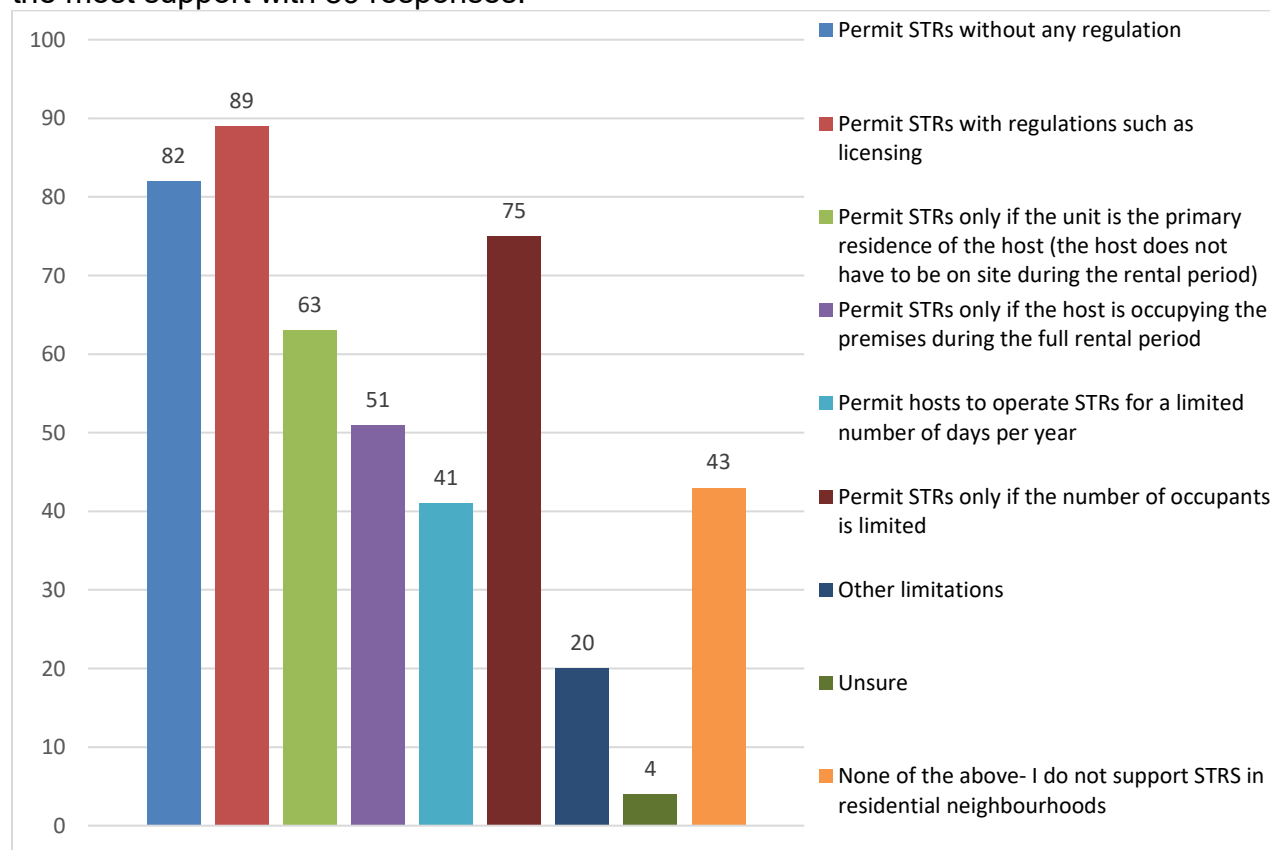
The City's survey, as illustrated below, indicated that 57 of the 258 respondents (representing 22%) had listed a unit or room on a short-term rental website and an additional 37 respondents (14%) indicated they would consider doing so under certain conditions.



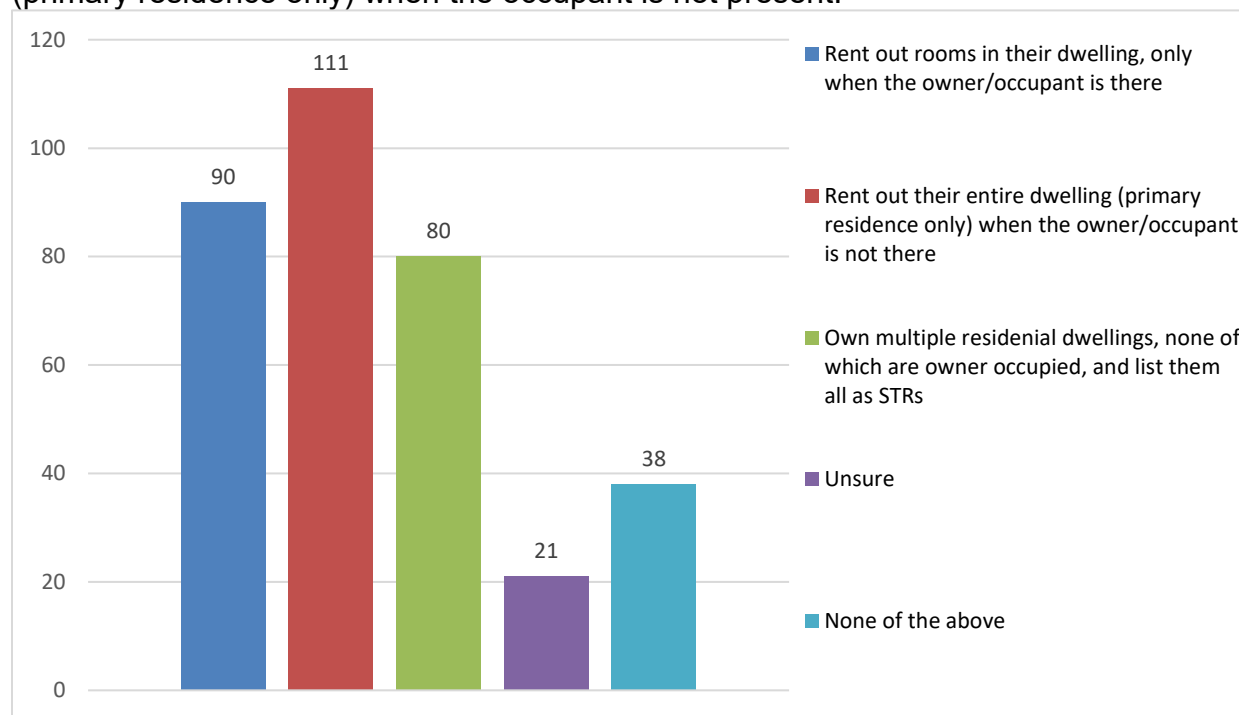
Nearly half of those who completed the survey indicated that they would be comfortable with STRs in their neighbourhood and an additional 17% said they would be comfortable under certain conditions, such as licensing or owner presence during the rental.



Respondents were asked what they would be supportive of if STRs were permitted in residential neighbourhoods. As indicated below, a regulation such as licensing received the most support with 89 responses.



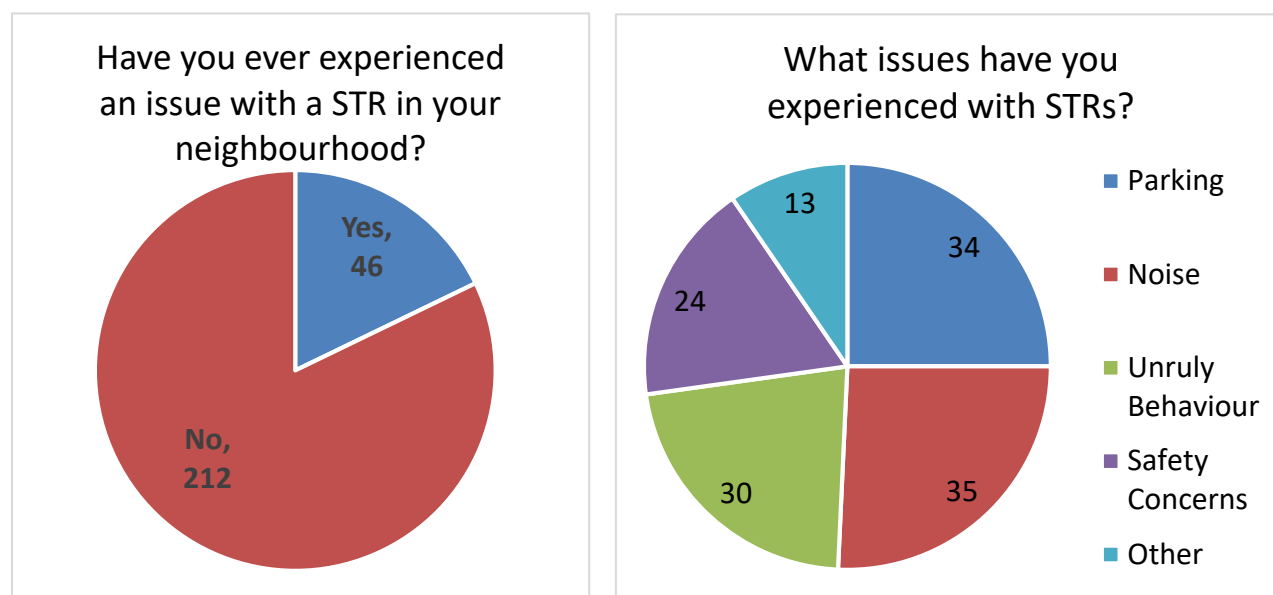
Respondents were also asked what an owner or occupant of a dwelling unit should be able to do. 111 or 43% of participants indicated support for rental of an entire dwelling (primary residence only) when the occupant is not present.



Short-term Rental Complaints and Compliance

By-law enforcement is conducted based on complaints from the public and staff investigate and work to gain by-law compliance on a case by case basis. Staff will issue a first and second letter of warning prior to pursuing an issue to court for non-compliance. Complaints regarding suspected STRs have increased in recent years, totaling 45 complaints to by-law enforcement from 2017 to 2019. There were 4 complaints in 2017, 20 complaints in 2018, and 21 in 2019. Of the 45 complaints, 15 were unwarranted, 17 have been resolved and the remaining 13 are outstanding. The 21 complaints received in 2019, the highest in the past three years, represents 1% of the total 2,088 municipal by-law complaints received that year.

The survey conducted by the City asked if respondents had ever experienced an issue with a STR in their neighbourhood. The chart below, on the left, indicates the responses. Those who answered 'yes' were asked to indicate what the issue related to and those responses are outlined below, to the right.



When a complaint is received, staff will gather as much information as possible from the complainant and then visit the site to investigate further. To date, staff have found STRs challenging to enforce. One of the challenges with enforcement is distinguishing when a dwelling is being used as a STR versus an owner/occupant hosting guests. Provincial Offences Court puts the onus on the City to demonstrate that a property is operating contrary to the by-law. As such, it is the City's responsibility to collect appropriate information and evidence to demonstrate and prove the infraction. The presence of an online listing may indicate the intent for a property to operate as a STR; however, the listing alone does not demonstrate that STR use has occurred on site. The following evidence is required to pursue successful prosecution:

- Municipal address of STR use
- Proof of payment
- Proof of length of stay
- STR guest to testify

Many of the concerns brought up by residents regarding STRs are related to how visitors behave. When guests are visiting for a short term, there is concern that they have less interest in the neighbourhood, and therefore may be more likely to cause damage to the property, leave garbage out, make noise and generally disregard the surrounding community. Another contributing factor to these concerns could be that visitors are not familiar with local rules or expectations. It is important to note that the City does have an existing noise by-law, parking by-law and property standards by-law that outline the City's expectations and apply to all properties in the City.

Complaints for noise, parking, and property standards can be made at any time and regardless of a property being used as a STR. In 2019, 240 property standards complaints, 63 noise complaints and 1,964 parking complaints were received by the City. When these complaints are received, it is not recorded if any of them were made related to a suspected STR, as such, there is no quantifiable data to demonstrate any relation between STR use and increased complaints in these categories.

Enforcement

When considering rules and regulations, a key component to their effectiveness is the ability to enforce them. Currently, when staff receive a complaint regarding a short-term rental, by-law enforcement will visit the site to investigate. Staff can ask people present on site if they are renting the property short-term or look for signs of a temporary visitor, such as luggage or vehicles with out of province license plates; however, these do not prove or disprove a short-term rental use.

The presence of an advertisement for a short-term rental may indicate intent to operate a short-term rental but it does not confirm that use as a short-term rental has occurred.

In developing any new regulations, consideration will be needed to ensure the proposed regulation will not encourage hosts to use one platform over another, and that the regulations will not have the effect of driving hosts underground. For example, if there is no incentive or the process is too complicated, there is a risk that this would encourage people to find other means to advertise.

Factors to Consider in Regulating STRs

Lack of Reliable Data

The introduction of online platforms to advertise STRs has disrupted the market by increasing the ability for hosts to advertise and connect with guests. This change in the market has drawn more attention to STR accommodations. Many cities and municipalities around the world have been reviewing existing regulations and implementing measures to mitigate any negative impacts. Cities and municipalities around the world have updated their regulations and implemented various regulatory levers to address short-term rentals in a way that suits the needs of their community. Although there are various examples, many of them are still in early stages of implementation and there is very little evidence showing the results of these regulations. While the examples provided from other locations may be helpful to consider, it is important to recognize that without data to gauge successful regulation, there is no guarantee that any given approach will result in the intended outcome.

Residential v.s. Commercial Use

A bed and breakfast is a form of STR that the City currently permits and recognizes as a home-based business. As a home based business, a bed and breakfast is operated from a residential detached dwelling, with the occupant present, and is permitted in residential zones. A hotel is a recognized form of short-term rental and is considered a commercial use. The challenge is in determining at what point a short-term rental use

transitions from a residential use to a commercial use. This determination is critical to ensure the various types of STRs are located and directed to appropriate zones. It is also important to determine at what point STRs should be considered a commercial use to ensure the appropriate tax rate is being applied. In the City of St. Catharines, the rate for residential property taxes is 1.421180% and the commercial rate is 3.216286%.

Official Plan Policies

The City's Official Plan identifies the need and importance for planning for and accommodating residential growth throughout the City. Lands designated 'Neighbourhood Residential' are intended to provide for a full range of housing opportunities to help accommodate projected growth. The Official Plan does recognize a home based business as an occupation, business, enterprise or service, conducted entirely within a dwelling unit, and is generally undertaken only by residents of such dwelling units. Section 7.11 of the GCP permits a home based business within a principle dwelling unit, accessory structures thereto, and accessory dwelling units in accordance with applicable by-law requirements to ensure the ancillary and subordinate nature of such use.

Zoning By-law (2013-283)

The City of St. Catharines Zoning By-law (2013-283) does not currently include a definition for the term 'short-term rental'. The City does recognize both 'hotel/motel' and 'bed and breakfast' uses as forms of STRs that are permitted.

Type	Definition	Permitted Zones
Hotel/Motel	A building(s) that provides temporary accommodation to the public for a period not exceeding 28 consecutive days, and may include independent cooking facilities and ancillary uses such as but not limited to restaurants, retail and service commercial uses, meeting and convention facilities, banquet facilities, recreation and entertainment facilities, and may also include one dwelling unit. Requires 1 parking space per guest room.	<ul style="list-style-type: none"> Commercial Zones (C3, C4, C5, C6) Employment Zones (E1) Mixed Use Zones (M1, M2, M3) (Appendix 3)
Bed and Breakfast	A home based business wherein rooms or beds are rented for a period not exceeding 28 consecutive days, and meals are served to overnight guests. Additional regulations: <ul style="list-style-type: none"> a) permitted within a detached dwelling and/or detached accessory dwelling b) conducted by a person(s) residing in the principal dwelling unit c) a maximum of 4 rental rooms are permitted 	<ul style="list-style-type: none"> Residential Zones (R1, R2, R3) Institutional Zones (I1, I2) Mixed Use Zones (M2) Agricultural Zones (A1) (Appendix 4)

	d) shall provide meals to guests of the bed and breakfast only e) requires 1 parking space per rental room	
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As noted above, within a residential zone, the only form of STR currently permitted in St. Catharines is a bed and breakfast.

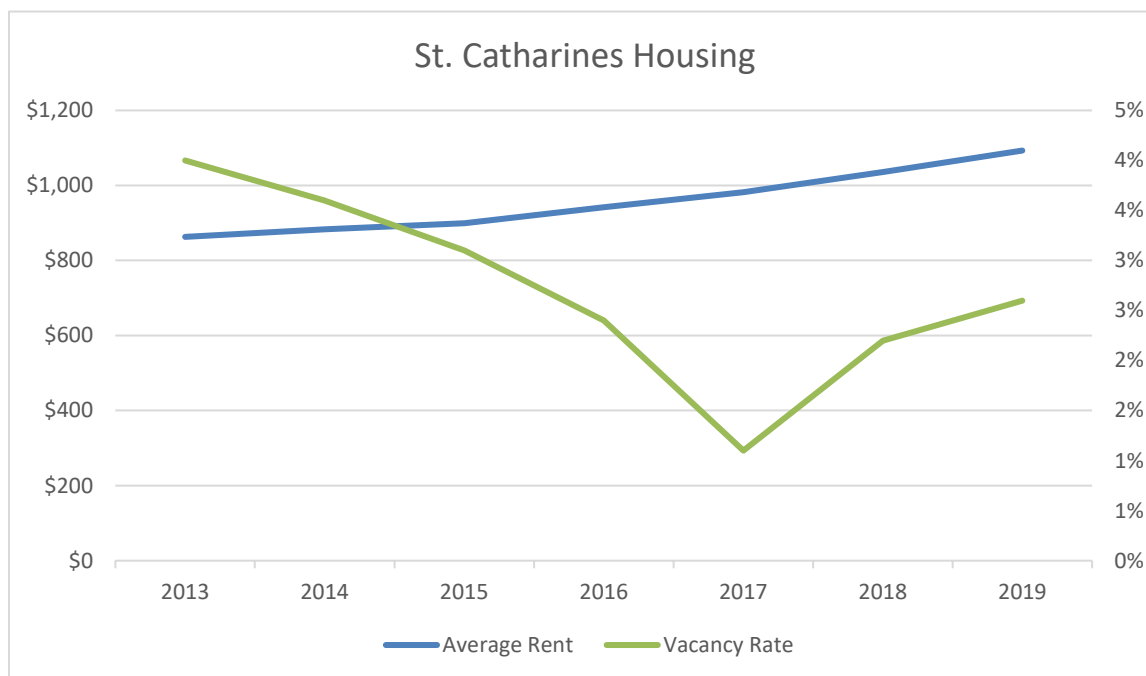
When STRs are permitted in residential neighbourhoods it is important that their use does not take away from the intended primary residential use. Many other jurisdictions have made the determination that when a dwelling unit is offered for short-term rental without having an occupant who typically resides there, this no longer represents a residential use. In these cases, instead of serving a residential purpose for housing, the units are used primarily for short-term rental, which is representative of a hotel/motel use and is more commercial in nature. Offering rooms for rent while the occupant is present, and even offering an entire dwelling unit for rent, on occasion, when the occupant is away, is consistent with residential use of a property since the dwelling unit serves its residential purpose for the occupant.

Amongst online platforms, multi-listings, which represent multiple listings offered by a single entity, such as a host or property manager, have widely been accepted as an indicator of potential commercial listings.

Impacts on Housing Availability and Affordability

According to the CMHC Rental Market Reports, the vacancy rate for purpose-built rental apartments in St. Catharines reached a 27-year low of 1.1% in 2017. While the rate has increased to 2.6% in 2019, St. Catharines continues to experience a vacancy rate below the 10-year average.

CMHC Rental Market Reports also indicate that average rent for an apartment in St. Catharines has increased to \$1,093 in 2019 from \$1,036 in 2018. With rising housing costs and over 5,800 households on the waiting list for affordable housing in the Region, housing affordability is a concern.



According to a study from McGill University, multi-listings (multiple listings offered by one host), which are used as an indicator of hosts operating short-term rentals commercially, account for 51% of Airbnb revenue in St. Catharines, which is higher than Toronto at 49%. If units are being used to provide short-term rentals instead of being available as a full-time residence, one of the concerns is that STR accommodations could result in a loss of housing from the market. With persistent low vacancy rates, impact to housing supply is a concern. It is a priority of the City to support and encourage maintenance and growth of our housing supply. There is concern that where the number of short-term rentals increase, the supply of units for long term rental will decrease, increasing their value and subsequently increasing rent. Unfortunately, due to the lack of data and results, it is difficult to quantify to what extent, if any, STRs have an impact on housing prices.

STRs can provide an opportunity for residents to earn income to supplement the costs of housing by renting out available rooms or dwelling units on a short-term basis. Airbnb has indicated that hosts in St. Catharines rent their space for an average of 36 nights per year, which is equivalent to 3 nights per month. At the average nightly rate of \$153 (USD), indicated by Airbnb, this would allow a host to earn approximately \$459 (USD) per month. Airbnb indicates that as of July 1, 2019, St. Catharines hosts using their site have earned a combined total of \$8,000,000 from their bookings.

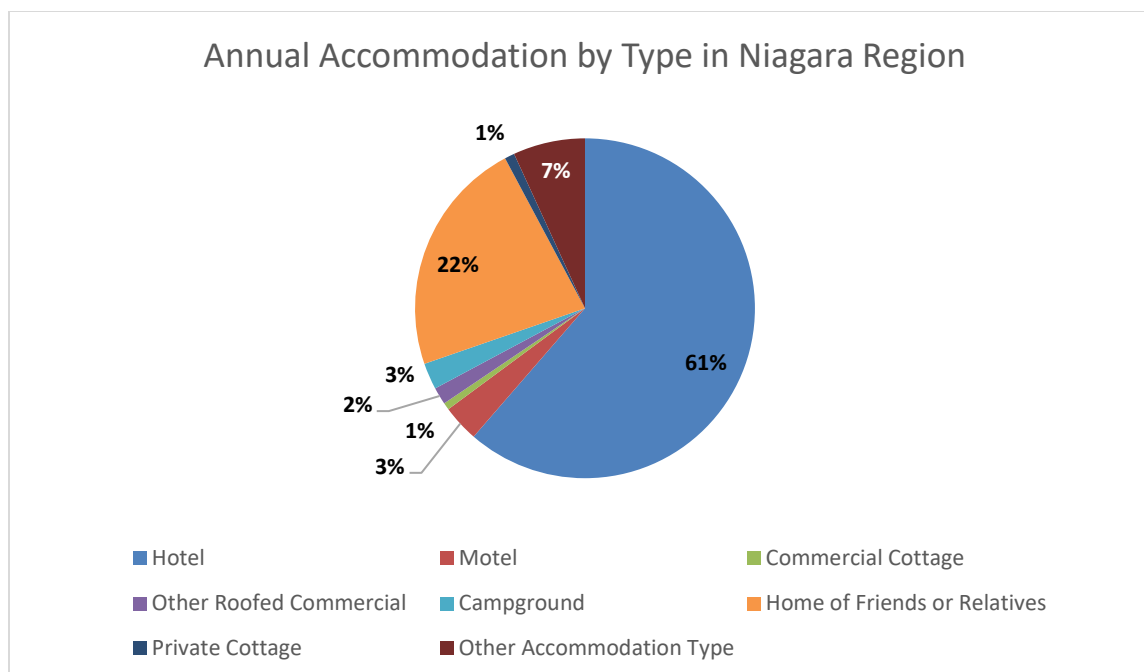
Staff have had discussions with Niagara Regional Housing (NRH) and Community Services to explore opportunities for STRs to play a role in providing temporary housing to long-term residents searching for a home. Staff recognize that the nature of STR use is for a period of less than 28 consecutive days, and as such, would not be suitable for providing long term solutions. The discussions with NRH and Community Services centred around providing hosts the option to offer their STR at a reduced rate to a local resident in need of shelter, when it is not otherwise booked through listing platforms. This would not remove those people from any wait lists for long term housing, but it could be used as a temporary transition or assist in providing shelter in harsh weather conditions. Through discussions with NRH and Community Services, staff understand that their primary need is for long-term housing and as such, use for short-term accommodations is limited. As well, a host may be reluctant to reduce the cost of the STR without any incentive to do so.

Municipal Accommodation Tax (MAT)

Staff have been directed to research the feasibility of charging a Municipal Accommodation Tax and Economic Development staff have been conducting consultation and research in this regard. The report for information regarding the MAT is available (see Report EDTS-211-2019, General Agenda, February 24, 2020).

Tourism and Economic Benefits of STRs

Tourism is a major component of the Council-approved economic development strategy. Tourism generates significant and positive economic activity in St. Catharines, which is maximized when visitors choose to stay overnight. Niagara Region receives close to 13 million visitors per year with approximately 5 million of those visitors staying overnight. Visitors will spend an average of \$320.70 a night and annual tourism spending in Niagara totals \$2.4 billion. A survey conducted by Niagara Region as part of the report on Niagara Tourism provided insight on what accommodations visitors choose to stay in. While none of the options were specific to short-term rentals, 335,000 nights annually are attributed to “other accommodation type”, which could reasonably be assumed to capture bed and breakfasts and other short-term rentals.



STRs provide an additional accommodation option for visitors to the City and Region. Staff heard from the public that many have used STRs as a way to stay closer to family than a hotel was able to provide. People also indicated that having access to separate rooms and a kitchen was helpful when travelling with young children and dietary restrictions. Airbnb indicates that from July 1, 2018 to July 1, 2019 St. Catharines hosted 60,800 guests in Airbnbs. STRs can also create a unique experience and opportunity for guests to connect with a host who is familiar with the local amenities and can provide suggestions and recommendations for their guests.

Regulation Approaches and Examples

There are a variety of regulatory controls that can be utilized to address STR use and enforcement. The tools available are detailed below and a chart indicating the approach taken by other jurisdictions is attached as Appendix 5.

Licensing

Some jurisdictions have introduced a licensing program requiring STR hosts to demonstrate compliance with various requirements prior to operating as a STR. Requirements can include, but are not limited to:

- Zoning compliance
- Site plan
- Building inspection
- Fire inspection
- Fire safety plan

Licenses can then be used as a tool for enforcement to determine whether a STR is operating legally or not. The Municipality keeps a log, and can post publicly, which

addresses have received a license. In a few cases, Municipalities required hosts to include their municipal license number in their online advertisement. Staff then build in capability to enforce based on listings and not requiring demonstration of the use taking place.

Many programs include a points system where complaints against licensed STRs are documented as demerit points and after receiving a set amount of demerit points, an operators license can be taken away.

Depending on the scope of the program, implementing a licensing program could require significant staff time to monitor and regulate, including reviewing applications, conducting inspections and investigating complaints. The City would also need to consider whether staff should be available in the evenings to address complaints received regarding STRs. Currently there is no staff capacity to assign to this function. Should this option be preferred by Council, it is recommended that an additional staff complement also be approved to administer the licensing and enforcement required.

Restricted Zones

Zoning has been used as a tool to locate STRs in specific areas or zones where it is deemed an appropriate fit. This approach could be useful if there are particular locations or corridors in the City that support tourists or to direct STRs outside of identified neighbourhoods where STR use would not be compatible.

STRs in Specific Dwelling Types

Some jurisdictions have restricted what types of dwellings can be used for STR. For example, the City of St. Catharines currently permits bed and breakfasts within detached dwelling units only. The use is not currently permitted in a townhouse dwelling or apartment dwelling unit. Similar restrictions could extend to STRs.

STR with Occupancy Limits

To address issues surrounding nuisance and partying, some jurisdictions have implemented a maximum number of rooms that can be rented or maximum number of guests permitted at one time. The City currently has a limit of four rental rooms for a bed and breakfast and requires additional parking for both bed and breakfasts and hotel/motel based on the number of rooms available for rent. These restrictions could be extended to STRs.

STR of Rooms with the Host Present

STR use can be limited to permit rental of rooms within a dwelling only if the host is present. Limiting the rental to rooms within a unit allows for rental only when the occupant is present, which can be helpful for managing concerns regarding noise and parties.

STR of Primary Dwelling of the Host

In an effort to limit the loss of residential units from the market, multiple jurisdictions have implemented regulations allowing STRs only if the unit is the primary residence of the host. These regulations require hosts to confirm that the STR listing they offer is

their primary residence. This can be achieved either by limiting the number of days per year any given unit can be rented out or requiring hosts to provide documentation, such as a driver's license, indicating the address of the listing is where they reside.

Existing Processes and Approaches

The City has an existing licensing by-law and a number of uses, including restaurants, kennels, and public halls require a business license. Bed and breakfasts are not one of the uses identified in the by-law as requiring a license. Similar to by-law enforcement, should a business be found to be operating without a required license, staff will issue notice requiring a license be obtained. If the City is to require a license for STRs, it is important to consider other uses that require licensing and ensure licensing is being required fairly amongst similar uses. Making any changes to the licensing by-law would require an amendment.

Options

There are many ways to consider short-term rentals and many different options and combinations of limitations that can be implemented through zoning. The first step is to determine what the intended outcome is and use that to scope the options. Throughout this report, staff have highlighted a number of goals that take into consideration the priorities of the City and which should be used when guiding decision making on STR regulations. The goals identified are:

- Protect housing supply
- Support opportunities for supplementary income
- Reasonable to enforce
- Protect residential neighbourhood character
- Support tourism and tourist spending in the City of St. Catharines

The options have been divided into two themes of planning and enforcement to first establish what the City wants to permit and then how the City intends to enforce those permissions.

Planning Option 1 – Maintain Existing Permissions

The Zoning By-law (2013-283) currently permits STRs, in all Residential Zones in the form of a bed and breakfast which is limited to four rental rooms in a detached dwelling where the host is present during the entire rental period. There is no obligation for the City to amend the zoning permissions for STRs and the existing policies could be maintained.

Planning Option 2 – Allow bed and breakfast in all residential dwelling types

The Zoning By-law (2013-283) currently limits a bed and breakfast to a detached dwelling and permits the rental of rooms within the dwelling. Amending the regulations on a bed and breakfast to permit the use within all dwelling types would allow for all residents to have the opportunity to rent rooms within their unit while they are present. STRs operating in this way are accessory to the primary use of the dwelling for residential purposes. This would be considered a home based business, allowing for supplementary income for hosts and providing support for tourism.

Planning Option 3 – Add STR of entire dwelling unit as a home based business

A third option is to add a new definition for STR that allows for rental of an entire dwelling unit. This would facilitate expansion of the use from rooms within a dwelling unit to permit rental of an entire dwelling unit, meaning the occupant/host is absent. Having this use as a home based business, would require that the dwelling unit is first and foremost used as a residential dwelling, and that only the person residing in the dwelling unit would be permitted to operate a STR from the unit. This approach would retain a dwelling units' primary residential function while also allowing residents the opportunity to make use of their unit when they may otherwise have no need for it (i.e. while away short-term).

Planning Option 4 – Add STR as a permitted use in residential dwellings

A STR could be added as a new use in the City's Zoning By-law (2013-283) which would allow any dwelling unit to be used as a STR. If STR is not considered a home based business, and permitted as its own use in residential zones, it would provide the opportunity for the primary use of a dwelling unit to be only a STR without it being the primary residence of any occupant.

The following table provides various scenarios and what would be allowed by each of the options presented above.

Scenario	Planning Option 1	Planning Option 2	Planning Option 3	Planning Option 4
Detached dwelling, offering 2 rooms for rent, when the host is present	✓	✓	✓	✓
Any dwelling unit offering 2 rooms for rent when the host is present	✗	✓	✓	✓
An entire dwelling unit offered for rent while the host/occupant is away short term (less than 28 days)	✗	✗	✓	✓
An entire dwelling unit used solely for short-term rentals, with no long-term occupant	✗	✗	✗	✓

Enforcement Option 1 – Maintain Existing

The City could maintain its existing process of investigating based on complaints with no requirement for any license or registration to operate a STR. Challenges with enforcement will remain.

Enforcement Option 2 – Registration

A registration program would encourage hosts to voluntarily register with the City, demonstrating that they meet the zoning requirements and providing their contact information. This could assist the City in starting to gather data on how many rentals are

operating without requiring as many resources up front. Since a registration program is more limited in scope, the resources to run it would be lower. The risk with a registration program is that the incentive to participate is lacking, and the program may therefore have little to no effect but could serve to assist in data collection.

Enforcement Option 3 – Licensing

Like other jurisdictions, the City could develop and implement a licensing program. Implementing a licensing program would be more involved than a registration program, and would require development of fees and penalties. Licensing could be used to address multiple items that are deemed necessary prior to operation, such as a zone check and fire safety plan.

The scope of a licensing program could vary significantly and the resources required to facilitate a licensing program would correspond to the complexity and extent of the program. For example, a licensing program could be scoped to minimal requirements, such as a zone check, where the host would demonstrate compliance with applicable zoning requirements and provide contact information in order to obtain a license to operate a STR. This would require limited staff time and the fee for an application could be similar to the City's existing fee for a zoning compliance review (\$127.65). Alternatively, a licensing program could be more extensive and require submission of a site plan, fire safety plan, and completion of building and fire inspections in addition to a zoning compliance review. This option would require significant resourcing, including additional staff such as, program coordinator (\$76,150 per position), by-law enforcement staff (\$100,265 per position), building and fire inspections staff (\$180,000 per position), not currently accommodated for in budgets. In an effort to achieve cost recovery from the licensing program, the associated fee for an application would likely be much higher. In addition, the work required to consult with the public and develop a proposed licensing program and begin implementing such a program was not considered in current work plans.

Should Council choose either enforcement options 2 or 3, there is the option of reporting back to Council after a period of time with further recommendations. Implementation as a pilot project may allow sufficient time to collect data and best practices from the City's experience and other jurisdictions who have recently implemented STR regulations, but do not yet have accurate metrics. Staff consider a minimally scoped licensing program to be a preferred approach since it may be accommodated without additional staff resources. A simplified approach as a first step to regulating STRs permits a trial period without expending significant funds.

Staff Recommendation

Staff are supportive of expanding the definition of a bed and breakfast to include all dwelling types and adding short-term rental as a new home based business type (Planning Options 2 and 3). These approaches will allow all residents the opportunity to earn supplementary income by offering their unit, or rooms within their unit, for short-term rental while still maintaining the primary residential function of the unit, by limiting the use as a home based business. This change would require a Zoning By-law

Amendment which would involve a public process, including an Open House and Public Meeting and would take approximately four months to bring a proposed amendment before Council for a decision. A Zoning By-law Amendment to address STR use was not contemplated in Planning and Building Services' 2020 work plan and if it were to be added, would impact staff's ability to complete other projects that have been committed to. A Zoning By-law Amendment to address STR use can be incorporated in the 2021 work plan.

With regards to enforcement, staff are of the opinion that a full licensing protocol can be resource intensive and beyond the staff resources currently available. Alternatively, a scoped license, limited to a zone check only, will enable staff to enforce based on the presence of an online advertisement, would involve limited resources and assist with enforcement. Staff are supportive of amending the City's licensing by-law to require hosts to obtain a license prior to advertising a STR. Staff feel that it is appropriate for hosts to obtain a license when they are able to demonstrate compliance with the zoning by-law. As such, a licensing program (enforcement option 3) should be considered in further detail once planning regulations, such as a Zoning By-law Amendment to address short-term rental use, are finalized. As noted above, the work required to consult with the public and develop a proposed licensing program and begin implementing such a program was not considered in current work plans and should be considered once the City has determined the zoning permissions for short-term rental use. Initiating this work in advance of determining planning requirements may result in development of a licensing by-law framework that does not consider all necessary elements for enforcement. This initiative should be revisited and incorporated into future work plans once the planning considerations for short-term rental use have been finalized.

The staff recommendation achieves the identified goals in the following ways:

- ✓ Protect housing supply
 - Permitting short-term rental as a home based business ensures the use is accessory to residential use of a dwelling unit.
- ✓ Support opportunities for supplementary income
 - Opportunities to earn supplementary income through short-term rentals is improved by extending the opportunity to residents of all dwelling types.
- ✓ Reasonable to enforce
 - While enforcement may continue to be a challenge, having a method in place, such as licensing, to gather contact information and conduct a zoning compliance check, improves staff's ability to monitor and enforce short-term rental use. Consideration for enforcement tools should follow completion of planning regulations. As such, it may take longer for this goal to be achieved.
- ✓ Protect residential neighbourhood character

- By permitting short-term rental use as a home based business, which is secondary to the principal residential use, the residential function and neighbourhood integrity can be maintained.
- ✓ Support tourism and tourist spending in the City of St. Catharines
 - Improved by increasing options of dwelling types that may be available for rent to the visiting public.

Should it be the will of Council for staff to commence the recommended Zoning By-law Amendment and/or Amendment of the Licensing By-law in 2020, since this work was not accounted for in current work plans and budgets, Council will need to choose one of the following:

- 1) Allocate funds for a contract staff member for up to one year at a cost of \$95,742, to complete the work required; or
- 2) Direct staff to delay other significant projects in order to prioritize the work associated with the above noted amendments.

Financial Implications

The financial implications vary depending on the chosen path moving forward. The proposed amendment to the zoning by-law may be accommodated in 2021 within the current staff complement. No additional staff resources are required to implement the proposed zoning amendment, except additional staff resources may be required should Council's decision be appealed to the Local Planning Appeals Tribunal. This circumstance is similar to any zoning amendment.

Should Council direct staff to pursue a full licensing program with more involved enforcement, requiring additional staff, evening work hours for enforcement and additional administration, there will be costs triggered for additional staff to administer the program. This option would require further report to Council identifying estimated costs, as there are no current budget dollars available for additional staffing and costs would need to be considered as part of future operating budgets.

Staff do not anticipate licensing fees will cover the cost of administration. A cost recovery model is likely to deter operators from getting a license, thereby potentially increasing enforcement costs. A license fee should be reasonable so that operators will willingly apply and receive a license. Staff does not recommend a full licensing protocol at this time.

A scoped licensing protocol is a preferred initial approach to STR regulation. A license based on a zone check only (no inspection required for compliance with Fire Code and Building Code) requires minimal staff resources for administration. Should a licensing protocol with limited scope be established with enforcement and administration kept to a minimum, current staffing levels may be able to manage the administration tasks. As an initial step to regulate STRs, staff recommend a low cost approach that may be reviewed in the future, if need be.

Conclusion

STR use can be complicated to address and there are multiple options when considering how to regulate the use and conduct enforcement. With limited data demonstrating results from approaches in other locations, there is no clear answer or path forward. Using the goals identified throughout this report to guide the direction for the City in addressing short-term rentals, staff are of the opinion that a Zoning By-law Amendment to address short-term rental as a home based business is an appropriate and reasonable change. Staff recognize that the recommended Zoning By-law Amendment was not considered as part of current work plans, nor have any funds been allocated in the 2020 budget. As such, the recommended amendment should be considered further in 2021. Further, while licensing is a recommended approach for enforcement, it is premature until the zoning permissions for short-term rental use have been addressed. Staff support revisiting consideration for licensing at a later date, once zoning permissions have been finalized.

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Appendices

1. Public Consultation Information Cards
2. Survey Responses
3. Zones Permitting Hotel/Motel Use
4. Zones Permitting Bed and Breakfast Use
5. Example Approaches



WHAT ARE SHORT-TERM RENTALS?

What are we trying to achieve?

The City is reviewing short-term rental use, impacts and permissions with the goal of ensuring the City has a clear approach and a process in place that is fair and easy to follow, implement, and enforce.

A short-term rental is all or part of a dwelling unit that is used to provide accommodations for a rental period not exceeding 28 consecutive days.

A short-term rental could range from renting out rooms in a home when the owner is present (i.e. bed and breakfast), to renting out an entire home when the owner is not present.

A bed and breakfast is the only form of short-term rental currently permitted in residential zones in the City of St. Catharines.



**You can provide
your input in any of
the following ways:**



**Questions? Call
905.688.5600**

Complete the City's Survey at

[EngageSTC.ca/ShortTermRental](https://engagestc.ca/ShortTermRental)

Subscribe to the project page to keep up to date on the project, important dates and future opportunities for input.

Send your thoughts via email to

ShortTermRental@stcatharines.ca

Send your feedback through the project website

stcatharines.ca/ShortTermRental

Survey Report

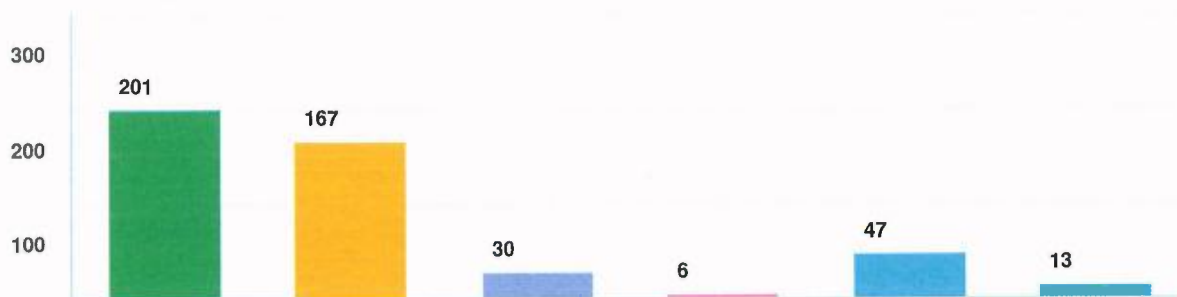
20 December 2018 - 14 January 2020

Short-Term Rental Survey

PROJECT: Short-Term Rental Public Consultation

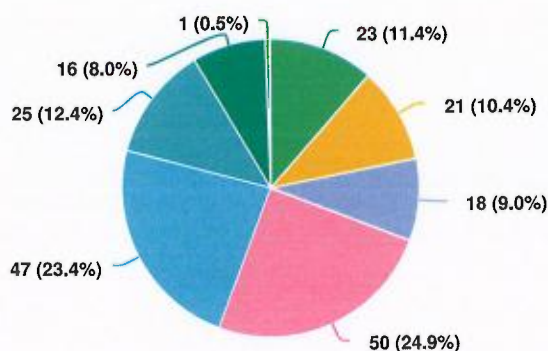
EngageSTC

engagement 
by Bang the Table

Q1 Which of the following statements apply to you?**Question options**

- I am a resident in St. Catharines
- I own residential property/properties in St. Catharines
- I rent residential property/properties in St. Catharines
- Other (please specify)
- I own, operate and/or facilitate short-term accommodations such as a bed and breakfast, hotel, motel or short term rental platform (i.e. Airbnb, Vrbo, Flipkey, etc.)
- The statements above do not apply to me, but I have an interest in short-term rentals

(258 responses, 2 skipped)

Q2 Please select the ward in which you reside**Question options**

- Ward 1 - Merriton
- Ward 2 - St. Andrew's
- Ward 3 - St. George's
- Ward 4 - St. Patrick's
- Ward 5 - Grantham
- Ward 6 - Port Dalhousie
- I don't know my ward but live in St. Catharines
- I do not live in St. Catharines

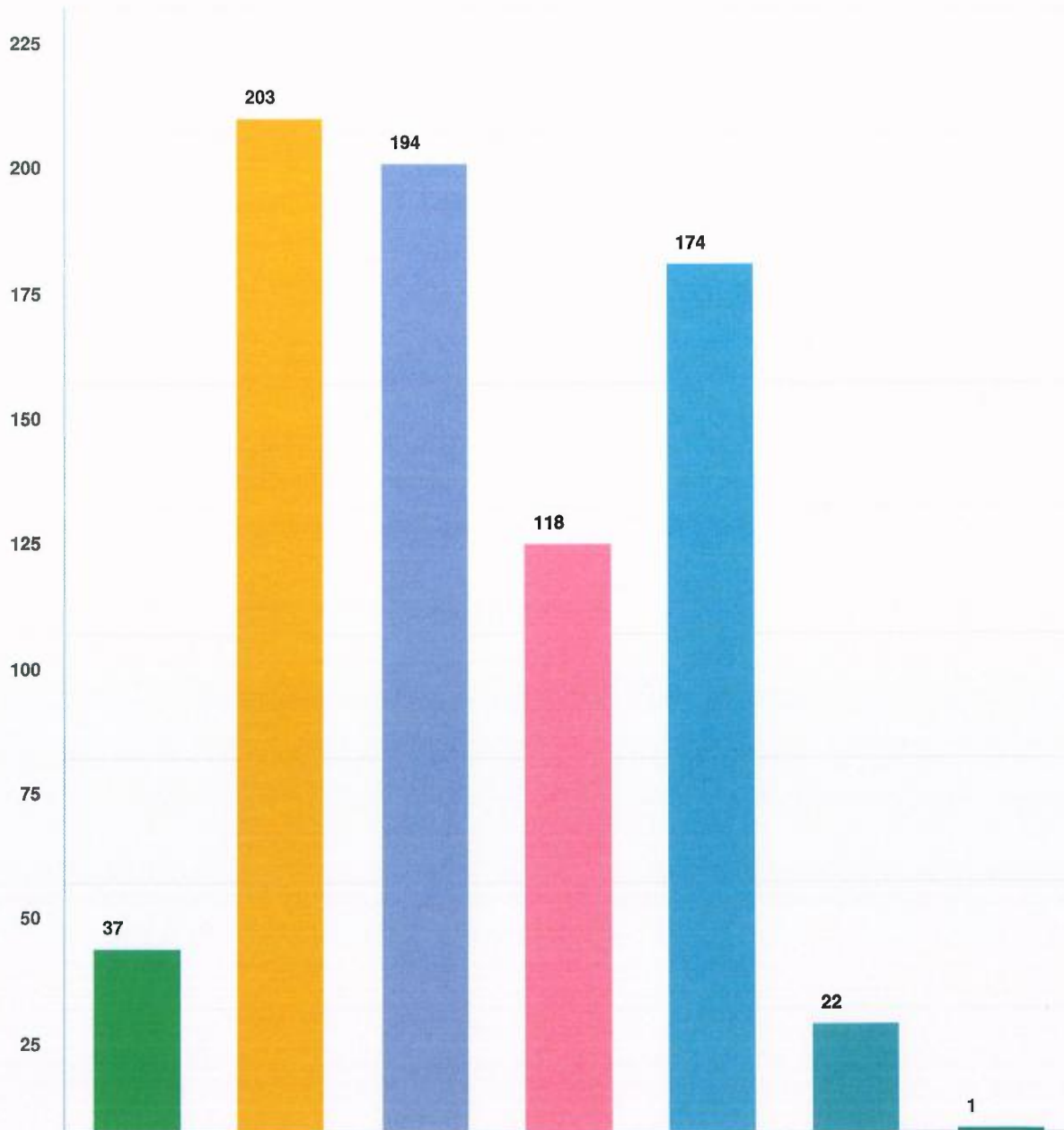
(201 responses, 59 skipped)

Q1 Which of the following statements apply to you?

Other (please specify)

-
- I work in St. Catharines and live just outside the city

I plan to move to St. Catharines
 - I also live in a building that has AirBnBs in it. Two to be exact. When I moved in 5 years ago it was just a regular building with tenants.
 - I used to be a student and living in stc for 2 years until end of 2018.
 - Reside in Niagara Falls Ontario
 - I am a part-time resident of St. Catharines. I currently live a short distance away for work. I am back and forth to St. Catharines several times a month.

Q3 In what way(s) do you think short-term rentals benefit the community?**Question options**

- No benefit
 ● Offers an alternative form of accommodation for tourists and visitors to the City
- Provides additional income for the owner or occupant of the dwelling unit
 ● Makes use of underutilized residential dwellings
- Supports spending of tourist dollars in the community to support local businesses
 ● Other (please specify)
 ● Unsure

(258 responses, 2 skipped)

Q3 In what ways do you think short-term rentals benefit the community?

Other (please specify)

██████	Allows meeting peak demand for times such as Henley Island regatta, etc.
██████	Promotes the hospitality of area residents
██████	It can bring in tax revenue for the city. Once it's a short term rental, it's a business.
██████████	Brings people to St. Catharines in general. If it weren't for Airbnb's there wouldn't be many places for people to stay. There are only a few hotels & they are not nice or personable. So many of our guests staying with us are here because they are interested in moving here & want to get a feel for the city. I think we do a great job making sure our guests get a good feel for our city.
██████	Provides visitors with a neighbourhood level engagement in the community. Great potential to encourage return stays, encourage new economic and residential development.
██████	Many owners of short term rentals maintain their homes and even renovate in order to increase the likeness of renting. Location and cleanliness is rated on Airbnb. Long term tenants are not as likely to care for a home they do not own. Also, there is more protection for damage and support to evict a short term tenant than it is with leasing in the event of nonpayment, etc. It is also beneficial for students who cannot sign 1 year leases, Those who need a furnished dwelling including a kitchen for extended work trips or who are waiting on their home to be built.
██████	Gives incentive to home owners to make improvements to their property(s)
██████	Allow owners to do whatever they want with their private home as long as it does not break City bylaws.
██████████	Ensures upkeep of existing homes, renovations to existing homes that increase property/neighbourhood values.
██████	Long term users can be disruptive, noisy, destructive to other's property and neighbourhood (eg. There is a rental

property in our neighbourhood where the tenants are loud and disruptive at all hours of the day/night, and the owner has little option to control or remove them). Short term tennant situations are easier to monitor and control. Short term rentals result in reduction of run down/derelict properties in community as short term renting forces owners to have a well maintained/immaculate property in order to be marketable whereas a similar level of proactive maintenance is difficult with difficult, long term tenants who make access and coordination difficult.

Helps to make ends meet with an increasing tax and lower income environment

The tourist dollars do not go into the community. We live next to an Air B'n'B which is owned (confirmed by the daughter of the owners) by a couple residing in China while their daughter goes to school in Winnipeg.

Short term rentals are unsupervised. Can and will lead to abuse. Not in my neighbourhood please. Next door to city councillors would be just fine.

Without proper rules and regulations and mechanisms to enforce these rules short term rental should not be allowed. In our previous residence in the North end St Catharines, we have to deal with parties that goes all night, with excessive noise until 3am, and drunken and under the influence short term renters who damaged property. Since they have no connection to community, it is OK for them think partying and disturbing others are OK--but it is not. Police responded but was not able to stop the noise and other behaviours completely.

It does NOT benefit our community. There's a reason hotels were invented. And a traditional BnB is a place where the OWNER lives, and rents out a room to the guests while they are there.

Brings more tourist dollars to the area than just Niagara falls. Maximizes the tourism from both the bench area and the falls.

Taxable income means more public services.

In addition, short-term rentals benefit the community, in the following ways:

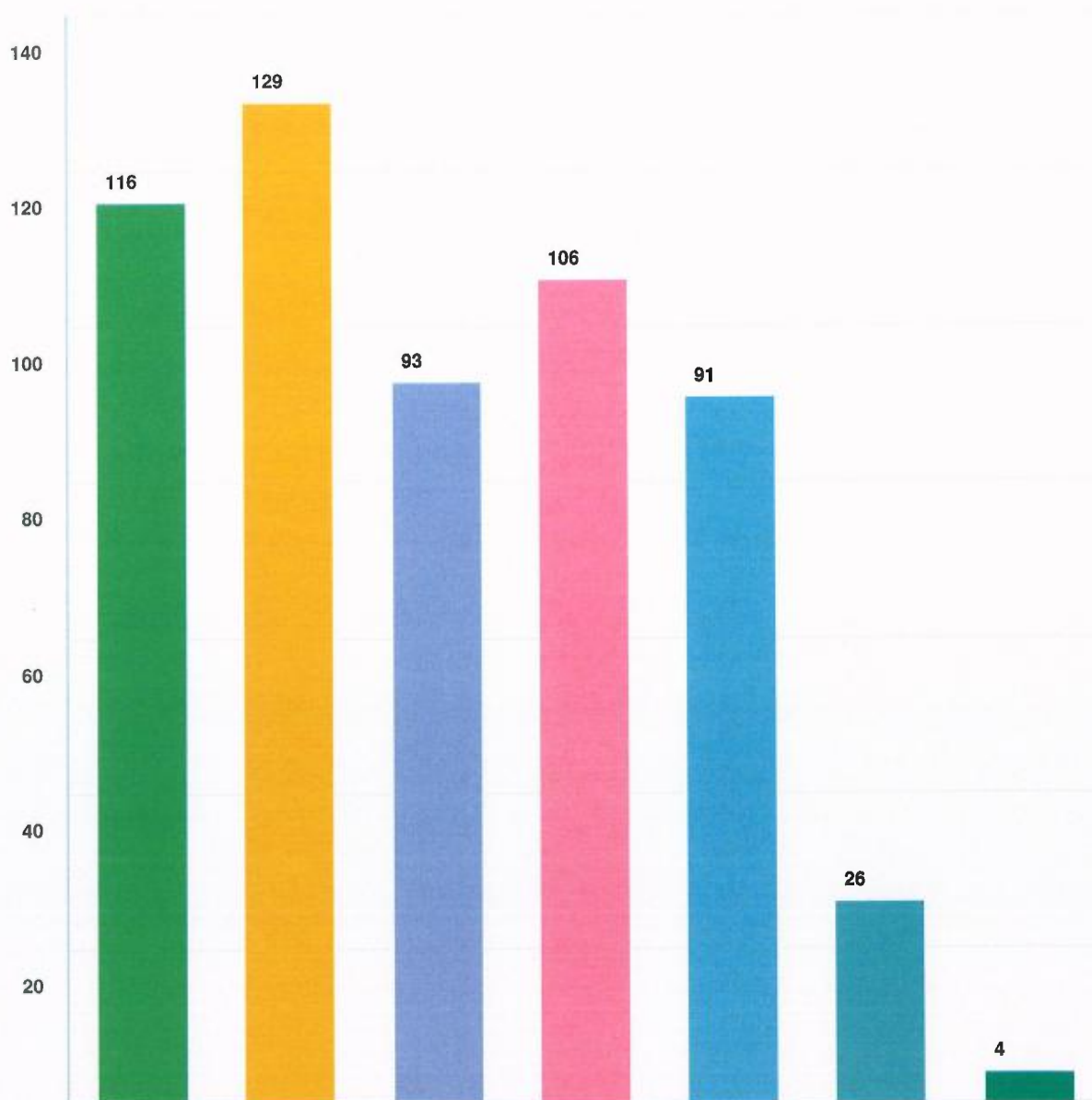
1. There are not enough hotels in St. Catharines
 2. Many of the hotels are not of very good quality
 3. Hotel experience does not offer travellers with dietary issues the flexibility of short-term rentals with kitchen access.
 4. Short-term rental can offer better location related to the purpose of the travel (eg. staying close to family)
- Together, this makes St. Catharines a more attractive place for visitors to our city.

- Allows people short accommodation while renovating houses
- Allows people affordable accommodation as they save first and last months rent
- allows newcomers affordable accommodation as they look for permanent rental options. Keeps newcomer families out of shelters

Offers alternatives to expensive hotels. For instance, I had an emergency renovation done at my house and needed alternative accommodation for me and my children for a month and could not afford a hotel.

If we are going to create short term rentals our general rental shortage should also be addressed.

Provide alternative housing options for those without a lease or home ownership

Q4 In what way(s) do you think short-term rentals negatively affect the community?**Question options**

- Reduces the inventory of units available for long-term rental
- Short-term renters can be noisy neighbours (special event gatherings, parties etc.)
- Short-term renters use on street parking that is otherwise available to permanent residents
- Short-term renters do not maintain a property the same way permanent residents do
- No negative effect
- Other (please specify)
- Unsure

(258 responses, 2 skipped)

Q4 In what way(s) do you think short-term rentals negatively affect the community?
Other (please specify)

██████	If not monitored properly short term tenters can be rowdy and damage property.
██████	It becomes this grey area where neighbouring residents can be annoyed by inconsistent "neighbours" and property standards can drop with damage / garbage potential left behind.
██████	All the negative can be to a long term tenant or a home owner as well
██████	Increase rents by decreasing inventory of rental properties Supply vs Demand
██████	Adversely affect hotels, motels and other commercial accommodation businesses.
██████	The items noted above impact property values.
██████	Negatively effects rental affordability due to decreased inventory
██████	I don't want to live on a street where I don't know my neighbours—especially when there is a school at the end of this street
██████	There is always a possibility of a noisy renter - however the noise is short term. In our neighborhood there are many homes/lots that don't meet city property standards that have nothing to do with rentals. Property maintenance is the responsibility of the owner regardless of whether or not it's being used as a rental
██████	The common complaint.of short term rentals is noise, partying. If such is the case, the guest can be blocked from Airbnb. The same cannot be said for regular long term renters. Either way, by laws need to be respected and enforced.
██████	,I think it could be negative if an owner does not live in close proximity and is not a resident as they would not be invested int heir own community

- █ Leads to increased gentrification, raising prices of us long-term renters. Takes away potential homes for rent, which doesn't help our homelessness problem.
- █ A short term rental could negatively affect the community if they do not live in St Catharines or have an appointed manager living in St Catharines
- █ They can be competition to established accommodation businesses who have invested in property taxes, insurances, and employ full- and part-time employees.
- █ 4 of the 6 houses that surround me are usually empty (rented on average 4 weeks of the year). This high concentration of empty homes - not only are properties not maintained to the same quality but critters have taken over their properties, with no neighbours those of us who do live here have had our vehicles targeted (no broken windows but we've all learned vehicle will be opened and items stolen if alarm is not on), and there is an additional lack of lighting (the new street lamps in addition to a lack of light from houses) has made walking at night less advisable.
- █ They bring down the value of other residences and force residents to move. We moved from a high population of short term rentals (Thundering Waters in Niagara Falls) to an area with older, long term residents.
- █ Too many parties
- █ Gives the city another reason to spend taxpayer money on hiring and or increasing bylaws and taxes. Provides another way to invade peoples privacy.
- █ Drive up costs for traditional renters
- █ It puts families and neighborhoods in danger because of strangers. We witnessed a drug deal at the short term rental next door to us and informed the police who ran the plates of the vehicle but stated they could do nothing about it unless they saw it happen. The officer, formerly of Missauga, also stated that short term rentals are often used to run prostitutes from. I don't want this next to my family.
- █ St. Catharines is a town with a college and a University. There are not enough dorm rooms for students to live, not by half. They then take up affordable housing from people

who need it. Our town is suffering terribly right now for affordable housing. Now with AirBnB, there's even less places to live. Apartments and houses sit empty 75% of the time when someone could be living there. Landlords evict tenants to make AirBnBs.

Increases rents and daily accommodation rates

The renters are usually unknown to the person who owns the property and as such there is a risk for the safety of the property. As well, if you live in an apartment, condo etc. where there is a lot of people coming and going to stay in these rentals, it is problematic and other tenants may feel threatened by these strangers.

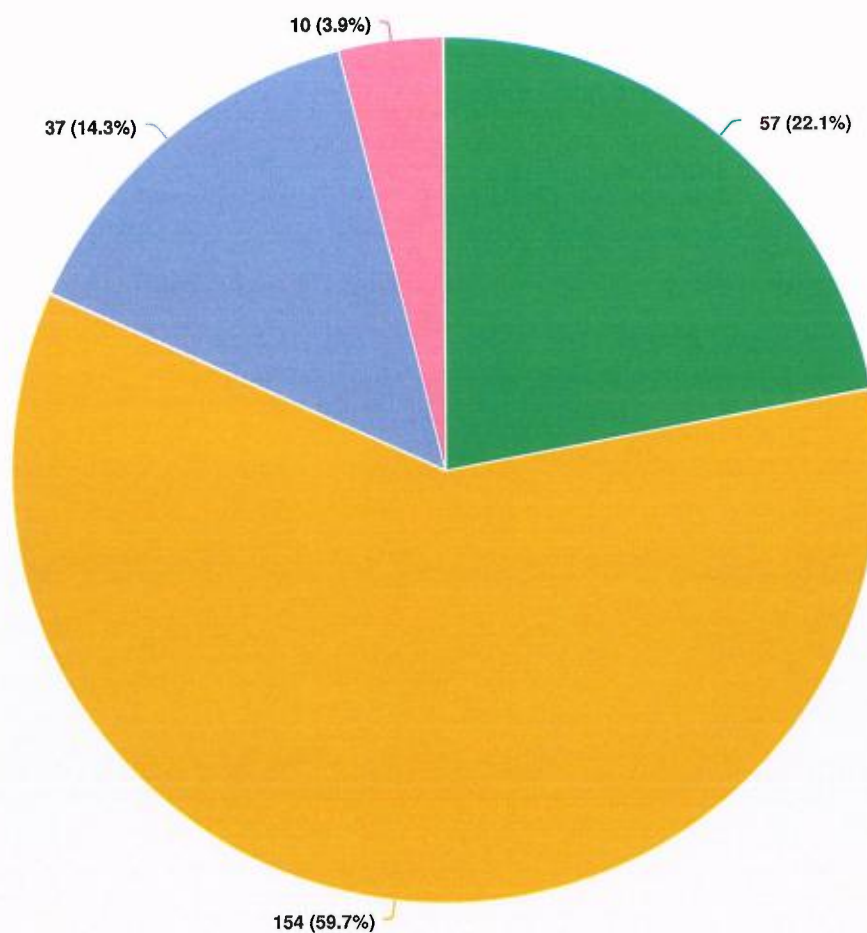
As well, we need to support our local hotels and inns who often have weekly and monthly rental rates for people who wish to stay longer. They help the community in many ways and deserve our support.

Short-term rental is also an unfair competition to hotels, bed & breakfast units, etc. The companies such as Airbnb do not pay income tax in Canada and do not always charge HST.

Potential damage to short term rental property as well as surrounding homes during "events"

Lack of respect for neighbours or residential areas

There is no negative if you as an owner manage it correctly and only put a unit where none of these issues can happen.

Q5 Have you ever listed your home or a room on a short-term rental website (ie- Airbnb)?**Question options**

● Yes ● No ● No - but I would consider doing so under certain conditions ● I'd prefer not to say

(258 responses, 2 skipped)

Q6 Under what other conditions?

██████████ 11/15/2019 04:31 PM	If a selection process was established to help deter students or large groups from renting and trashing your place
██████████ 11/18/2019 05:11 AM	1. High occupancy times (eg sporting events, etc) 2. If there were references or "friends of friends " situations.
██████████ 11/18/2019 12:40 PM	If the city decides to get with the changing times and offer this excellent form of tourism. When we travel we ONLY stay in air bnbs so we can talk with locals on the best places to see and do from a local resident perspective.
██████████ 11/29/2019 11:52 AM	If I decided to cease renting to long term students as the rental guidelines are so strongly in favour of the tenant that the landlord usually always ends up with massive financial loss should the tenant stop paying rent, damage the property etc. In my opinion, the city receives my property tax bills and all of the other money they make off me. I pay for my house, not them, I should be the only one who has a say in what I do with my property!
██████████ 11/21/2019 11:14 AM	If I had an unused basement room and our children were grown.
██████████ 11/22/2019 03:15 PM	If my partner passed away and I had to maintain my home on my own.
██████████ 11/23/2019 06:22 AM	Financial necessity
██████████ 11/29/2019 08:39 AM	If the city was supportive I would consider occasionally making a part of my property available
██████████ 12/05/2019 09:03 AM	If it was legal I would
██████████ 12/05/2019 09:15 AM	If it was legal I would do it. I think it's a great way for people to meet new people.
██████████ 12/05/2019 10:37 AM	If things don't change at the Landlord/Tenant board I may consider listing my properties as they become vacant.
██████████ 12/05/2019 10:40 AM	If there was a demand for it.
██████████ 12/05/2019 11:36 AM	If the City allowed short term rentals by paying a license fee or similar.
██████████ 12/05/2019 03:41 PM	If you changed your by-law on short term rental
██████████ 12/05/2019 05:12 PM	If on vacation for more than two weeks

Short-Term Rental Survey : Survey Report for 20 December 2018 to 14 January 2020

<div></div> <div>12/05/2019 03:16 PM</div>	If I was vacationing for more then 2 weeks.
<div></div> <div>12/07/2019 12:00 PM</div>	If I was going to be home or increase monitoring to ensure guests weren't disruptive to anyone. Also, I would ensure that there was ample parking so street parking would not be required.
<div></div> <div>12/11/2019 10:20 AM</div>	If I can not afford to make ends meet
<div></div> <div>12/13/2019 01:24 PM</div>	How often I am at home. For instance, if I were to travel a lot for work, I would not rent my residence to a long term tenant but may rent to a short term tenant. Also I may rent while availability in the region is scare (I.e. Niagara games 2021).
<div></div> <div>12/13/2019 04:15 PM</div>	No yearly licences fee, small room tax is OK
<div></div> <div>12/13/2019 04:19 PM</div>	Going on vacation so house is empty anyways
<div></div> <div>12/14/2019 06:14 AM</div>	When kids move out
<div></div> <div>12/15/2019 09:33 AM</div>	It is getting so expensive to stay in our homes here in st catharines with our high cost of everything from taxes to waste water charges. this would be extra income to help eliviate those pressures
<div></div> <div>12/16/2019 12:22 PM</div>	If there were proper by-laws in place to not only protect the person renting but also the person who is renting out their home.
<div></div> <div>12/17/2019 07:20 AM</div>	If I was going on vacation and had the opportunity to make a few dollars by doing a short term rental.
<div></div> <div>12/17/2019 12:53 PM</div>	If we went on vacation or invested in a new property
<div></div> <div>12/23/2019 06:00 AM</div>	Once our kids leave the home and we have extra rooms available.
<div></div> <div>12/29/2019 12:41 PM</div>	If I were a home owner and not a renter
<div></div> <div>1/01/2020 07:16 PM</div>	A bed and breakfast would interest me for interaction with vacationers, for sharing company, and a bit of extra income.
<div></div> <div>1/06/2020 07:38 AM</div>	Special Sports Events that come to the region If I had a financial need
<div></div> <div>1/07/2020 10:45 PM</div>	If my apartment is renter-ready and it does not impede my fellow residents in our building.
<div></div> <div>1/08/2020 07:08 PM</div>	Extra income, make ends meet

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If our house was prepared properly, and our possessions safely secured.

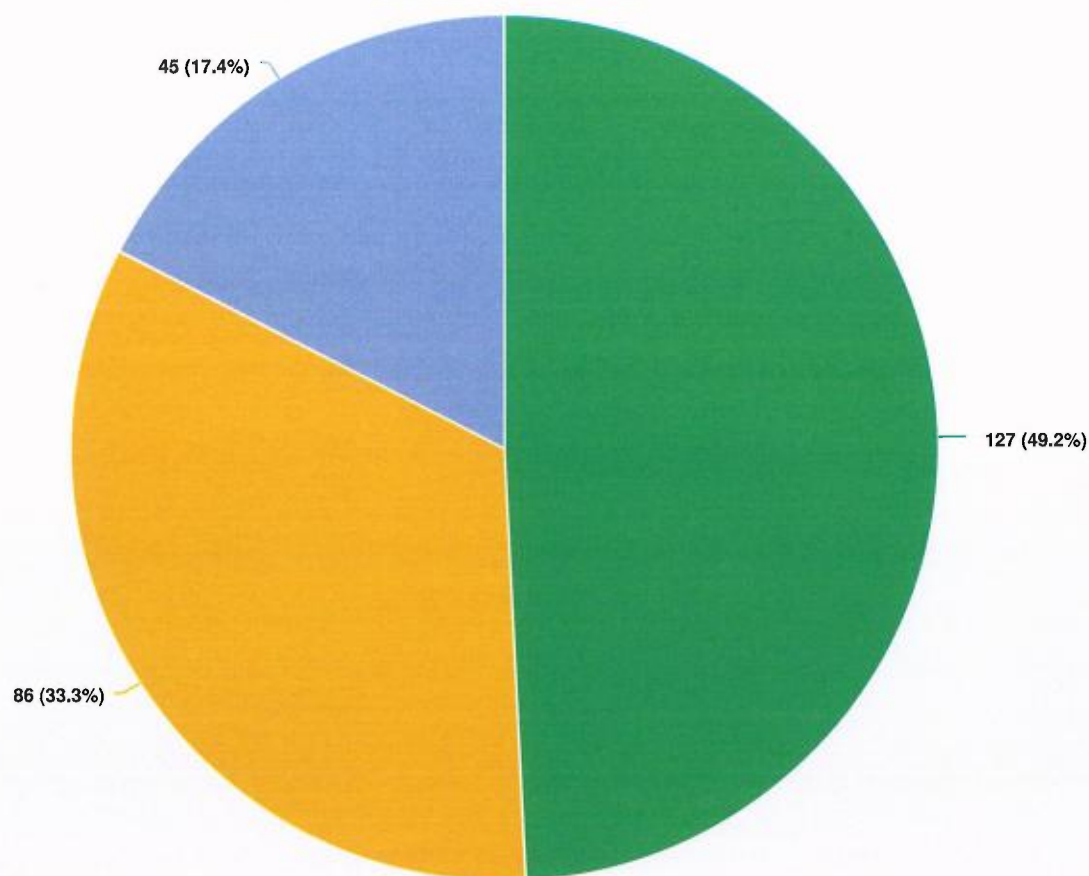
1/10/2020 04:30 PM



if we are travelling for a time, we would consider renting out our home.

1/11/2020 12:40 PM

Optional question (34 responses, 226 skipped)

Q7 Would you be comfortable with short-term rentals in your neighbourhood?**Question options**

● Yes ● No ● Yes, under certain conditions.

(258 responses, 2 skipped)

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Q8 Under what conditions?

██████████ 11/16/2019 07:52 PM	Noise bylaws enforced, property kept up, a very restricted number of homes used to ensure there is still inventory for long term rentals.
██████████ 11/18/2019 05:11 AM	Limits on the numbers of residents allowed. Limits on the number of occupants in each unit included in the "permissions"
██████████ 11/18/2019 09:36 AM	Only owner-occupied dwellings may be rented on a short-term basis.
██████████ 11/18/2019 10:27 AM	As long as the owner lives on premises
██████████ 11/18/2019 07:10 PM	The owner of the property/host ensures that the property is maintained and that rules are set in place to avoid the rental being used as a party place.
██████████ 11/20/2019 03:56 AM	Licensing in effect. Demerit point systems for infractions.
██████████ 11/21/2019 08:38 AM	Some clear way to complain to the home owner/landlord if there is a problem. The City has a way of enforcing regulations. Short term housing properties are registered.
██████████ 11/21/2019 01:22 PM	That the rental cannot be used as a long-term rental
██████████ ██████████ 06:22 AM	If we can control the behaviour of the renters, and the owners.
██████████ 11/27/2019 04:19 PM	That they are regulated based on location within the City so they are compatible with their surrounding neighbourhood.
██████████ 11/28/2019 08:07 AM	Up kept property and respectful to neighbors
██████████ 12/01/2019 05:38 AM	That the owner is a resident of St. Catharines and lives at the property or in very close proximity.
██████████ 12/01/2019 09:11 AM	Single families or couples only. No parties. Curfew.
██████████ 12/03/2019 06:30 PM	Owner is present, not whole home rentals.
██████████ 12/05/2019 08:10 AM	The issue should be regarded with neighbouring Town/City policies to ensure an equal and fair environment. St. Catharines should be looking at Niagara Falls, Niagara-on-the-Lake and Grimsby for their policies and follow suit.
██████████ 12/05/2019 08:42 AM	That there are bylaws in place to ensure that the owner manages the property in a responsible way that ensures the quiet enjoyment of the rest of the neighbourhood. They should be held responsible for the behaviour of

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12/06/2019 03:06 AM

their guests. They should be fined after a limited number of occurrences. I do not agree that the municipality should limit short term rentals to owner occupied because competent owners can avoid issues even if they do not live on site. Limiting to owner occupied or primary residence is a solution imposed by the municipality. Owners should be allowed and accountable to solve their own issues under the threat of a fine. Licensing is a poor solution because it just becomes a tax grab for the municipality like it has in Niagara on the Lake.

12/06/2019 06:35 PM

True Airbnb's where the property is also the owners primary residence or, if it is an income property, that other units be occupied long term. I would ask that all properties be fully occupied at minimum 6 months of the year. Knowing there was a number to call if things got rowdy and that someone would actually come out to investigate

12/09/2019 06:40 PM

Orderly control, defined legislation/ rules

12/11/2019 02:57 PM

That it's taxed accordingly and that the fire code/building code is rigorously enforced!

12/12/2019 03:28 PM

Subject to guidelines/bylaws of best practices

12/13/2019 03:32 PM

Strict rules regarding length of stay, age of inhabitants, noise levels and owner or designate being in the City/available

12/14/2019 04:29 AM

There should be rules in place not to have parties or outdoor burning. Abide by noise bylaw or tenant is ticketed as per the police. These are a must for the protection of the neighbourhood.

12/14/2019 05:37 AM

I have one 2 doors up from me and it is usually rented to adults who are quiet and don't party late into the night. It appears the owner is careful as to who he rents to. They must do more than just collect money at the neighbours expense.

12/14/2019 01:26 PM

That the renters abide by the same noise bylaws as residents

12/15/2019 09:33 AM

proper bylaws are followed like every home owner should. ie noise , property standards etc

12/15/2019 05:09 PM

Under certain by laws, ie noise restrictions and parking enforcement. Also only allowing short term rentals in single dwelling homes, not apartment buildings or condos.

12/16/2019 04:17 AM

Owners are required to provide short-term renters with a list of pertinent City bylaws which are to be signed off by the renters prior to receiving the keys to the property. Rental units should also be up-to-date with regards to safety (fire and smoke detectors, proper number of emergency exits, a fire escape plan, emergency contact numbers, etc.).

12/16/2019 12:22 PM

See above same.

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12/18/2019 12:03 PM

Where the home is occupied by the owner and it is used for it's intended purpose not a massive rental property that isn't maintained like a regular home.

12/22/2019 09:39 AM

Law that protect residents

12/23/2019 09:00 AM

The BNB idea is ideal. I am for partial rentals but not full home rentals. Owners are required to keep the peace or policing costs due to complaints could offset the gains.

12/30/2019 05:40 PM

Like a b&b where the owner of the house is onsite.

1/06/2020 11:07 AM

The homeowner lived in the same residents

1/09/2020 10:46 AM

I would want the citizens of that area to be considered first for noise, parking, quality of renters, safety and coverage for potential destruction of property.

1/10/2020 11:31 AM

Rules for lawn, night parties, parking, noise, garbage etc

1/11/2020 01:50 PM

There should be a sign or indicator that the residence is a short term rental and a contact #

1/11/2020 04:39 PM

There should be by law enforcement specific to the short term rental businesses and they should have the power to penalize owners and shut down and evict tenants immediately if they are causing disturbances.

1/12/2020 02:28 PM

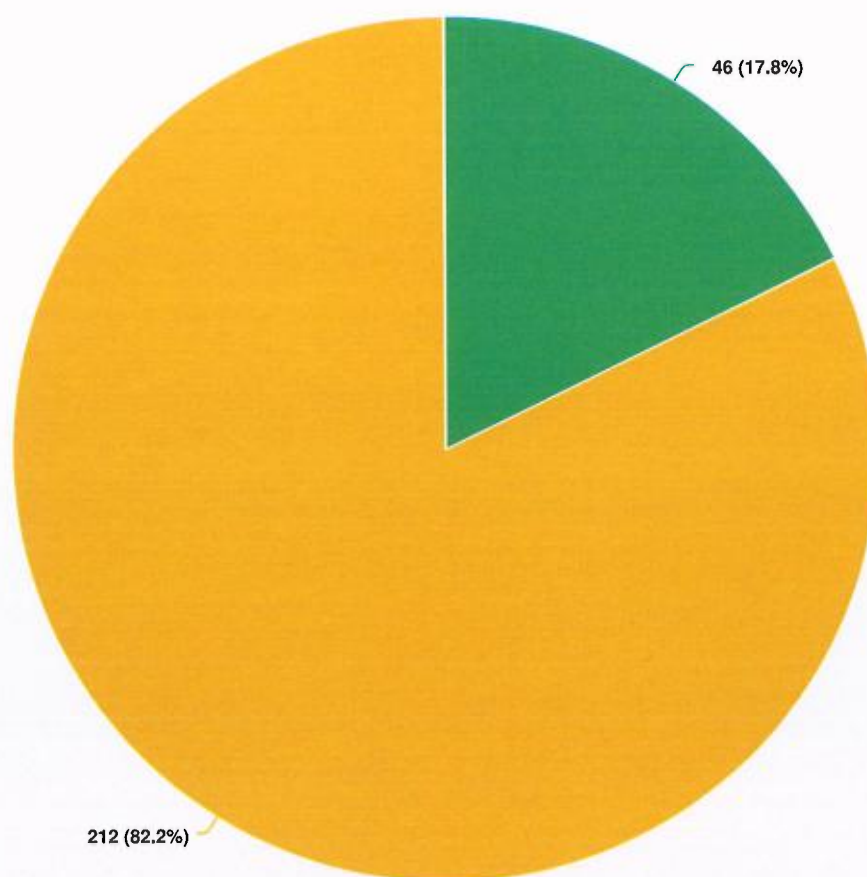
Licensed properties, with appropriate insurance, in neighbourhoods ZONED specifically for short term rentals. I fully expect local government to be proactive in creating by-laws for short term rentals. Clearly this isn't the case with off-campus housing, local government has enabled a situation, look no further than Jacobson Ave or Masterson Dr.

1/13/2020 06:49 AM

Controls on numbers, the availability of owner contact information should there be an issue

Optional question (40 responses, 220 skipped)

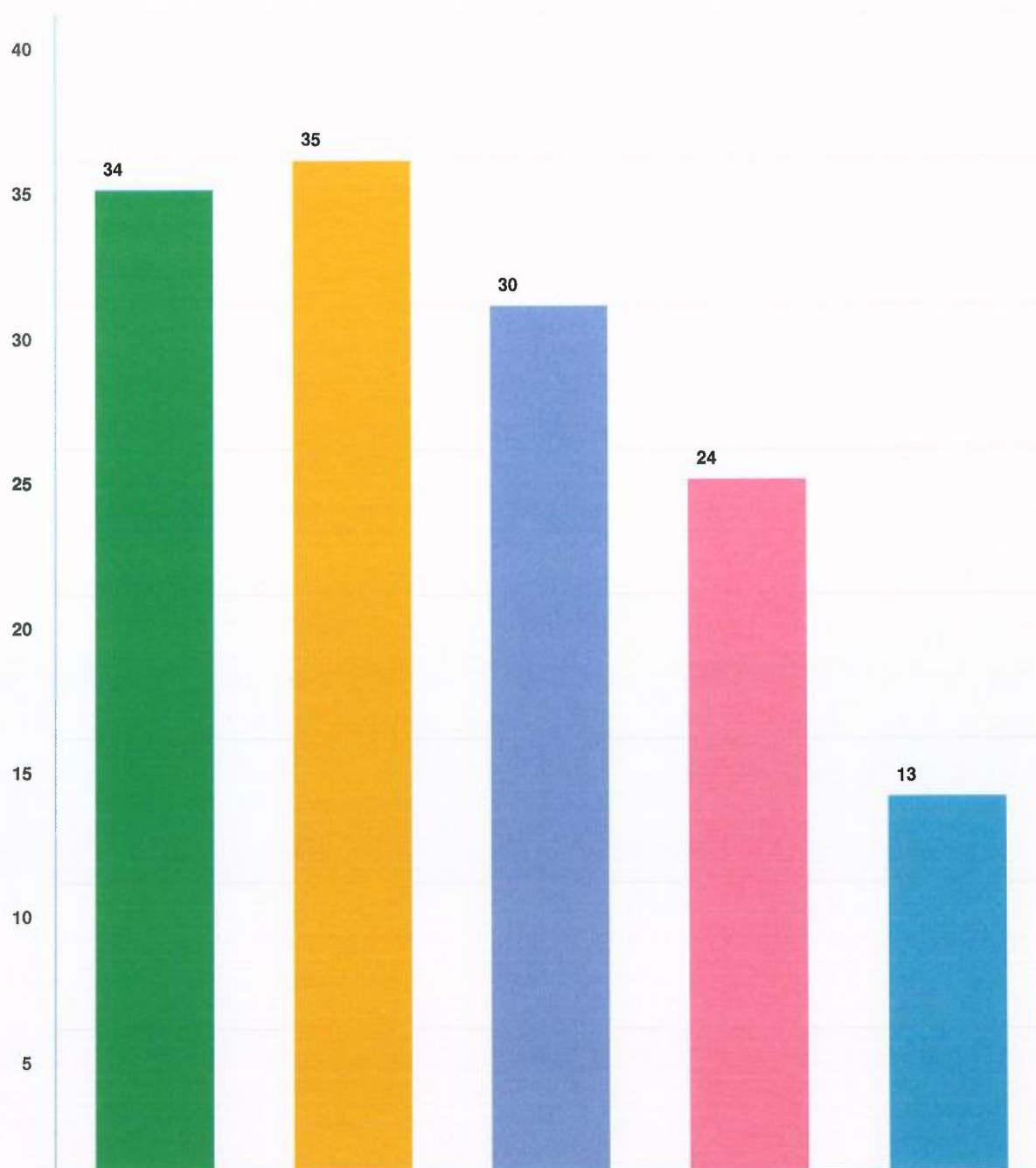
Q9 Have you ever experienced an issue related to a short-term rental in your neighbourhood?



Question options

● Yes ● No

(258 responses, 2 skipped)

Q10 Please provide more details on the issue**Question options**

● Parking ● Noise ● Unruly behaviours ● Safety Concerns ● Other (please specify)

Optional question (46 responses, 214 skipped)

Q10 Please provide more details on the issue.

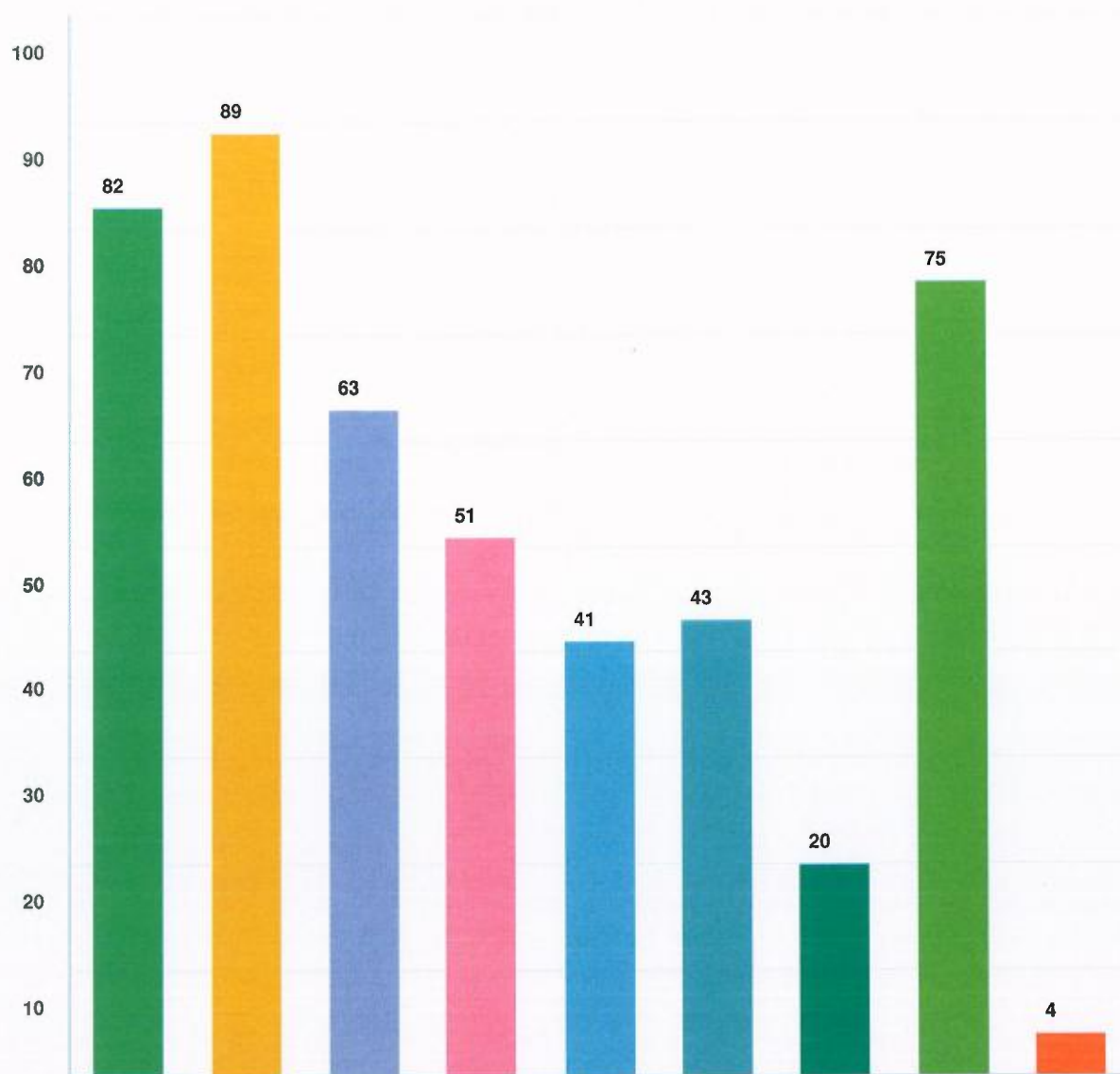
Other (please specify)

██████████	Young men changing their clothes in the driveway, having a party bus the size of a city bus idling in front of my home for 1/2 hour at 11:00 pm
■	Unruly behaviours, Speeding Not stopping at stop signs Disregard of pedestrians and people on bicycles Excess garbage with no tags, sometimes left at side of road
██████████	People parked on the sidewalk—disturbed the students walking to school at the end of the street
██████████	Rent costs are rising because more and more people are turning their rental units into airbnbs. I'm constantly worried that my landlord will decide to do the same.
██████████	Littering on the beach.
██████████	They were noisy but then the owner put on a noise aware device and now the guests that come are very respectful. My neighbour runs an air bnb. I enjoy meeting people that sit outside when i am outside. They are from all parts of the world. I really enjoy meeting all their guests :)
██████████	drug use
██████████	Safety Concerns, Shooting pellet guns off a back porch, tons of partying, no concern for the neighbourhood or neighbours or the house they are staying in since they are only there for a short time.
██████████	We have contacted the City and the police regarding our issues. We have contacted our ward counsellors. If you would like more information, please feel free to contact us at ██████████ (Paul). We have had people park on our lawn, on the sidewalk, owners not shoveling, not up keeping landscaping, drug deals happening, people in the backyard having open fires and loud music, and a general sense of unease with a revolving door of strangers in close proximity to our 5 year old, 3 year old, and 8 month old.
██████████	Animals off leash at parks and on the sidewalk near the school
██████████	Drugs and alcohol

AirBnB already has rules in place where landlords are NOT supposed to have AirBnB take place in a building where other tenants live. The only person who should be living where an AirBnB is is the landlord themselves. That is because tenants are supposed to have reasonable enjoyment in the places they pay hard earned money to live. Why should tenants suffer because of AirBnB guests? Since AirBnB doesn't check the properties to make sure they are legal, it should be the city's responsibility. Hotels have different safety rules insurances in case of fire, etc. What happens when an AirBnB guest starts a fire? The tenant above them loses everything? I have complained to the city and been told on the phone that it's NOT legal to have an AirBnB where I live. (It's a 4plex on Queen Street with three tenants) Neighbours pay a lot of money to live on this street too. They also want peace and quiet. Complaints to the city go unanswered. Nothing has ever been done. People tell me to move. To where? There are no places to move. To a bachelor apartment for what I pay right now? I have lived here for 5 years. The neighbours love me. I can't complain to the Landlord out if fear I will be kicked out (she can say a "family member" is moving in) Why should I have to move when I have done nothing wrong?

Alcohol consumption on the street
 Empty beer, wine and licquor bottles scattered along the street
 Arguements on the street at 2:00am
 Fights on the street
 Property damage to neighbouring homes

Q11 If short-term rentals were permitted in residential neighbourhoods, which of the following would you be supportive of?



Question options

- Permit short-term rentals without any regulation
- Permit short-term rentals with regulations such as licensing
- Permit short-term rentals only if the unit is the primary residence of the host (the host does not have to be on site during the rental period)
- Permit short-term rentals only if the host of the dwelling is occupying the premises during the full rental period.
- Permit hosts to operate short-term rentals for a limited number of days per year
- None of the above - I do NOT support short-term rentals in residential neighbourhoods
- Other limitations (please specify)
- Permit short-term rentals only if the number of occupants is limited
- Unsure

(258 responses, 2 skipped)

Q11 If STRs were permitted in residential neighbourhoods, which of the following would you be supportive of?

Other limitations (please specify)

- Noise restrictions adhered to
- A maximum cap on the number of guests permitted at one time. Regulating the number of guest rooms does not adequately control the number of individuals that could stay in, say, a basement suite. I think a cap in the range of eight to 10 guests is sufficient.
- Normally I would oppose this sort of intervention but we have a real shortage of rental units in the city and I think that needs to be taken into consideration.
However, this method (only a principal residence) would not subtract from the rental pool.
- Petition federal government to limit foreign ownership of housing, infrastructure, communications, energy, hospitals and other requirements
- I believe that it should be treated as any in-home business and that the host should be a resident living in the community, not necessarily at the property, but in very close proximity.
- No large groups. No noise. No parties.
- Permit short-term rentals with regulations such as licensing, Permit short-term rentals without any regulation ,My selection above are not contradictory if you read the following:
-No regulations for primary residences. Stay out of peoples primary residences with unnecessary government regulations.
-Licensing for owners renting multiple residences.
- Limit to number of rooms, available parking, meeting fire regulations, full City indemnity insurance coverage (see Niagara-on-the-Lake).
- As long as short-term rentals are rented for residential purposes they should be allowed in residential neighborhoods. Duration of the rental should not be a concern.

I never want them on my street but that may not be reasonable. Short term renters are lousy neighbors.

Having the existing bylaws control noise and fire
Not in favour of any licensing, inspections, hiring of more city staff, and serving as something for councilors to waste time on when they should be dealing with more important matters.

This is a residential neighbourhood, it is not zoned (as far as I am aware) as a business area.

Create categories for the short term rentals such as summer lodging or hostels etc. and regulate their locations so ones that may attract guests/renters who are not family friendly are not near schools etc.

No yearly Licences fees , the property tax burden for seniors is getting out of hand and many of them use short term rental to augment their income, small room tax is OK as this is only applied when the place is rented

Perhaps in places in tourist areas, where it's only an AirBnB property. A single unit downtown. Not a residential neighbourhood. But who is going to enforce AirBnB laws? The city isn't doing anything now. So you tell someone not to do it, and they keep on doing it with no repercussions? How do you monitor it to make sure people have legal AirBnBs, and aren't disturbing (or removing) tenants? At a time of soaring rents, and when you are lucky enough to get an apartment in the first place, why should tenants have to suffer with AirBnB, illegal or legal? I work 3 jobs in order to live. I cannot find anything cheaper that's in a safe neighbourhood close to work. Maybe something that's infested with bugs or a slum landlord. I'm a good person and I work hard. I pay good money to live where I do. And I have to put up with noise, parties, drug use, people knocking on my door all hours asking where to park, how to get to places in the city, how to turn the heat up, etc. It's NOT fair. That's why hotels were invented. A place where guests stay and don't disturb tax paying residents, disrupt their lives, and they have the amenities they need, and hotel staff to help them. Same with original Bed & Breakfasts. The owner was on site! I heard that Niagara on the Lake already got rid of AirBnBs there. Because people had problems and they didn't like them. What does that show right there? But NOTL

people have more money, so they don't have to deal with what St. Catharines people do? Anyone who think AirBnBs are great, should live above and below one for one month. They will change their tune really quickly.

,there should be regulations but no license. that's just a tax grab that proves nothing.

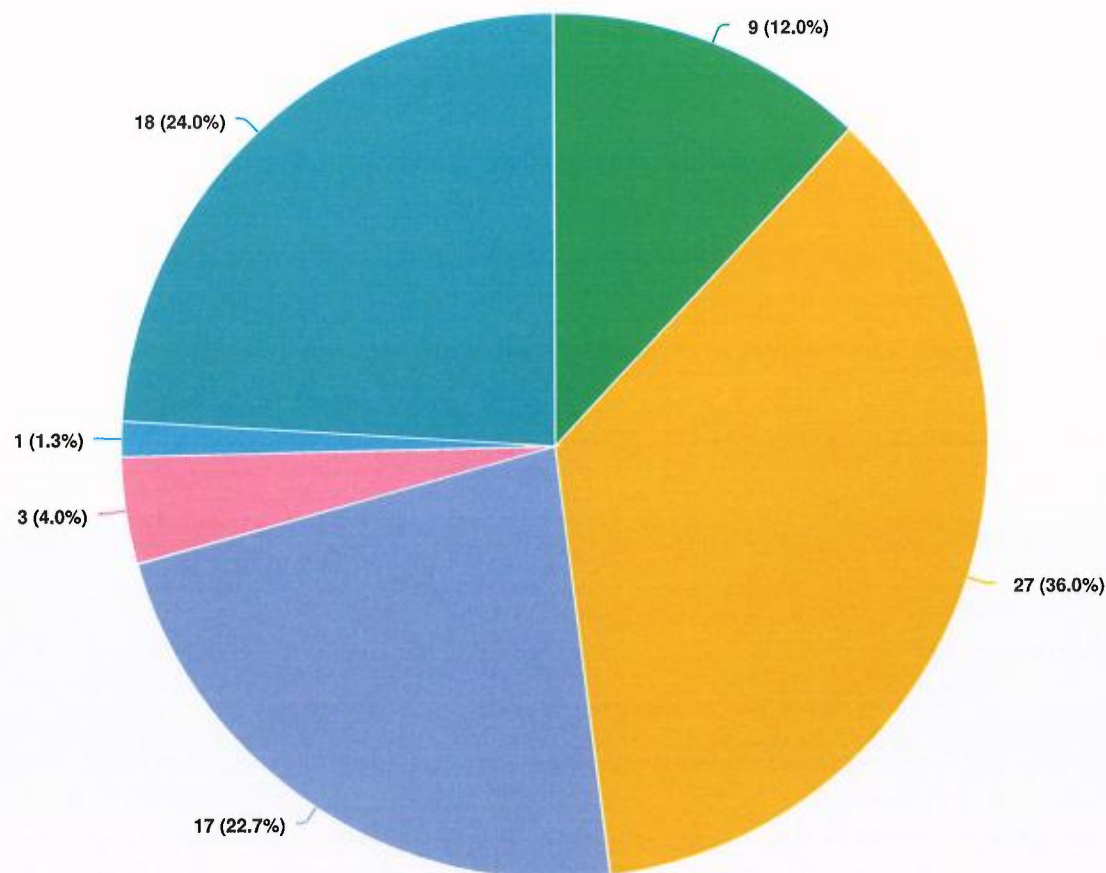
Support affordable rental programming in complement to an open market for private owners to rent their properties as they see fit

See tax comment below.

I do NOT support short-term rentals in dedicated residential neighbourhoods.

I would support short-term rentals in mixed use neighbourhoods.

Permit short-term rentals with regulations such as licensing, Only if they have more then 1 address used as short term rentals
After all a lot of land lords already do short term rentals and they call it (student rentals)
NO DIFFERENCE

Q12 What number of occupants would be appropriate?**Question options**

● 3 or less ● 5 or less ● 8 or less ● 10 or less ● 12 or less ● Other (please specify)

Optional question (75 responses, 185 skipped)

Q12 What number of occupants would be appropriate?

Other (please specify)

██████	The number of occupants would depend on the number of bedrooms and bathrooms
██████	Depends on fire safety in the home ! A three bedroom house shouldn't have 15 guests.
██████	Really depends on the size of the property. 5 or less.
██████	Whatever is 'reasonable' for the property, or as stated in the license per building.
██████	Based on the size of the property (ie. the bigger the property, the more space can accommodate people, parking, etc.)
██████	Depends on size of property - must be a permanent bed for each person (ie - not an air mattress)
██████	Depends on location & what a home can comfortably accommodate
██████████	Depends on the dwelling
██████	I select 8 or less, but it should be based on how many people are sharing the living space such as how many people are sharing one washroom or kitchen. How many fire escapes are there? I think that on a main level of a house there should be no more than 4 occupants. The reason for this is sanitation, safety, and noise. Also if there are too many residents cooking in one kitchen at once it could become a fire hazard. Further, if each room has a fridge, microwave, etc. If there are 10 residents, that could be an electrical or fire hazard.
██████	It would depend on the number of available beds/rooms the host has available. I would say no more than 2 persons to a room.
██████	only immediate family eg. Mother, Father, and children under the age of sixteen.
██████████	Depends on the size of the unit - 1 Br unit - max 4, 2 br unit - max 6 etc
██████	Depends on the size and capacity of the rental space
██████	Depends on the size of the unit

[REDACTED]

Use the current daycare model or a ratio of 1:10 where for every permanent resident there may be up to ten temporary residents.

[REDACTED]

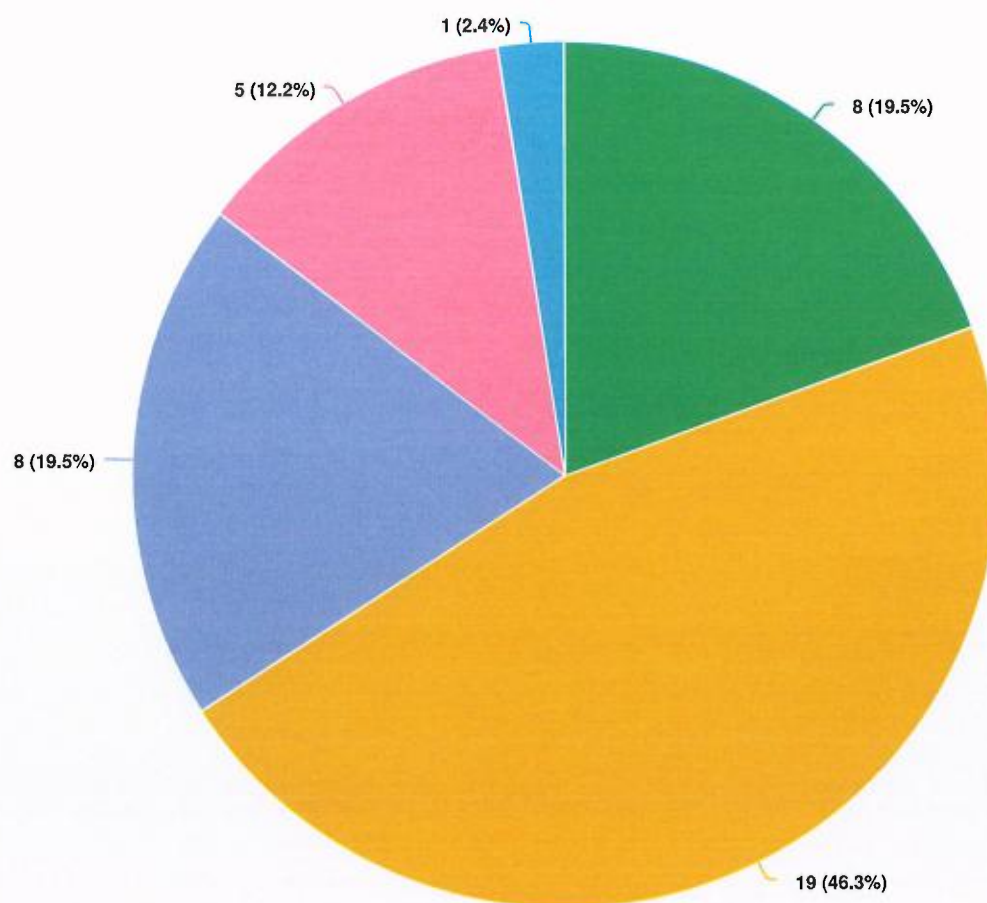
6
3 bedroom, 3 couples

[REDACTED]

Depends on how big the house is. Say 4 couples are going on vacation they can rent a 4 bedroom house or larger. That kind of thing

[REDACTED]

four or less

Q13 How many operating days (per year) would be appropriate ?**Question options**

● Less than 31 ● Less than 100 ● Less than 150 ● Less than 200 ● Other (please specify)

Optional question (41 responses, 219 skipped)

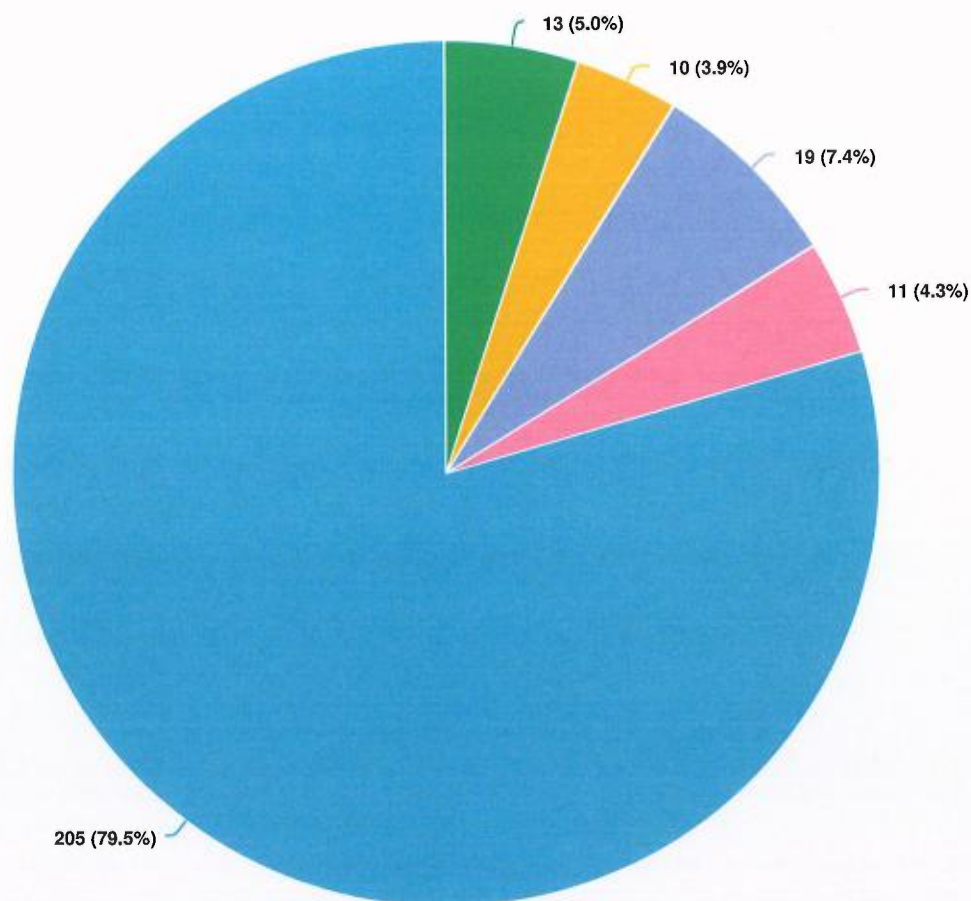
Q13 How many operating days (per year) would be appropriate?

Other (please specify)

████████

365

Q14 If you have ever stayed in a short term rental in St. Catharines, what was the purpose of your stay?

**Question options**

- Attending a special event (e.g. sports, concert, theatre, craft show)
- Visiting friends and/or family (e.g. wedding)
- Site seeing (Niagara Falls, Welland Canal, wineries and vineyards, craft breweries etc.)
- Other (please specify)
- I have never stayed in a short-term rental in St. Catharines

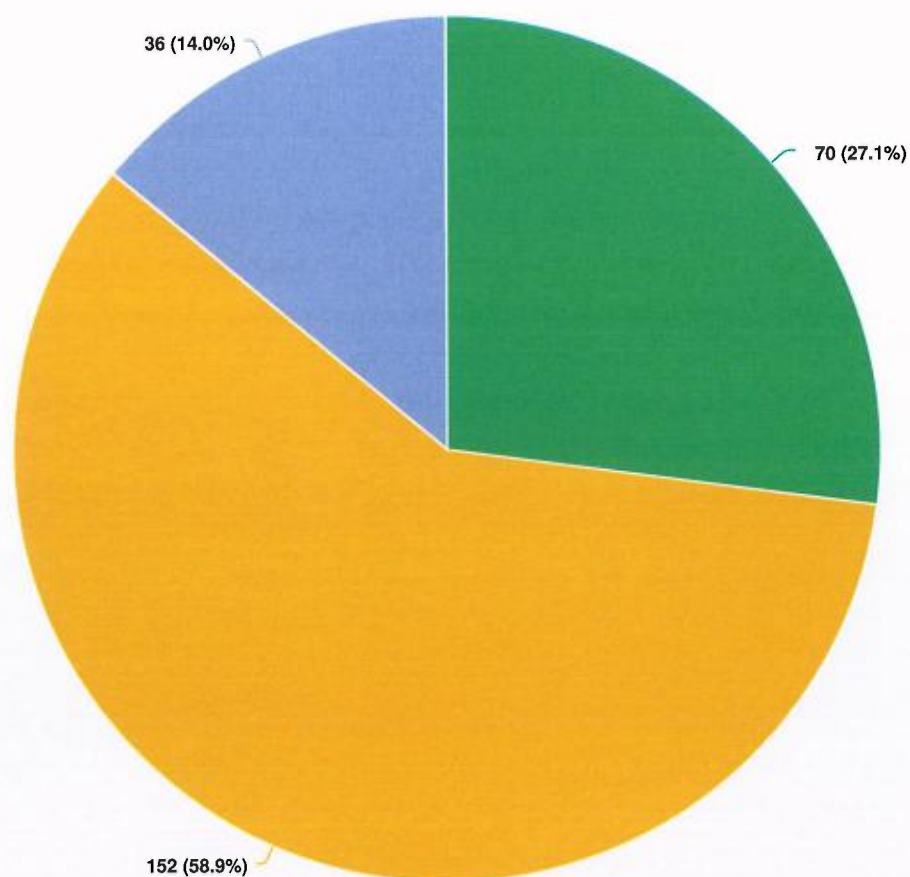
(258 responses, 2 skipped)

Q14 If you have ever stayed in a STR in St. Catharines, what was the purpose of your stay?

Other (please specify)

-
- ██████ Upon initial arrival in the area, when looking for longer term rental, before purchasing a house, etc.
- ██████ Looking for a home.
- ██████ We have booked short term rentals in Port Dalhousie for friends and relatives attending our wedding, personal celebrations and holidays. This has allowed us to also support local restaurants and businesses because the group is together in the neighborhood
- ██████ All of the top three!
I come for events, visiting family and friends and sightseeing!!
AirBnB is THE BEST way to travel!!!!!! Way better and less expensive than a hotel!!
- ██████ Home renovation
- ██████ I stayed in a house exchange - technically not a rental. The homeowners stayed in our home when we lived in another community
- ██████ I have used short term stays in Toronto. Much More affordable Vs hotels with kitchen amenities for my family needed due to food allergies and parking included.
- ██████ I have not stayed in a short-term rental but I have arranged for guests to St. Catharines to stay in one.
- ██████ Booked an air bnb when first came to Canada.before my lease began I was in air bnb for 5 days
- ██████ My house was under renovation due to flooding.
- ██████ I have stayed in short-term rentals in other communities to visit friends and/or family for weddings, funerals, retirement, birthday and anniversary gatherings.
- ██████ I have stayed in short-term rentals in other communities as a tourist, in other, cities, provinces, states, and continents.

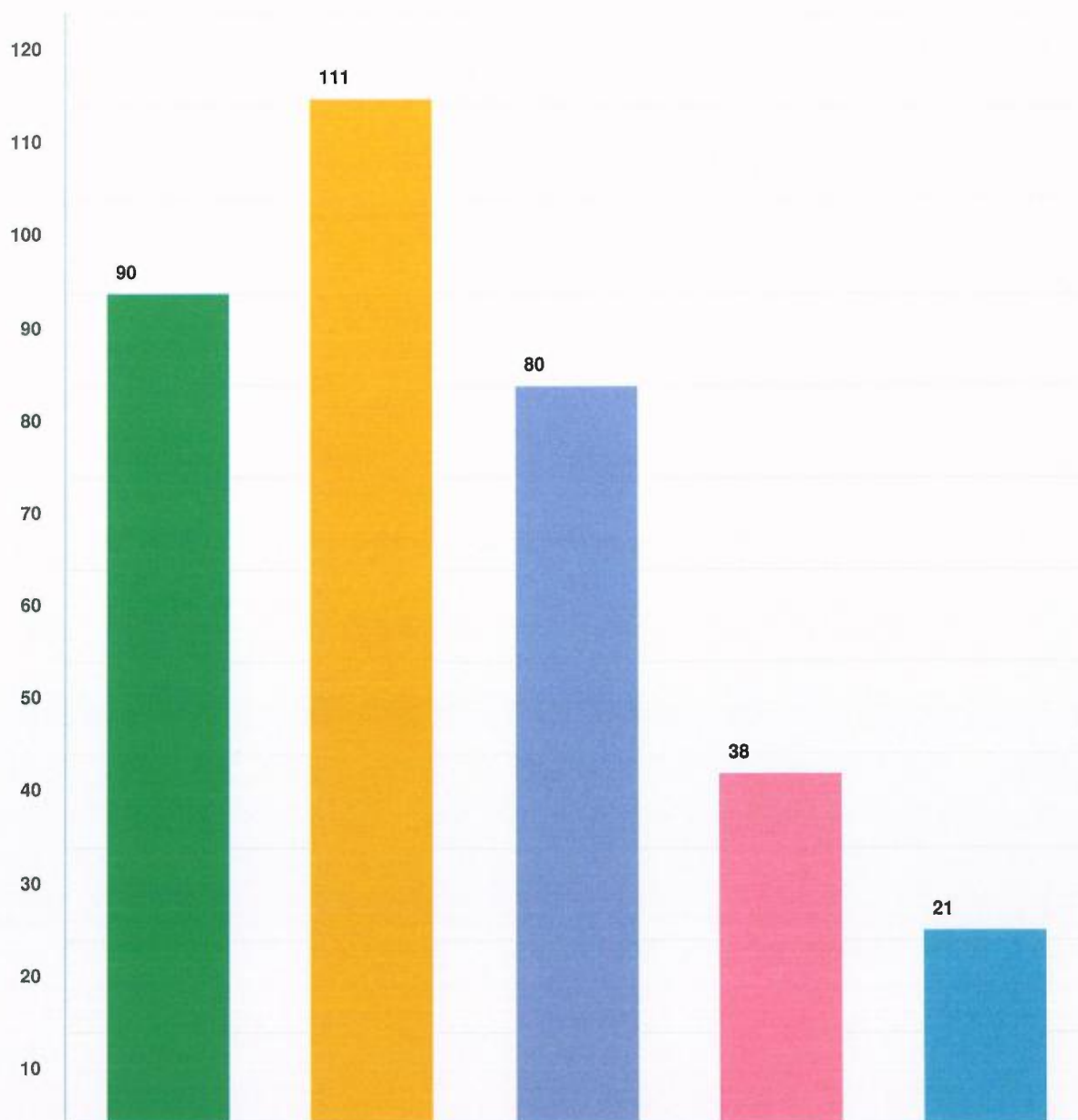
Q15 Should renters be permitted to list their unit for short term rental with the landlord's permission?



Question options

Yes No Unsure

(258 responses, 2 skipped)

Q16 An owner/occupant of a dwelling should be able to**Question options**

- Rent out rooms in their dwelling, only when the owner/occupant is there.
- Rent out their entire dwelling (primary residence only) when the owner/occupant is not there.
- Own multiple residential dwellings, none of which are owner occupied, and list them all as short term rental units.
- None of the above
- Unsure

(258 responses, 2 skipped)

Q17 Do you have any additional comments you would like to share about short-term rental accommodations?

[REDACTED]
11/15/2019 11:26 AM

It's 2019, short-term-rentals are here, they are a part of the economy that allows increasingly cash strapped owners to afford the exorbitant cost of housing in this city. Over regulating will just make us look like a backwoods municipality hell bent on staying in the past. Noise issues are an obvious concern, but that's why we have police.

[REDACTED]
11/15/2019 02:17 PM

You know the commitment to the neighborhood is not there with the short term renter-----and so does the renter.

[REDACTED]
11/15/2019 02:42 PM

at this point the challenges I see (hear) from university students renters can pose a problem, depending on the time of year. I would not like to see unregulated renting of residences---and there must be some accountability to the owner (fines, financial penalties) if the rules are not followed.

[REDACTED]
11/15/2019 05:05 PM

I am a municipal planner, actually. My position is involved with updating the zoning by-law for the Municipality I work for, and we are also questioning what to do with Short-Term rentals. I know how hard it is to decide on what to do. We are aiming to allow them only in certain zones, where traffic / noise will be less of a nuisance. Secondly, we are pushing to have Short-Term rentals licensed by the Municipality so we are able to keep track of owners, complaints against the property, etc. We are additionally looking at an idea called a "Coach House" - take a look at that, I'm not sure if St. Catharines has a concept similar to that (I haven't looked at our by-law). Short Term rentals are better suited to Niagara Falls and Niagara on the Lake where there is a large tourist base. Short Term rentals would take away from the rental stock, and drive regular rental stock prices up, thereby creating more burden on low income families and creating more homeless. We have enough people here who are homeless and or struggling financially.

[REDACTED]
11/16/2019 06:46 AM

Firmly believe there should be standards in place for short term rentals, especially when it comes to amount of occupants. There are many positives for the city to have them. As someone who lives beside a LONG term rental where the landlord or occupants do not maintain the property - garbage, weeds, and sidewalks are never shovelled- the same standards and rules should apply. I believe the issues arise when owner is not taking care of the property or monitoring potential bookings, instead using a company to maintain it.

[REDACTED]
[REDACTED] 07:19 AM

[REDACTED]
11/16/2019 10:12 AM

Residents should allowed to do whatever they please with their owned residences regarding rentals of any type. The city should not be involved.

[REDACTED]
11/16/2019 03:39 PM

Airbnb isn't helping the housing shortage, it just exacerbates it. Also they make for even worse neighbours than student housing.

[REDACTED]
11/17/2019 10:01 AM

Many of our guests tend to be Brock or NC students or other international students through other agencies or schools DSBN included. Also we have

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11/17/2019 11:41 AM

provided overnight childcare registered with the Niagara Region and Fostering for CAS and FACS. There should be freedom for owners to allow for all these types of uses so long as the other laws are being followed re: fire, CO, noise and responsible behaviour. I'm happy to comment more. All rental units should have easy to access information about the landlord and a contact number for the property owner

11/18/2019 05:11 AM

I have stayed in short term rental properties throughout the world. Some cities are experiencing a real problem in that residents are moving out of neighborhoods as the higher prices that AirBnB type owners are willing to pay. This changes one of the the very reasons why visitors want to stay in these neighborhoods. Regulation and restrictions on numbers must be included when addressing these topics.

11/18/2019 05:29 AM

History repeats it's self on many levels . In 143 years the City has passed laws for safety usually because of an event . These laws made our city safer in the process . Your survey is the answer with in it's self . Commercial use in a residential zone ! What insurance do these short term renters carry? What fire fighting equipment do these short term renters provide ? What building codes do these short term renters meet ? Wheelchair access? Commercial door widths ? Fire exits ? etc All these issues happened in the past and our elected officials voted in and passed all the laws that are in place all ready ! Why revisit all these laws ? 15. (1) Every individual is equal before and under the law and has the right to the equal protection and equal benefit of the law without discrimination and, in particular, without discrimination based on race, national or ethnic origin, colour, religion, sex, age or mental or physical disability. Short term rentals exclude some Canadians as most residential properties do not provide accessibility under the Accessibility for Ontarians with Disabilities Act, 2005 (AODA)

11/18/2019 08:26 AM

The City's regulations on short-term rentals should be fair and liberal. Anything too onerous will be an enforcement nightmare. That said, it is imperative that the City restricts non-primary residences from being rented for short-terms. Looking past the "party house" and commercial use concerns, this is a lousy use for a residential dwelling when vacancies are at a near-record low and rents are at record highs.

11/18/2019 09:26 AM

I think short term rentals like Airbnb have more negatives than positives. Would not like to see them popping up all over. My neighbour is maybe going to start using their house as one. This worries me. We have little street parking as it is. Noise and strangers coming and going is not good for a neighbourhood. Between student housing and sirbnbs where are regular residents supposed to rent. especially those with low or middle incomes. I expect the city to regulate this. Thanks.

11/18/2019 11:51 AM

The platforms such as Airbnb have problematic policies that endanger both the homeowner and the tenant. The review system is fraudulent and misleading and there is no regulatory body to oversee this. Traditional B&B owners are well-organized and adhere to regulations and license requirements. Although I have friends who have had wonderful Airbnb experiences, my one and only experience was scary, disgusting & stressful

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11/19/2019 12:49 PM

and I wouldn't want anyone else to go through that. I do not in any way support the short-term rental market in St. Catharines, especially given the lack of affordable housing.

11/19/2019 04:17 PM

Air bnbs to hotels are the Uber of cabs. It's a change of time and we need to stay relevant in this time. All the st cath hotels are near the highway which doesn't show off our gem areas! What a great central hub for tourism we could open our doors for!

11/19/2019 05:58 AM

If there are no regulations, we are going to lose even more affordable houses as investors grab them for Airbnb's.

11/19/2019 04:09 PM

We have a new home being built in our neighbourhood with 6-7 bedrooms specifically for an AirBnB. There is no parking in our neighbourhood. Where will all these cars go?

AirBnB/short term rentals are the best thing to happen to real estate in decades! Newcomers and locals purchasing their AirBnB properties are infusing the area with money, diversity, and potential. We should be grateful for this wild improvement, in an otherwise down-and-out region, where half the houses appeared to be falling apart. Now local buildings are getting much needed face lifts, restaurants and social spaces are booming, and prosperity is in the air. Local housing was frozen in time, until AirBnB happened and permitted home owners to get help with their mortgages. Social housing is the responsibility of the municipal, provincial, and federal governments. Social housing is NOT the responsibility of homeowners, who are just trying to get by, or get ahead. If there's insufficient housing for the indigent and aged, it's because the governments all stopped building it. Short term rental controls are not going to solve that problem. Owners will just dump their properties onto the market, for sale, not to rent. Nobody wants to be a landlord these days. Totally not worth it.

11/19/2019 07:26 PM

I think short term rentals are a great thing to keep going. Disallowing then potentially hinders owners from making good use of unused space in their dwelling. It only helps the economy

11/19/2019 08:32 PM

Short term rentals in established residential areas change the atmosphere of the neighborhood. People living in residential areas have a right to expect the neighborhood to remain a neighborhood where houses are occupied by their owners and not have strangers constantly coming and going, whom no one knows, and who do not personally care about the neighborhood.

11/19/2019 06:40 AM

Please follow the example set by the City of Toronto. Niagara (and especially St Catharines) has a severe shortage of affordable housing. Allowing AirBNB/VRBO to operate in the city is insulting to those who are looking for housing and those who pay over 30% of their take home income on housing. The city is watching, and please remember that actions taken that negatively affect the vulnerable in this city will resurface come election time.

11/20/2019 11:52 AM

The city needs to leave residents make their own decisions! If low income housing can be put into my backyard after I bought a nice property backing into a park, then I should be able to make use my property for any reason I see fit!

Port Weller East is inundated with these with parking and noise becoming a

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11/20/2019 12:35 PM

major issue. New house being built at the end of Newport a planned Airbnb as well

[REDACTED]

11/21/2019 08:39 AM

Enforcement is critical for this to work. City would need to have enforcement officers easily available. They could be paid by a registration fee or a percentage of the rental fees that the landlord collects. Bed and Breakfast is a different but similar issue and there needs to be regulation.

[REDACTED]

11/21/2019 08:43 AM

We have 7 houses that are airbnb in our neighbourhood and the traffic/amount of garbage and noise unexceptionable

[REDACTED]

11/21/2019 11:14 AM

I oppose the idea of requiring licenses to operate a short-term rental in St. Catharines.

[REDACTED]

11/21/2019 02:07 PM

St Catharines presently has by-laws for this - all that is needed is for By-Law Officers to act upon it.

[REDACTED]

11/22/2019 12:57 PM

Residential should remain residential. My property taxes are based on living in and supporting a residential community

[REDACTED]

11/22/2019 01:09 PM

Short term rentals are an amazing way to increase the amount of people visiting our city. We have an Airbnb and it has been the most positive experience ever. Our neighbours have no idea that we do this, that's how responsible we are with it. We have never ever heard people complain about having an Airbnb in their neighbourhood.

[REDACTED]

11/22/2019 01:36 PM

As the owner of a short term rental at my primary residence, it has not only provided me and my family with crucial income to support ourselves, but it has also provided visitors with a unique place to stay in the city. The feedback we have gotten from our guests is that they feel like they are more connected to the city, a feeling that you do not get from a hotel. We consistently promote and encourage our guests to explore local businesses. We have heard our guests say that they didn't know there was so much to do, so many restaurants to explore, and places to shop, especially downtown. They have even mentioned the desire to move to the city as a result of how welcome their stay was. We have not had any complaints from our neighbours, and in fact they are often curious as to how it is going, welcome our guests, and are considering adding short term rentals to their property too. Banning or limiting short term rentals would be harmful for the city, especially as we continue to grow and become a bigger economic hub in southern Ontario.

[REDACTED]

11/22/2019 01:39 PM

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[REDACTED]

11/22/2019 03:15 PM

welcome our guests, and are considering adding short term rentals to their property too. Banning or limiting short term rentals would be harmful for the city, especially as we continue to grow and become a bigger economic hub in southern Ontario.

I've stayed in short term rentals on my travels in other parts of the world. I found them to be a much more convenient way to see the local community than by staying in a hotel. Parking was often included although not always. They allowed me into the centre of the city and if the city was walkable we parked the car and walked every where to get a taste of the community. We ate at the local restaurants and visited the local sites. If we are looking for a way to bring tourists into our city centre and even along the canal route it makes a lot of sense to open up ways for people to use services like Air BnB and such. It brings people into the St. Catharines city centre who otherwise would be staying at hotels and motels in Niagara Falls.

[REDACTED]

11/22/2019 04:56 PM

Short term rentals should only be permitted in areas zoned for mixed commercial/residential use. I suspect there are also a lot of illegal rental units, both short and long term, in areas supposedly intended for residential neighbourhoods. Enforcement of current by-laws is inadequate. If new by-laws are developed, will they be enforced?

[REDACTED]

11/22/2019 06:38 PM

It seems to me that the long term rental units in Glenridge are shabbier than short term rentals. It's in a landlords best interest to keep short term rental in an exceptional state.

[REDACTED]

11/23/2019 06:22 AM

Enforcement of whatever we end up with will be key.

[REDACTED]

11/23/2019 07:34 AM

no

[REDACTED]

11/23/2019 08:41 AM

For # 11 - long-term only.

[REDACTED]

11/26/2019 05:13 PM

Short-term rentals are 100% beneficial for city's economy and no limitation shall be imposed unless the renters cause a public disturbance.

[REDACTED]

11/27/2019 02:38 PM

Ban all airbnbs. We have a homeless crisis. We need all rentals for our own citizens. There are enough motels in the region. Over 14,000 and our citizens are living in motels. Its ridiculous

[REDACTED]

11/27/2019 03:37 PM

Short term rentals bring tourists in and also allow for us to have student rentals in the winter months.

[REDACTED]

11/27/2019 04:18 PM

I think short term rentals can contribute to growth in St. Catharines. As St. Catharines continues to improve neighbourhoods, the downtown area, facilities, etc., we must encourage people, whether they are from St. Catharines or out of town, to take advantage of the amenities offered. Short Term rentals can increase tourism and thus, the amounts of people using amenities.

[REDACTED]

11/27/2019 06:06 PM

Rents have risen sharply over the past few years, and that's an issue a lot of people care about, so I am surprised that the connection between short term rentals and rent affordability wasn't mentioned more directly in the survey.

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"Reduced inventory" does imply higher prices, but if you're a regular homeowner who has no reason to think about the rental market, you might not think about that. I believe that there is evidence that short-term rentals affect rent affordability in places like NYC.

There could be a limit to the number of owner vacant rental properties

11/29/2019 08:39 AM

11/30/2019 03:59 PM

Thank you for providing us with an opportunity for feedback. Niagara-on-the-lake seems to have good system. Niagara Falls has hotels fighting Airbnbs so that is not a fair fight benefiting residents and prospective tourists. I have promoted and partnered with local restaurants, wineries, etc. many Quebecors and Americans have loved visiting the area and insisted they would come Back! For each Airbnb their is a host who guides the guest on where to go and what to do. Great partner in tourism. I have plenty of flyers down there from our local Information Centre. Those complaining about short term rentals are most likely complaining about other neighbours! Thanks! I highly recommend that the city either ban short term rental units or place strict regulations and taxes on them. There are plenty of hotels in our region that employ thousands of people. Our city has a homeless crisis, and rising rent costs is a contributing factor to that.

11/30/2019 09:00 PM

12/01/2019 05:38 AM

I have had many discussions with friends and neighbours in my community and am aware that there are short term rentals in my neighbourhood ! It has never been an issue and I believe it is of great benefit to our community. Prior to moving to St. Catharines, and while searching for a house to purchase, we stayed both at hotels and short term rentals. The hotels tend to recommend the more obvious site seeing options outside our city such as niagara falls and niagara on the lake, where as the short term hosts recommended local restaurants and activities that we would likely have never tried. There has been a lot of money spent on our downtown, which we are enjoying immensely. I believe we need to consider many different options for visitors, both hotel and short term rentals to support our thriving arts community, restaurants and retail outlets. My husband and myself use short term rentals wherever we travel as we enjoy the recommendations from the hosts, as to where to eat and what to do in the city we are staying in! As a resident and home owner in St. Catharines, I currently operate an Airbnb at my primary residence. This arrangement has allowed me to manage my financial affairs through a long bout of unemployment. Had it not been for this additional revenue, I would have been forced to sell my home, or worse, lose my home. I certainly appreciate that the proliferation of rental units being used as short-term rentals because of the financial incentive has reduced the more affordable longer term rental stock. I support regulations to restrict short-term rentals on properties that are not primary residents, but to penalize those that use a portion of their primary residence to manage the costs of living would be dire. Given the cost of housing, and the cost of living, this is a strategy that makes home ownership viable for some. And there doesn't seem to be a sound rational for restricting the numbers of days one can make their primary residence available for short-term rental.

12/01/2019 08:21 AM

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12/01/2019 09:11 AM

I worry about this affecting the number of long term rentals available, but I understand that short term rentals can help some people pay their rent or mortgage. But there needs to be some kind of balance. What we really need are more low income housing units. I am not against the occasional for-profit short term rental property, but there need to be strict regulations re: noise violations, the state of the property, etc. with fines for infractions. And there should be a limited number of these rentals per neighbourhood. A temporary license could be issued to those who want to do it for more than a few days/year, but it should be revoked for infractions. Perhaps license fees could go towards responding to complaints from neighbours and enforcing the rules / penalties. I've used Airbnb in Europe and it was a great way to rent an apartment for a few weeks-month. I'm sure this would help tourism in St Catharines. We have no hotel downtown, and no "nice" or independent hotels. My sister was here for a dance competition once and rented a little Airbnb in a converted garage - it was great! I own a rental house in St Catharines and my tenant is currently ill and off work; I wouldn't mind if she rented out one of the rooms occasionally to help her pay the rent as long as it was to one or two people only. But then I would need help from the city to enforce the rules if my tenant did not. As for my neighbourhood - it is quiet. I like that! There have been a few issues with student rentals. So, the problem of noise and parties goes beyond Airbnb. Police are currently unable to enforce noise bylaws on St Patrick's Day, for example, so do we want to open up St Catharines to short term party houses without the hope of enforcing the law? No. I'm not sure want to conclude. This is a complicated issue! Limiting short term rentals to small numbers of units per neighbourhood and to small groups of people might be the best solution. I'm very worried about the effect of short-term rentals on long-term rentals and the pricing of houses. If it is appealing for those with money to buy up homes to turn into AirBnBs, they will do so. And it will mean there are less long-term rentals for the rest of us, and it will drive up renting and buying prices. I think taking a strong stance on short-term rentals will help out those who cannot afford to buy a home, especially with the already sky-high prices of buying in Niagara. Gentrification is real. It is an untamed beast that threatens Niagara and those with the least. I'm not fully against AirBnBs because I know of the prosperity it can bring to certain people who are also not well off. But I'm scared that having this go unchecked will have drastic effects on the long-term health of our region and our poorer population. I have used short term rentals all over the world and spend most of my money in the local communities where I stay. Short term rentals keep tourist dollars in St Catharines instead of in Niagara Falls. Many of our businesses are benefitting and many thriving because of the short term rentals that are increasing tourism dollars staying in our city. We need to encourage tourism in our city and short term rentals are an important component to do this. We need to put problems in perspective. I have experienced far more noisy and inconsiderate homeowners than I have with the short term rental houses in my neighborhood.

Regulation is important. Air BnB properties are often owned by companies

12/01/2019 09:52 AM

12/04/2019 01:39 PM

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12/04/2019 06:55 PM

with a large real estate portfolio, not necessarily your neighbours' spare room. In other cities, this has had dire effects, with rental properties becoming scarce, monthly rents go through the roof and it has a negative effect on the neighbourhoods. I do not want to see any parts of this city be over run by these short-term lettings and see normal neighbourhood components disappear, like businesses and places of work. Also, hotels pay an hotel tax; Air BnB owners seem like they have just found a tax loophole. In my neighbourhood, some of the properties are owned by people from Toronto who brag about avoiding tourist taxes. Some people own multiple properties too; essentially like a hotel business.

12/05/2019 07:21 AM

we have had very positive experience thus far but we live on site and have our own private parking. Our neighbours have never experienced any adverse effects from our rental. We like short term rental as we do not want a permanent tenant and dealing with the landlord tenant act.

12/05/2019 07:36 AM

I have rented out my basement in Toronto for about 5 years now. AirBnB is such a GREAT way to earn extra income and provide a great experience to tourists and people visiting family or working in the area!! I have always found that AirBnB guests are usually far more responsible than some of the long-term guests I've had over the years!! I've owned an income property in St. Catharines for 33 years with long-term Tenants. Since hosts and guests rate eachother... the system is excellent ... and usually a great experience for everyone. All monies go through PayPal.... and taxes on income are claimed at tax time. I understand that the government wants more and more tax.... so wants to implement licenses etc. That's fine... as long as they allow FREEDOM for property owners to offer safe and affordable short-term rentals to augment their income!! As a single mom.... without it.... I would have been sunk long ago!!!!!! We're all trying to create a happy life. Please don't take away rights of property owners to do what they have to ~ to financially survive!!

12/05/2019 07:43 AM

I think AirbnB are a great option for visitors to the city. They bring tourists and support local businesses. Responsible owners are an important part of the community.

12/05/2019 08:01 AM

This gives tours in our area and opportunity to have a cost-effective vacation which in turn will bring more tourists to the area if there is affordable accommodation for their trip. I have never had any issues with parking, noise and/or partying. Everyone has been so respectful who has stayed in my home.

12/05/2019 08:10 AM

Short-term rentals can be the only supplemental income that some residents can make (due to age or disability, for example). Canada Pension is weak and the cost of living inevitably increases over time. Allowing Short-term rentals with appropriate regulations can lighten the burden of financial stress; thus increasing local wealth/spending.

12/05/2019 08:23 AM

I believe that short-term rentals bring more tourists to the area which helps businesses. Hotel prices have gotten out of hand, and some tourists do not want to stay in a big hotel chain. Short-term rentals enable tourists to be comfortable, cook their own meals, and have more people under one roof (for single home rentals). I believe short-term rentals are cared for much

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more than when a long term occupant is in them as they are professionally cleaned after every guest, and grass cutting/ snow removal is taken care of to maintain a high standard for guests. I believe limiting or disallowing these rentals will deter tourists from coming to St. Catharines at all, thereby negativity effecting local businesses.

12/05/2019 08:42 AM

I only chose unsure in # 12 because you didn't give another option. You seem to assume that the unit should be a primary residence and I don't agree. If I chose none of the above that would be counted as I don't think you should allow any short term rentals and that is not the case. The survey wouldn't allow me to proceed so I had to tick something. As mentioned above, owners of short term rentals should be held responsible for repetitive disruption that may be caused by their guests through city bylaws and police enforcement. The police should ticket properties that do not conform. I do not agree with passing laws to limit short term rentals to primary residences. This is a lazy solution that penalizes remote owners unnecessarily. For instance, those planning to retire to St Catharines can right now may buy a 2nd residence, use it part of the time and allow it to be occupied when they aren't there. Renting it helps to offset the cost of maintaining two residences but allows the owners still to use it. If they are responsible about it why would you pass a law that would penalize them? If there is a demand for short term rentals why would you not allow them to supply the market? I agree that you could limit the number per owner because you would like to avoid large companies from buying up a lot of units but any such laws that you introduce will be difficult and expensive to enforce. They will just use different company names. You, I assume, already have a noise bylaw and parking bylaws. Just enforce them! In NOTL there are a number of operators who do not have licenses because the municipality made it too difficult or too expensive. They don't have the resources to catch them so they go unregulated. You have to be practical about the possibility/cost of enforcement.

12/05/2019 08:46 AM

My main concern is bureaucratic intervention in a business model that works very well. The number of incidents is minor relative to the number of rentals. Regarding conversion of long term rental to short term, regulation and rent controls are motivators to switch. Also many units would never be long term rental so the regulation of those units is punitive. Airbnb has a platform for complaints against bad hosts and bad tenants so perhaps the municipality should be working with them rather than trying to impose more by-laws in a city where they can't properly enforce their current ones. Airbnb brings people to the city that might not normally come here. These guests spend a lot of money in shops and restaurants and attending events. This spending in turn provides employment, helps property owners generate revenue so they can pay their property taxes and gives the city a GLOBAL platform. Hosts work hard to provide the best possible experience for their guests and they should be rewarded for their efforts not punished. My fear about this process is that it provides a platform for the affordable housing lobby who have more time to be vocal about their opposition to short term rentals than those who operate them. Perhaps the city needs to give some credence to those who are working to make things happen in the city. Our voices count too.

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[REDACTED] 12/05/2019 08:48 AM	Short term rentals are a lot of people's second income.
[REDACTED] 12/05/2019 08:48 AM	Agree with licensing. It will bring in much more money for the city which can be used towards various improvements. The economic impact it brings to the city is extremely positive.
[REDACTED] 12/05/2019 09:03 AM	I think they're great. It's a new wave and trend that is so much better to see and travel the world (especially the beautiful niagara region)
[REDACTED] 12/05/2019 09:12 AM	I support short term rental, as it provides more reasonable accommodation for tourists and brings more tourist dollars to our community, this is even more important in summer time.
[REDACTED] 12/05/2019 09:15 AM	I think air bnbs are a great way to stay. And I think the hotels have a monopoly on travel. Our region is beautiful and people deserve to get the real feel of it besides staying in a hotel. I have stayed in them all over the world and i really think they should be allowed as we have over 15 million tourists alone come to our beautiful region !
[REDACTED] 12/05/2019 09:20 AM	We love using Short term rental platforms. It allows our family to stay comfortably. We think they are great for the economy. From an investment standpoint, the properties are maintained much better then a regular tenant due to the fact that hosts must have it professional cleaned multiple times a week. They are rated on the condition of the house so they are much better maintained.
[REDACTED] 12/05/2019 10:02 AM	Short term rentals is an excellent choice to attract tourists and boost local economy
[REDACTED] 12/05/2019 10:40 AM	no
[REDACTED] 12/05/2019 10:48 AM	I think that a property owner should have the choice to rent a room or part of their home if its not being used by them, especially if their having a hard time with paying their property taxes & utilities. The bit of extra income that they would receive from the rental - might just help them in being able to keep their homes and keep up with their expenses. Warm Regards, Anna Neighbours' concerns over noisy short term rental visitors have been addressed by AirBnB with their newly implemented program that stops parties from happening before they even start. Another way to nullify this is to require the hosts of the short term rentals to install and monitor security cameras with audio capability.
[REDACTED] 12/05/2019 11:01 AM	We have operated an AirBnB in our home for almost three years. We have hosted many wonderful people from all over the world. Everyone comments on how we are "Super Hosts". And that our home is sparkling clean and the love staying with us. They have never caused a problem in our neighborhood, they park in our driveway and e have never received a negative comment from any of our neighbors. We also have used AirBnB when we have traveled on 3 occasions. We always enjoyed the experience as well. Tom and Liza.
[REDACTED]	Dealing long term tenants is easier, if it would be any proper landlord tenant

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12/05/2019 11:11 AM

12/05/2019 11:36 AM

law , protecting landlords, against property damages and unpaid rent. Running short term rental is a lots of cleaning, income is unsure ,but there is a one million damage coverage and no stressful eviction process

The City of St. Catharines is generally NOT open for business. City staff are extremely conservative, old-fashioned, narrow minded and do not understand the macro-economic and socioeconomic benefits of the incredibly favorable location St. Catharines is in. City staff members have a "communist" style mindset and are more concerned about creating "make work" type of tasks for themselves to secure their jobs. Southern Ontario is growing very fast, by approx. 150k - 180k immigrants and national migrants per year. There is a huge opportunity for St. Catharines to turn into a business and tourist hub in the Niagara Region. Short-term rentals bring massive economic opportunities to a semi-depressed City. Short-term rentals bring tourists who want to explore and visit local businesses and restaurants, etc. Tourists from all over the world are ready and willing to spend money in our City. Short-term rentals can give our City a financial boost and create jobs or secure jobs and help homeowners pay their property taxes and IMPROVE their properties/homes. The City of St. Catharines needs to WAKE UP and take this opportunity to finally adapt to a new world and a new economy. Take a look at St. Catharines north end. How many old bungalows are owned by retirees who are struggling to pay their bills and who have no money left to maintain (nevermind improve) their homes. The north end is beautiful and somewhat unique and our micro-climate (almost always warmer) could also be leveraged to advertise to the world. St. Catharines is a hidden gem and a sleeping giant. Unfortunately, if our leadership don't wake up soon, other surrounding municipalities in Niagara will take advantage of this opportunity and our City will find itself trying to catch up... Thank you for publishing this survey.

12/05/2019 03:39 PM

12/05/2019 05:12 PM

12/05/2019 05:16 PM

12/05/2019 06:02 PM

The government needs to keep its nose out of peoples business on this issue. it's your home. if you own it you should do with it what you like within the confines of the law.

Short term rentals is a great way to improve economy in the city. Larger groups will stay in a home setting before considering a hotel. Which then has them spending money in our city rather than going to another city that does offer short stay rentals. It is a win win for everyone.

In my opinion an individual should be able to use/give/or share any of their own personal properties. Putting limits to what an individual can do with their own property is not right, especially not in this democratic country which we are very fortunate to be a part of!!

Short term rentals, when run by responsible home owners who are consistently checking in on the property are highly beneficial and completely safe for the community. People need to educate themselves on the fundamentals of how hosting an Airbnb actually works. There are many ways for hosts to sensor potential guests to ensure hosts are only renting to people who have a positive history of past stays with Airbnb. The issues with Airbnb in community locations arise when hosts do not utilize these settings on their profile to sensor their renters. Short term rentals through agencies such as

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Airbnb promote positive community relationships, revenue for local businesses, an economical way for those on a budget to travel and experience new cities and cultures as well as provides job opportunities for people who maintain the properties. Much of the time, short term rentals are kept in better condition long term due to the fact that homeowners constantly need to be cleaning and maintaining the properties to maintain good standing with the agency. As a landlord, I have experienced that long term renters treat the home with much less respect and do not take care of the property, leaving me with major renovations and zero recourse to hold the prior tenant responsible for their actions. However, the renters through Airbnb are held accountable for their actions and landlords have recourse should issues arise.

12/05/2019 07:10 PM

I have found the survey very biased, as it clearly breeds negative stereotypes of those choosing to rent their private homes. Perhaps you could ask questions like, should government have control over what one does in their private home, should private homes be counted as the rental stock of a community or should government provide for subsidized rental stock, does government now need to run biased surveys of those renting their car (turo) or renting their other personal items?

12/05/2019 10:21 PM

I truly don't think there is a big difference between short term or long term rentals. Short term renters take just as good care of the properties as long term renters. Both long term renters and short term renters take up parking on the streets. Many long term renters park on the street every night, whereas with a short term rental you may only have a car parked on the street 50-75% of the nights. I don't think its a fair comparable. Most people looking to rent short term are tourists or people visiting family or friends. These people that have more options available will spend their money to help stimulate the St Catharines economy. Due to the fact that we live in Canada and the short term rental market significantly decreases in the winter months which will likely stray a lot of people from renting out their properties short term for the entire year. It is mainly a summer activity. I would love to have further discussion on why I believe short term rentals can help the citizens of St Catharines and stimulate this economy

12/06/2019 05:42 AM

I am supportive of short-term rentals but I believe there needs to be regulation.

12/06/2019 06:38 AM

A short term rental landlord should be asked to inform neighbors of intent and those neighbors' concerns should be heard and addressed if they are legitimate concerns.

12/06/2019 06:51 AM

I have been doing short term rentals for 4 years during the May to August months. I provide student rental during the months of Sept to April. I very much enjoy the experience of hosting and meeting people from around the world who come to enjoy the Niagara Region. We provide a relaxed and comfortable setting for our guests and they bring money to the community during their stays.

12/06/2019 03:08 PM

These rentals completely ruined a whole new neighbourhood in Niagara Falls. Drive through the subdivision between Drummond and Dorchester

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12/06/2019 08:25 PM

behind McLeod on a Friday or Saturday night and you will see why.

The administration of this process must be feasible. Ultimately, more long term affordable rental space would be beneficial to the community

12/06/2019 10:07 PM

There should be a cap on the number of dwellings one owner can operate in order for others to operate their 1 or 2 places successfully

12/07/2019 12:00 PM

Homeowners should be able to rent out rooms or their entire dwelling when they are there or not there if desired. Homeowners who are allowed to rent out their dwellings should be residents of the same city/same neighbourhood to ensure they can monitor and maintain their dwelling properly during the time period that it is rented and so they are invested in the well being of the neighbourhood.

12/08/2019 09:37 AM

Short term rentals brings tourists into the community and supports businesses.

12/08/2019 04:30 PM

It should not be allowed in residential neighbourhoods. Maybe downtown or areas like that but not residential. It can't be controlled and we have had bad experiences. You are just asking more Torontonians to come down and buy our houses up to rent them out

12/09/2019 11:04 AM

If you have a rental unit and rent short term, even if you run into a bad tenant situation, you know that the situation will come to an end in short time and any damages can be remedied. Long term problem tenants are hard to deal with and the law does not offer any protection to landlords as it is firmly on the side of the tenant. Contract law, the foundation of our society, does not apply at all to landlord vs. tenant disputes. As a frequent user of short term rentals world-wide, I must say that all the properties were well kept and immaculate. I can not say the same of the properties I or my family members have rented and lived in long term in the past.

12/09/2019 05:58 PM

I have used these services in other cities and found them a useful and reliable. I think services like Airbnb do quite a bit to have identifications and a way of tracing the people who use these services, and who might potentially create problems. I think there are plenty of cases where long term renters create bigger problems than short term renters do, and at least short term problem people would quickly be gone. Niagara is a major tourism centre and we should act as such and do whatever it takes to encourage tourism spending in our area. I think it would be potentially a major blow to make these popular services not easily accessible in St.Catharines. We don't exactly have many other industries thriving in Niagara right now.

12/10/2019 08:26 PM

ST.Catharines is a small city and will benefit from extra tourist dollars which will support our community.

12/10/2019 09:10 PM

Short term rentals is an affordable option for people to stay and spend money in local businesses. It offers a good way for people to supplement their income. I have stayed in airbnb and have had good experiences. Whether it be short or long term rentals. If it is managed well it does not pose a threat to neighbours. Every once in a while incidents will happen in long term rentals, hotels, or owned residences. I don't believe and have never seen proof that short term rentals encourage bad behaviour. If the city has some data to

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[REDACTED]
12/19/2019 10:22 PM

show otherwise I would be open to take a look and re consider my opinion.
Please don't allow Air B and B s in St. Catharines!!

[REDACTED]
12/11/2019 07:07 AM

As long as they are regulated accordingly property owners should be allowed their fair right to rent out their building whether short or long term.

[REDACTED]
12/11/2019 10:20 AM

Regarding 11 and 12, it is not appropriate for the city to intervene in landlord tenant matters which is better handled through existing landlord tenant agreements and provincial landlord tenant agency. If the city just wants to get more taxes then just follow other municipal leads in getting air b&b to send the city a stipend for each rental occurrence. Please stop looking for ways to further invade residents privacy.

[REDACTED]
12/11/2019 07:09 PM

There are ample hotels available in the Niagara region, if tourists/visitors to the area need a place to stay I feel they have ample choice. There is a housing crisis in Canada, why are we contributing to this problem? Many of the current short-term rentals are not owned by people living/or from Niagara, in fact, many are from outside of Canada. We moved from Vancouver where this has become a large issue. If you want to stop it from happening here then take action against short-term rentals.

[REDACTED]
12/11/2019 07:20 PM

When I was reading the above question about owners renting out multiple properties for short term rentals those houses would be better used for families who need 3-4 bedrooms who are on the Niagara Housing waiting list. I think we should be working with landlords and property owners to close the housing gap. This will make it worse because then less residential homes will be available for families needing a place to live.

[REDACTED]
12/13/2019 01:29 PM

Not in my neighbourhood.

[REDACTED]
12/13/2019 01:32 PM

Short term rentals such as AirBNB and others in established residential areas are not good idea. It negatively effect and eventually eliminates the idea of community and neighbourhood. There are many examples and evidence of damaged to property, excessive noise, narcotic use, use of violence associated short term rentals. At this point I am not supporting this idea.

[REDACTED]
12/13/2019 02:10 PM

There needs to be proper rules (no loopholes) and regulations, along with enforcement, then short term rentals should be allowed in residential areas. I do not wish to see rooming houses opening up all over the city. Also if the city, as has been reported, wants people to rent the home out if they are away for extended periods such as during the winter months then the mayor and the councilors should be the ones to pay all the costs for removing these tenants. All councilors should know that The Landlord Tenant Act makes it next to impossible to remove a tenant for any reason. For that reason I believe council should stay away from any type of bylaw forcing owners to rent temporarily vacant properties.

[REDACTED]
12/13/2019 02:28 PM

My biggest concern is the lack of affordable housing. I landlords turn to short term rentals then that will further deplete the number of units available for affordable long term rentals

[REDACTED]

Each of these companies seem to have different reasons to be. I thought

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12/13/2019 04:02 PM

airbnb was more of a full time thing - and that has no place in a suburb in my opinion. Vrbo - is along the same lines I think. However, there are companies out there who are more for the once a year situation which does not put the same stress on a subdivision. As a previous owner of properties that we rented out long term - I would have been quite upset if I had found out there was an airbnb in my building. I carefully vetted my tenants to ensure they were responsible and would follow the condo rules - and depended on other owners to do the same

[REDACTED]

12/13/2019 04:15 PM

I use short rental accommodations in Montreal and Europe every year and I think is a great way to travel

[REDACTED]

12/13/2019 06:55 PM

St. Catharines and Niagara in general are hurting for affordable housing. The rise of short term rentals are linked to this challenge.

[REDACTED]

12/13/2019 07:05 PM

AriB&B take valuable living space in an already short supply of reasonable rentals and jack up the prices, do not contribute taxes. Also Takes revenue from legitimate hotels and B&B's who provide employment -

[REDACTED]

12/13/2019 07:40 PM

Short term rentals are bad for community as can long term rentals. The owners are often corporate in nature and do not care for, live in or support the community and can drive down property value with unmaintained properties and driving out hard working people. The city needs to strictly enforce all private rentals to ensure fire codes and property standards are meet. Even if it means having a licensing fee so we can employ people to monitor these registered properties and enforce bylaws.

[REDACTED]

12/13/2019 10:42 PM

I would love to meet some one from the city, in person to discuss these matters more. I have a lot more to say and show regarding AirBnBs. I have left numerous messages, with staff and in answering machines. My calls are NEVER returned. I'm beginning to lose faith in any city representatives. If you don't have money, own a house or a car, if you just rent, your not important, you don't have a voice. That's not fair. Middle and lower class people who work multiple jobs and pay taxes should have just as much a voice as someone who can afford to buy their own house.

[REDACTED]

12/14/2019 05:37 AM

They should be treated like a B & B. Licensed, inspected and provide parking. It doesn't make sense what a B&B needs to do to be compliant yet a home owner can go on a vacation and rent his house without any regulations.

[REDACTED]

12/14/2019 09:45 AM

The short-term rental market is driving up the costs of all rental accommodations in Niagara. It's at the point where soon local residents who are starting out, will not be able to afford to live where they work.

[REDACTED]

12/15/2019 09:33 AM

Only that it is getting tougher to get by and if home owners or property owners can find a way to make more money and provide a service that people do want you as our employees should make this happen without over reaching or over regulating this. you can make it safe by ensuring that our already in place bylaws protect everyone involved .

[REDACTED]

12/15/2019 10:45 AM

I am a senior, low-income, female resident and Airbnb has allowed me to keep my home. I rent one room and am always present. I do not support vacant housing being available through Airbnb and similar platforms as that adds to the affordable housing crisis.

[REDACTED]

As mentioned in an early comment. Short term rentals Gould only be allowed

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12/15/2019 05:09 PM

in single dwelling homes, not within apartment buildings, student building etc where other people have their home located within as it is a safety concern and neighbors within the building are not consulted prior to rentals and not benefiting from the rental

[REDACTED]
[REDACTED]

Our situation is unique where we have a historical property with a small carriage house converted to an "upscale" short term rental so we live on the property. When restoring the carriage house for this purpose, we worked closely with the city building dept to ensure the work was done to meet all safety requirements. We provide a unique, private and fully outfitted space to people that cannot be obtained through a hotel and we attract visitors from many countries because of our unique offering. We live on the property so we are always present when guests are here and we always meet them to act as "guides" to Niagara. It works well for us, for the guests, and for Niagara. We absolutely love what we do and enjoy meeting people from around the world to provide value to their vacation stay. I realize this is very different than most other Airbnb properties, so it's important that the city takes into account the various "nuances" of this matter. Thanks for asking Providing that the properties are maintained to the same standard that apply to owner occupied dwellings, and the renters comply with local noise by-laws etc then I have absolutely no issue with short term rentals. What would the City hope to achieve by licensing / regulating? Seems like creating another tax, and adding another layer of bureaucracy is not a smart solution. There are current by-laws in place that should suffice if properly enforced.

12/16/2019 01:26 PM

[REDACTED]
12/16/2019 08:31 PM

Short and medium-term rental accommodations aka transitional housing should be considered in the affordable housing conversation for those facing instability or seeking to gain credit or escape a distressing situation

[REDACTED]
12/17/2019 07:20 AM

A property owner should have the right to rent any way they see fit without having to pay a fee to the city on top of our already high property taxes. As long as the owner abides by current city bylaws regarding property maintenance/upkeep.

[REDACTED]
12/17/2019 07:23 AM

I have managed short term rental homes for a number of years now and have always had a positive experience for the owners, neighbours, and guests.

[REDACTED]
12/18/2019 12:03 PM

I think when done responsibly short term rentals contribute positively to the area. They provide lodging that promotes family unity (when out of town student's families come to visit them when they are away at school); they provide motivation to upkeep your property and landscape for appeal even if you aren't selling, if the unit is owner occupied you have a vested interest in keeping the number of occupants low and the noise to a minimum.

[REDACTED]
12/18/2019 01:01 PM

Have stayed in Airbnb in other cities and seen the negative impact on neighbourhoods

[REDACTED]
12/18/2019 01:43 PM

I think that neighbours should be made aware of whomever owns the unit, so that should there be an issue they can contact the owner, however owners should be able to do whatever they want with the properties they own.

[REDACTED]
12/19/2019 02:12 PM

Short-term rentals are now predominately run by investors, not by a primary resident who wants to offer space, make cash as was the original intent of

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██████████
12/22/2019 10:08 AM

Airbnb. The McGill University study determined some 32,000 housing units were removed from the housing market: housing is already unaffordable for most. The investors here have already scooped up reasonably priced housing to make money - housing is not a commodity, it is shelter.

I am ok with this as long as it doesn't impact affordable spaces available for long-term rentals. Or if there is additional work being done for affordable long-term housing.

██████████
12/23/2019 07:38 AM

Short-term rental accommodations are an important part of tourism - when we travel we always book Air B&B. If St. Catharines gets too restrictive here I fear we will lose out on tourism. Further, our city does not have adequate hotels that service all neighbourhoods of the city. Until this improves, short-term rentals are a must! A personal anecdote to highlight how much we rely on short term rentals. My parents come to visit from out west a few times each year, and they have a favourite Air B&B house just down the street from our house (for various reasons it works best if they stay in their own place instead of our place). They are so happy with it, and it is a wonderful, immaculate place. They can walk down the street to visit with us several times a day. If I had to go out in the car and pick them up from a hotel in another part of town it would be a right pain! Further, they have health issues so it is best if they cook their own food. This arrangement works so well for them. If they were stuck in a hotel and had to rely on crappy hotel restaurant food I doubt they would come and visit as often. Some regulations are fine, but please don't police this industry right out of business (or, to be more realistic, underground).

██████████
12/24/2019 03:27 PM

Short-term rentals should not be permitted under any conditions. It is a problem for the neighbourhood. I read so many articles in newspapers where neighbours had problems with short-renters such as having more people in the house than what was declared to the owner, people having parties in the house and making noise, short-renters when they leave the premises, they put their garbage on the street even though it is not the garbage collecting day (bags are opened by animals and stuffs are flying away, and the list goes on and on. Definitely not a good idea to allow short-rental to residential houses and condos.

██████████
12/25/2019 07:10 AM

People should not be able to remove residential dwellings because it is more profitable to rent as a short term unit rather than a home for people who need one. There is a scarcity of housing in St Catharines and we need to ensure that short term dwellings do not make this issue worse by providing people a financial incentive to rent short term rather than long term. Any dwellings that exclusively rent short term should have a different designation and be offered only if long term rental housing is not in need.

██████████
██████████ AM

Hotels exist for this purpose/ use.

██████████
12/29/2019 06:35 AM

Someone with a spare room or second suite may be ok with occasional guests but don't want the hassle or problems with a long term tenant who due to current tenant laws they are unable to evict. They may also want to have the space available for occasional family or friends visiting but also be able to

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[REDACTED]

12/29/2019 12:41 PM

earn some additional money to pay expenses renting short-term. Owner or property manager should be local and available 24/7 to address any concerns

People are going to do this regardless of what the town says. It's the same as how the town of Thorold is trying to ban students from living there. In that case it's a university town, in this case it's living in a tourist town. By preventing short term rentals in an affordable area you are pushing away tourist dollars that can come back into this town that could be used to improve the area

[REDACTED]

12/29/2019 01:03 PM

If short term renters are staying - drinking, noise and parking needs to be within rules. Having beer cans, cigarette butts, loud music and cars in and out all day is not safe. Also, if renters leave a mess on the street/ neighbours property (ie trash, butts, cans) the owner of the residence should take care of the problem within 24 hours and not have to be asked.

[REDACTED]

12/30/2019 09:49 PM

The port Weller area has become an Airbnb nightmare. Over 14 houses are now listed and that is just in the sunset beach area alone. I now have one two over from me and one right behind me. I hate the fact that there are new people, strangers, at each place every weekend with no regard for our neighbourhood. Most are just a group of young people having bachelorette parties. With all the Airbnb's in this small area we are losing the sense of a community and I feel like I live in a hotel stretch now. Rules around when and where these can operate need to be put in place by the city or do away with them completely in residential areas. Thanks for listening.

[REDACTED]

12/31/2019 08:21 PM

I have stayed at short term rentals outside of Niagara and in other country. They make a visitors stay more enjoyable by providing alternative options and also allowing to interact with locals instead of hotel staff.

[REDACTED]

1/01/2020 07:16 PM

Having enjoyed traveling and sharing homes in other cities i believe its a wonderful opportunity for travellers and homeowners alike. St. Catharines and the Niagara area is full of amazing experiences, events and attractions and should encourage opportunities that increase business for all. As an older resident its a way to provide a boost in income for those of us who are limited in ability and increases engagement as we share our community with visitors.

[REDACTED]

1/02/2020 07:50 AM

I am very glad the City is investigating the use of dwellings for short term rentals. I am sure you are looking around to see how other cities have managed this. I recently rented a flat in Rome, Italy which had me pay a tax upon arrival of €7 per night per person. I would fully support the City of St. Catharines charging such a tax. A final comment, the hotels in St. Catharines are uninspiring (the only decent options are Johnny Rocco's boutique hotel which is lovely but limited capacity and the Holiday Inn is circa 1990s). There are simply not enough rooms for the events that are coming to St. Catharines. It's an exciting time to be living here. Good luck with your work on this issue.

[REDACTED]

1/06/2020 07:38 AM

The City could ask for short term rentals to be registered (for a fee) but not regulated/licensed There are too many benefits that short term rentals bring to both tenants and owners to over regulate and squash

[REDACTED]

We need more rental spaces and we need to start attracting more people

Short-Term Rental Survey : Survey Report for 20 December 2018 to 14 January 2020

1/07/2020 10:45 PM

1/10/2020 04:30 PM

1/11/2020 12:40 PM

1/12/2020 02:28 PM

1/12/2020 05:22 PM

into our community. Having some hotels outside of the downtown core is not adequate. I hope that we can start looking forward soon. Thank you.

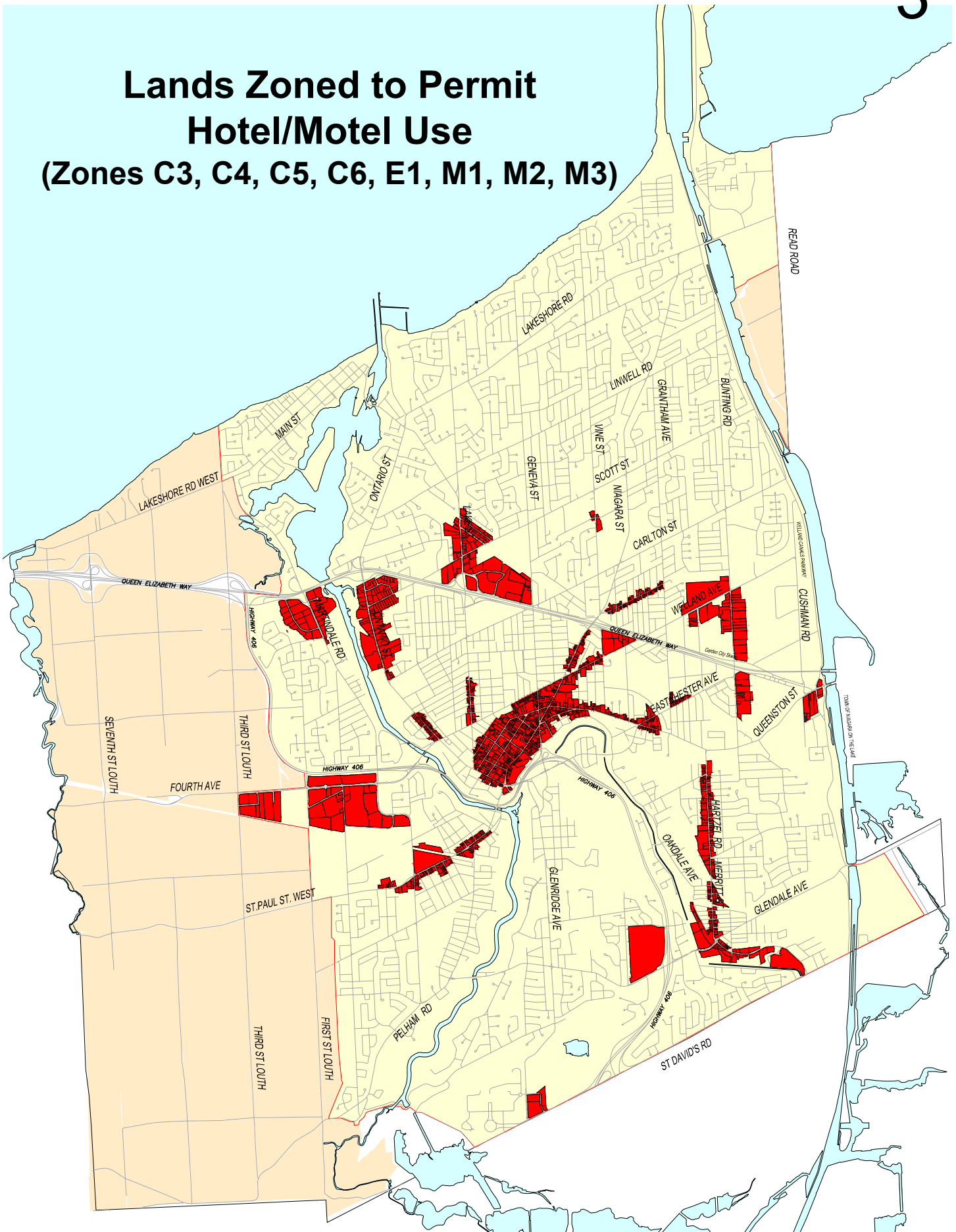
As a traveller with small children, we ONLY stay in Airbnbs. Hotels are very expensive and always just one room. So... when the kids go to bed at 7:30pm, we are stuck in the dark. With an Airbnb, they are delightfully comfortable and cozy homes. We put the kids down, come down have a glass of wine, watch a movie, or visit with our friends (we often go to a city with a couple and stay together). I've heard the same kinds of things for people with pets. It is either Airbnb or no visit to the city. We have one on our street here, and the junky who lives two doors down is much more of a headache.

I think it would be a great accommodation addition to St. Catharines visitors. Not too many options in a city of our size.

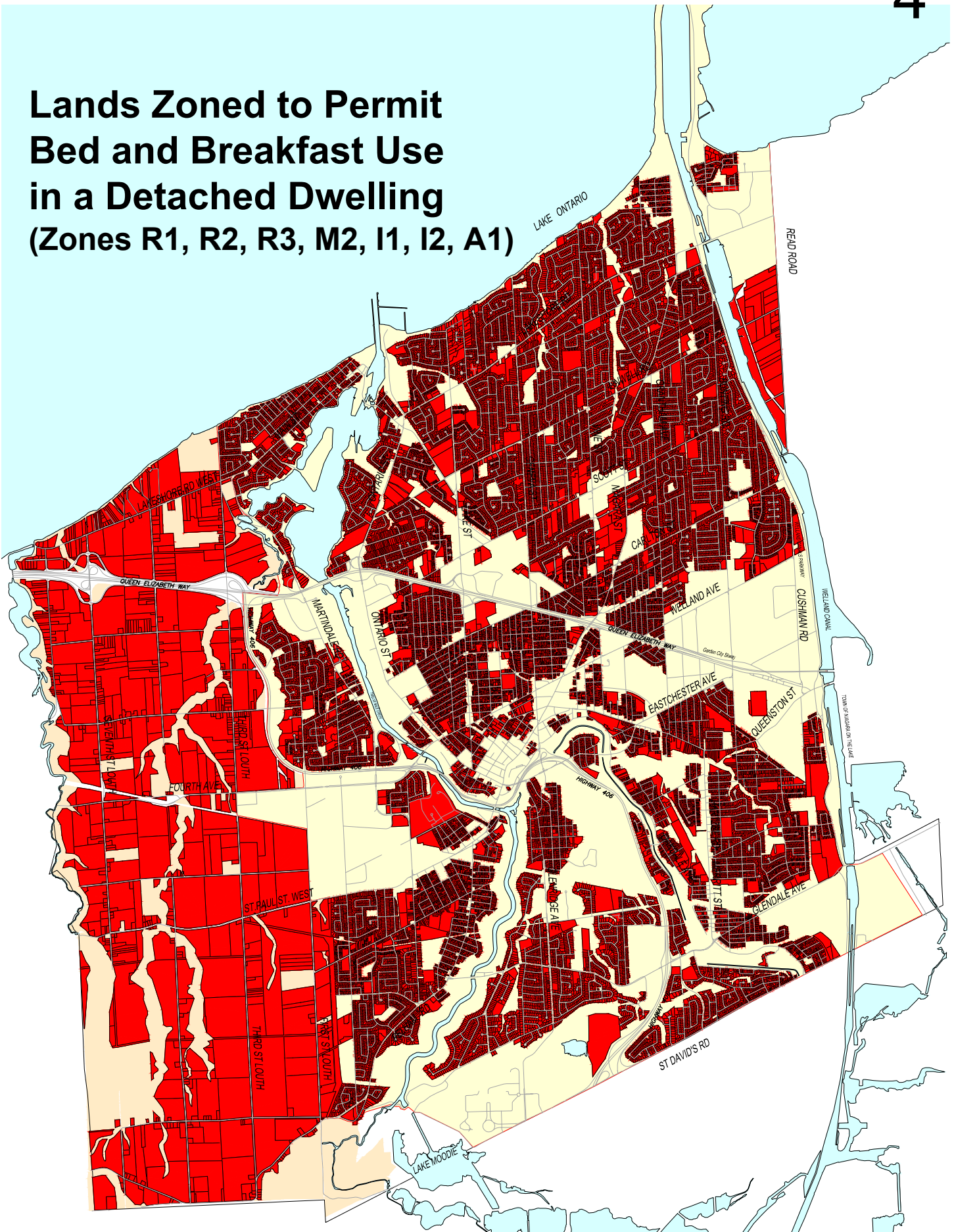
Do not stick your heads in the sand like you have with off campus housing and mega homes. Be proactive. Create by-laws, enact zoning restrictions, Be creative, incorporate what is working in other cities. Protect vulnerable homes, neighbourhoods - young families, elderly residents, assisted living facilities. Stop enabling developers to profit while ignoring affordable housing. I do agree with short term rentals, however I think they must pass all fire codes, and building codes I think it's a great way for others to afford to come to our great city and spend dollars here. I don't believe they all need to be licensed either, only those that are operated by the same owners, as there is no difference between them and student rentals, which have taken a lot of real estate away from the general public who can't find housing.!

Optional question (139 responses, 121 skipped)

Lands Zoned to Permit Hotel/Motel Use (Zones C3, C4, C5, C6, E1, M1, M2, M3)



Lands Zoned to Permit Bed and Breakfast Use in a Detached Dwelling (Zones R1, R2, R3, M2, I1, I2, A1)



Short-Term Rental Regulation Approaches

Location		Planning Use			Regulation Controls					
		Host Present	Primary Residence	Primary STR	License Platform	License Host	Limit Days/Year	Restrict Unit Types	Restrict Zones	Limit Rooms/ Guests
Niagara	St. Catharines	✓						✓	✓	✓
	NOTL	✓		✓		✓		✓	✓	✓
	Fort Erie			✓		✓				
	Niagara Falls	✓							✓	
Ontario	Toronto	✓	✓		✓	✓	✓			✓
	Town of Blue Mountains			✓		✓			✓	✓
	Prince Edward County	✓		✓		✓			✓	✓
	Oakville	✓	✓		✓	✓			✓	✓
Canada	Vancouver, B.C.	✓	✓			✓				
	Montreal	✓		✓		✓				
Global	New Orleans	✓	✓	✓	✓	✓			✓	✓
	New York	✓								✓
	San Francisco	✓	✓		✓	✓	✓			




Corporate Report City Council

Report from: Economic Development and Tourism Services

Report Date: February 7, 2020 **Meeting Date:** February 24, 2020

Report Number: EDTS 02-620-20 **File:** 68.45.99

Subject: Municipal Accommodation Tax Stakeholder Engagement Update

Strategic Pillar: 

Recommendation

That Council defer a decision of a Municipal Accommodation Tax until such time a Zoning-By-law Amendment to address short-term rental use including but not limited to, bed and breakfasts and rental of entire dwelling units be considered.

Summary

This report provides the results of the consultations with local accommodation providers and other stakeholders relating to the potential implementation of a Municipal Accommodation Tax (MAT) in St. Catharines.

Relationship to Strategic Plan

A Municipal Accommodation Tax would support the following Strategic Plan goals under the Economic Sustainability Pillar:

- Continue to implement the Economic Development Strategy (2017-2022) with particular focus on investments, employment and partnerships to attract, retain, and grow the economy of the City.

Background

In April 2017, the Province of Ontario passed Bill 127: Stronger, Healthier Ontario Act (Budget Measures) 2017, which amended the Municipal Act to provide lower or single-tier municipalities in Ontario with the authority to levy a transient accommodations tax, referred to in this report as a Municipal Accommodation Tax.

The MAT can serve as a new revenue tool that Ontario municipalities can use to further promote tourism as an economic driver within their city boundaries. Bill 127 received Third Reading and Royal Assent on May 17, 2017. On November 23, 2017, the Province of Ontario enacted Ontario regulation 435/17 (the “regulation”) which came into force December 1, 2017. The regulation prescribes the necessary provisions for

municipalities to implement a MAT for transient accommodations through a by-law and set a tax rate for accommodations of 29 consecutive nights or less.

At its meeting on June 17, 2019, City Council directed staff to engage with stakeholders and the local hotel industry regarding the potential of a Municipal Accommodation Tax in the City of St. Catharines and report back to Council with further details related to the potential implementation of a MAT.

Report

The City invited the owners and / or management of the 10 hotel / motel and bed and breakfast properties within St. Catharines to participate in one-on-one consultations regarding the potential for implementing a MAT. City staff met with representatives from eight accommodators (seven hoteliers and one bed and breakfast) during November 2019 and had additional consultation with both Brock University and AirBnB staff.

Industry Feedback

Input received from stakeholders was not supportive of the implementation of a MAT. Concern was expressed that an additional levy to room rates coupled with existing surcharges, existing facility fees and provincial taxes would increase travelling costs for visitors and business expenses for operators. In addition, the MAT is HST applicable, therefore can be additionally taxed. Further concerns were raised with having to absorb the increased overhead costs from administering the collection and remittance of the MAT including credit card transaction fees.

Staff were further advised that visitors still view 'tourism accommodation taxes' negatively and suggest that by not imposing a MAT, St. Catharines has a competitive advantage over the municipalities that have imposed the tax. Stakeholders recommend that should the MAT be implemented, that Council ensure that it apply to all short-term rental properties in St. Catharines (and not just hotel properties). The City's current zoning by-law only permit hotels / motels and bed and breakfast uses and does not allow for other ways to use residentially zoned properties for short-term rental use, such as those through AirBnB and other online platforms. The City is concurrently reviewing the permission and impact of short-term rental uses.

Should City Council choose to move forward and implement a MAT, the accommodation partners recommend the following:

- the fee match the MAT charge amount of \$2 per night, per room that the City of Niagara Falls has implemented; and
- that 100 per cent of MAT proceeds be allocated to an eligible destination marketing organization to support marketing and initiatives with a focus on promoting overnight stays in St. Catharines.

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Analysis & Options

Hotel and motel rooms in the city account for 642 purpose-built rental accommodation rooms. Brock University offers seasonal accommodations / short-term rentals in eight residence complexes on campus. Under the MAT legislation, Brock University would not be required to collect the MAT but could still choose to voluntarily participate. Niagara Falls is the only municipality in Niagara to implement a mandatory MAT

The St. Catharines lodging market tends to perform at approximately 50% average annual occupancy and with an Average Daily Rate (ADR) of approximately \$120. The application of a \$2 MAT (in-line with Niagara Falls) is estimated to generate gross revenues of \$234,330.

MAT Revenue Sharing

Should Council choose to impose a MAT, Regulation 435/17 prescribes that municipalities are required to share at least 50% of the MAT revenue, net of reasonable costs of collecting and administering the tax, with the respective eligible tourism entity either the Regional Tourism Organization (Tourism Partnership of Niagara) or a not-for-profit tourism organization (to be established). The City's portion of the revenue is unrestricted. Stakeholders indicated a preference for 100 percent of the funds to be allocated to the 'eligible tourism entity'.

Conclusion

The tourism sector is a key component of the Council-approved economic development strategy. Tourism generates significant and positive economic activity in St. Catharines, which is maximized when visitors choose to stay overnight and directly affects jobs in the accommodation, retail, restaurant and event venue sectors. Partnerships and collaboration are the foundation of the municipality's tourism program and initiatives. Without industry support, staff are recommending that council defer the implementation of a Municipal Accommodation Tax until final approval is obtained for a Zoning-By-law Amendment to address short-term rental use including but not limited to, bed and breakfasts and rental of entire dwelling units.

Prepared & Submitted by

Karen Doyle
Tourism Marketing Officer

Brian York
Director of Economic Development and Government Relations

Approved by

Brian York
Director of Economic Development and Government Relations



Corporate Report City Council

Report from: Economic Development and Government Relations, Director
Community, Recreation and Culture Services, Director

Report Date: October 2, 2019 **Meeting Date:** February 24, 2020

Report Number: EDTS-211-2019 **File:** 68.45.99

Subject: Parking Partnership Proposal – Mountain Locks Park

Strategic Pillar:



Recommendation

That staff be authorized to enter into lease negotiations to facilitate the development parking partnership at Mountain Locks Park to the satisfaction of the Director of Community, Recreation and Culture Services, City Solicitor, and the Manager of Realty and Insurance Services and report back to Council. FORTHWITH

Report

Staff have received correspondence from the owner of Glendale Place Plaza located at 344 Glendale Avenue with a proposal to construct additional parking west of their property on the adjacent City-owned Mountain Locks park lands. The property is currently experiencing a strain on their parking supply and require additional spaces to operate. Future expansion plans will further increase the parking demand.

The owner is proposing to construct a new parking area, as outlined in Appendix 1. The spaces would be shared between the plaza customers and public park visitors.

In 1999, the [Comprehensive Development Strategy \(CDS\)](#) examined four areas of the city that had constraints and challenges to future growth, including Merritton. In 2002, City Council approved the recommendations of the CDS, including the following for Mountain Locks Park:

1. Through a combination of greening initiatives, amenity developments, interpretive trails, and signs, water quality initiatives and public-private development partnerships, Mountain Locks Park is envisioned to be an anchor development for the community based on industrial and canal heritage.
2. This project ultimately builds on a number of sub-projects to beautify the community, create space and interpretive infrastructure suitable for tourism

development, and provide an impetus for the commercial redevelopment of industrial heritage assets throughout the community.

3. The concept plan for Mountain Locks Park development by external consultants was based on a number of design principles, which are outlined in the details CDS document.

Page H-50 of the concept plan developed for Mountain Locks Park outlines the following design principles:

- Develop an extended pedestrian system through the park which links key activity areas and creates an interpretive walking tour;
- Create a park centre as the focus of activities and special event programming;
- Develop parking areas as a series of smaller lots around the perimeter of the site; allow for parking expansion as demand warrants.

Mountain Locks Park is included and identified as part of the Merritt Trail (City wide park) in the Parks Policy Plan and includes remnants of the former Welland Canal.

The Parks Policy Plan has several policies which promote the City's canal heritage, prioritize park renewal of heritage resources and highlight historical remnants of the old Canal system.

Staff is typically not supportive of the use of public parkland for private purposes. However, in this particular instance, there could be a unique opportunity of assisting with the requirements of a key local employer while improving the public experience of the parkland and addressing design principles identified by the CDS not fully realized under the former concept plan due to fiscal constraints.

The owner of 344 Glendale Avenue would be responsible for the cost of the construction of the parking area and all associated legal fees, approvals, required studies and agreements. The City would be granted an easement over the 344 Glendale Avenue lands, granting access to the new parking area, in perpetuity, to allow for the public to utilize the parking when visiting Mountain Locks Park. This would improve access to the park for the public and could increase usability. Enhancements that would support the design concepts outlined above could be as follows:

- improved trail access;
- additional signage; and
- enhanced landscaping and maintenance.

The public realm improvements offered would have to meet the satisfaction of the Director of Community, Recreation and Culture Services. This location is considered as a passive piece of parkland and there are trees which would need to be removed in order to accommodate the proposed improvements. It does have the potential for significant improvement and greater utilization while achieving the design principles and concepts outlined in the CDS.

Should Council approve the staff recommendation contained in this report, staff will ensure that the project is subject to all the necessary levels of approvals typical of site development projects.

Financial Implications

All costs related to the construction of the parking area, parking improvements / public realm improvements, required approvals, studies and legal agreements would be the responsibility of the owner of 344 Glendale Avenue. A cost estimate has been provided by the owner and is in the range of \$100,000-125,000 for all site works.

Relationship to Strategic Plan

The recommendations of this report support the following Strategic Plan Goal's identified by Council:

Economic Sustainability

- attracting private investment
- supporting a local business
- developing partnership to enhance the economic vitality of the community.

Social Sustainability

- strive for the highest quality of life for all citizens
- connecting people and places

Cultural Sustainability

- celebrating our heritage and history

Conclusion

The City's parks contribute to a healthy landscape and have an impact on the quality of life experienced by the citizens. Staff believe that this public private partnership is a unique opportunity to celebrate and enhance the industrial and canal heritage and implement the design principles and recommendations of the CDS.

Notification

It is in order to advise Mr. Neil Soberman, 344 Glendale Avenue G.P. Inc., C/O The Allen Group, 4211 Yonge Street, suite 230, Toronto, ON, M2P 2A9

Prepared, Submitted and Approved by:

Brian York

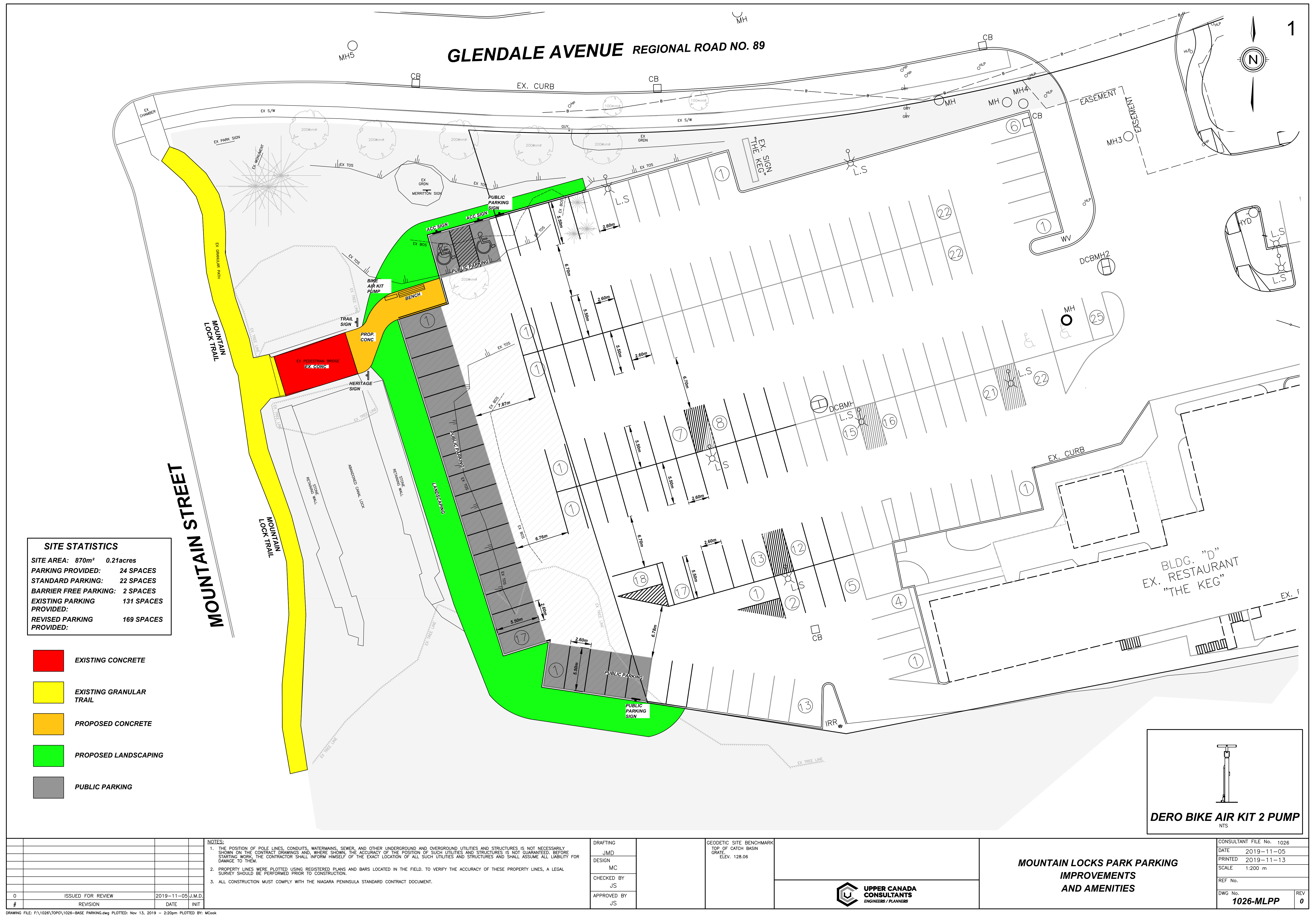
Director of Economic Development and Government Relations

Phil Cristi

Director of Community, Recreation and Culture Services

Appendices:

- Appendix 1 – Proposed Parking Area Site Plan





Corporate Report City Council

Report from: Financial Management Services, Property Management

Report Date: February 17, 2020 **Meeting Date:** February 24, 2020

Report Number: FMS-028-2020 **File:** 16.7.99

Subject: City Owned Land – 320 Geneva Street, Realty File No. 18-035

Strategic Pillar:



Recommendation

That Council declare the land described as Part of Lots 3-5, Township Plan 23 being Part 1 & 2 Plan 30R-9492 being all of PIN 46258-0004 (LT) and municipally known as 320 Geneva Street (the “property”) as surplus and it be disposed of according to the procedures outlined in the Sale and Disposition of Land By-law 2007-309; and

That staff be directed to offer for sale the property at 320 Geneva Street on the open market for fair market value; and

That Sections 4.6, 4.7 and 4.8 of By-law 2007-309 be waived for 320 Geneva Street and staff be authorized to issue a Request for Tender for Real Estate Brokerage Services; and

Further, that the Surplus Lands Development Task Force be consulted once a real estate broker has been chosen to review the marketing plan for the sale of the property.
FORTHWITH

Background

320 Geneva Street was previously the home base for Community, Recreation and Culture Services (CRCS) field operations and administration staff. On November 30, 2015, Council endorsed the consolidation of the CRCS department field operations into the Lake Street Service Centre (LSSC) and CRCS administration was to be relocated to Buchanan House. Council also resolved that within the month of completion of the renovations, a report come back to Council to declare the Geneva Street property as surplus. CRCS parks and horticulture program field operations moved to the LSSC in December 2018 and it is anticipated that CRCS administration will be moving from the building by the end of 2020. The property was then intended to be declared surplus and disposed of in accordance with the City’s sale of land by-law.

On March 18, 2019 Council directed staff to issue an Expression of Interest (EOI) to engage the private and / or not-for-profit sector to propose a land development plan for 320 Geneva Street that included a component of affordable housing.

This report seeks council approval to declare the property surplus and provide an update on the EOI process.

Report Surplus Property

320 Geneva Street is a City owned 3.9-acre parcel of land at the north east corner of Geneva and Wood Street, and is improved with a single-storey commercial building containing approximately 9,358 square feet and an eight-bay detached garage. The building currently houses Community, Recreation and Cultural Services (CRCS) administrative staff. A building condition assessment report completed in 2002 characterized the administration portion of the building as “nearing the end of its useful life”.

It is anticipated that CRCS administration will be moving from 320 Geneva Street by the end of 2020. In order to proceed with the disposal of the property the lands must be declared surplus. Staff therefore recommend that Council declare the land described as Part of Lots 3-5 Township Plan 23 being Part 1 & 2 Plan 30R-9492 being all of PIN 46258-0004 (LT) and municipally known as 320 Geneva Street as surplus and that it be disposed of according to the procedures outlined in the Sale and Disposition of Land By-law 2007-309.

Property information was circulated to the Property Coordinating Committee, made up of staff from Clerks and Legal Services, Engineering, Facilities and Environmental Services (EFES), Planning and Building Services, Community, Recreation and Culture Services, and Financial Management Services. It was determined by the committee that the City has no foreseeable use for the property. In order to proceed with the disposal, staff make the recommendation to declare the lands surplus.

EFES staff identified a 150 mm diameter watermain within the property boundaries that will have to be relocated onto Wood Street. There is also a storm sewer and a sanitary sewer that cross the property near the northerly property limit that would have to be protected by way of an easement upon sale of the property.

The property is designated Medium Density Residential in the Official Plan and zoned Medium Density Residential (R3). The R3 zone permits a variety of residential uses ranging from detached dwellings to apartment buildings at a density range of approximately 25 to 99 units per hectare. Staff would also encourage a development that contains a mix of residential and convenience commercial uses.

Expression of Interest

Staff issued an Expression of Interest (EOI) on May 10, 2019 for the purposes of gauging the interest and state of readiness from the private and non-profit housing sectors to propose a land development plan to include a component of affordable housing for city owned property at 320 Geneva Street. The EOI was issued for information gathering purposes and was not intended to be a formal legally binding bidding process. There was no commitment on behalf of either party. The EOI did demonstrate that there is some interest from the development and non-profit community for the development of affordable housing.

EOI Results

The Expression of Interest closed on July 11, 2019 and three submissions were received from local not-for-profit and private sector development / property management organizations. Respondents were asked to provide an overview of their organization, relevant experience, proposed project concept, project schedule, financing and operating plan and other considerations.

The submissions received varied in detail and included requests that the City remediate the lands and transfer to a successful proponent for nominal consideration, another requested the City remediate the site or alternatively reflect the cost of remediation in the sale price or donation of the property. Two of the submissions proposed all affordable housing, not a mix of market and affordable housing. The size and location of the Geneva Street property makes it more appropriate for a mixed income development, rather than a full affordable housing build. The number of units that could be created on the site make it possible to have a portion of the development be affordable housing, mixed in with market rate housing. Due to the large parcel size, surrounding neighbourhood uses, location on an arterial road and access to transit and amenities, staff believe that there may be merit in exploring a higher density zoning for the property.

Disposal of Land By-law 2007-309

The City's By-law 2007-309 establishes the procedures for the sale and disposition of land in an open, transparent and fiscally responsible manner. Before selling real property, Council shall, by by-law or resolution passed at a meeting open to the public, declare the property surplus, give notice of the proposed sale and obtain at least one appraisal of the fair market value of the property. The appraisal shall be based on the highest and best use of the property in accordance with the current standards of the Appraisal Institute of Canada. The City strives to achieve maximum financial benefit when disposing of surplus lands. Notice of surplus land must be provided to the Niagara Region and the District School Board of Niagara and Niagara Catholic District School Board. The by-law also sets out potential methods of sale of property including public tender, public auction, call for proposals or any other method deemed appropriate. Notwithstanding the provisions of the by-law, Council may, in its discretion, dispose of property on such terms and conditions as they deem desirable.

Staff are requesting that Council waive Section 4.6, 4.7 and 4.8 of By-law 2007-309 for 320 Geneva Street. These sections relate to providing notice to the Region and School

Boards, specific timelines for placing a “For Sale” sign on surplus properties, listing the property with the President of the Niagara Association of Realtors and advertising the surplus property in the newspaper. Staff recommend issuing a Request for Tender for the purposes of the provision of real estate brokerage services. By procuring a real estate broker to sell the surplus property on behalf of the City, the City will benefit from up to date market and valuation information, exposure of the property on the Multiple Listing Service and the broker will be responsible for showing the property to prospective buyers and the negotiation of the sale of the property in consultation with City staff. Real estate commission would be payable from the proceeds of sale of the property. By issuing a Request for Tender for these services it is anticipated that the City will benefit from competitive commission rates.

Staff are therefore recommending that the property be declared surplus and sold on the open market for fair market value and that a Request for Tender be issued to procure the services of a Real Estate Broker.

Surplus Lands Development Task Force

City Council at its meeting of January 13, 2020 established the Surplus Lands Development Task Force. The purpose of the task force is to position the City to undertake strong due diligence and develop both business and social impact cases, including financial plans for the sale of surplus municipal lands for development. Staff are recommending the task force be consulted once a real estate broker has been chosen to review the marketing plan for the sale of the property

Financial Implications

The City strives to achieve maximum financial benefit when disposing of surplus lands. Staff recommend the City receive the highest maximum financial benefit upon the sale of 320 Geneva Street. Current policy requires that sale proceeds from disposal of surplus property are credited to the Civic Project Fund. Any costs related to the relocation of the watermain and site remediation would be deducted from the sale proceeds of the property.

Staff are recommending that 320 Geneva Street be sold on the open market and that a Request for Tender be issued to procure the services of a Real Estate Broker. The real estate commission payable would be deducted from the sale proceeds of the property.

Environmental Sustainability Implications

It will be necessary for the property to be remediated and a Record of Site Condition filed prior to any residential development being permitted to occur on the property.

Conclusion

This report recommends the property municipally known as 320 Geneva Street be declared surplus and offered for sale on the open market for fair market value. Staff also recommend issuing a Request for Tender for Real Estate Brokerage Services to sell the surplus property. Once a real estate broker has been selected the Surplus Lands

Development Task Force should be consulted to review the marketing plan for the sale of the property.

Prepared by

Stephanie Tripp
Manager of Realty and Insurance Services

Submitted by:

Kristine Douglas
Director of Financial Management Services / City Treasurer

Approved by

David Oakes
Deputy Chief Administrative Officer

Appendices:

Appendix 1 – Aerial Location Map

1



----- 320 Geneva Street

Mayor Walter Sendzik and City Council
PO Box 3012
St. Catharines City Hall
50 Church St.
St. Catharines ON L2R 7C2

Feb. 13, 2020

Dear Mayor Sendzik and Members of City Council,

On behalf of the Equity and Inclusion Advisory Committee, I request your support as we continue our work to remove systematic barriers to participation in city programs, committees and consultations to encourage a range of perspectives, experiences and ideas in decision-making.

In the creation of our work plan, the committee identified several areas where we could support Council in your efforts to improve the quality of life for all residents and embed inclusionary policies and practices into city services and programs in order to promote equity for residents and visitors. One of the first priorities identified was the consideration of childcare and dependent care options to enable residents to fully participate in city committees and consultations. Committee members conducted research on comparable municipalities and looked at ways that other cities are taking action to remove this barrier to participation.

On January 14, 2020, the Equity and Inclusion Advisory committee passed the following motion:

The Equity and Inclusion Committee recommends that City Council directs staff to prepare a report and develop a family care and accommodation policy (including but not limited to barrier-free access to childcare, transportation, dependent care) to improve equitable access and reduce systemic barriers to public participation in all city-initiated public meetings, citizen advisory committees and statutory meetings.

The Equity and Inclusion Advisory Committee is requesting Council's support to move this request forward by requesting a staff report that outlines options and possibilities to implement the goal of a family care and accommodation policy for all citizen advisory committees and bodies at the City of St. Catharines. This relates to Council's strategic plan to: "Build and support strong, inclusive neighbourhoods that provide high quality of life for residents of all ages."

Our committee has completed environmental scans of several comparable cities. Through our research, we have found a range of policies on this topic, some at the early stages of policy development while others we consider ground-breaking policies ensuring barrier free access to civic participation. The Committee would be pleased to share this research with staff to prepare a report for Council's consideration.

Next, the Equity and Inclusion Advisory committee was requested to review the staff proposal for a Diversity, Inclusion and Gender Equity staff person that was referred to the committee by Council in the 2020 budget discussion. The committee was happy to review and offer input as requested by council. Our committee has had the chance to hear from the HR representative from the City of St. Catharines

regarding the matter of hiring an Equity and Inclusion focused role full time for one year for the 2021 budget. At the February 11 committee meeting, a motion was made and carried that states:

The Equity and Inclusion advisory committee agrees that the Diversity, Inclusion and Gender Equity staff person is needed at the City of St. Catharines, and that a full time permanent role should be implemented, and that the role should be filled before 2021.

When considering this request from Council, the committee discussed the scope of the role; the expectations for the role in terms of what could realistically be accomplished in one year; the sustainability of the role; best practices in other similar and dissimilar organizations; whether it should be part of HR or independent especially concerning complaints-related processes; and the extent to which the role should be responsible for coordinating and updating related policies.

It was also noted that Council has already committed the City to much of this work as a signatory to the Leadership Accord for Gender Diversity, which commits the organization to many policy and procedural updates and a list of requirements for gender inclusion. The committee agrees with the staff proposal that the role should have a mandate for all equity seeking groups beyond only gender, that evidence (via needs assessment that will include the gender assessment and possibly the global diversity and inclusion benchmarks) should drive the subsequent allocation of human and financial resources, and that sustainability was key to making a success of the role and its expected outcomes.

Finally, the committee discussed the organizational risk of not having at least one dedicated Inclusion role in place at a time when other municipalities have entire teams dedicated to equity and inclusion. The committee was thus unanimous in our support for the expanded sustainable role as well as unanimous that the role should be filled as soon as reasonably possible, ideally before 2021.

We look forward to presenting this information to you at Council and welcome your comments at questions at that time.

Respectfully,

Haley Bateman

Chair, Equity and Inclusion Advisory Committee



Memorandum

To: Mayor and Members of Council

Cc: Department Heads

From: Brian York, Director of Economic Development & Government Relations
Phil Cristi, Director of Community, Recreation & Cultural Services

Date: February 6, 2020

Subject: WE Day Community Update

Further to the direction provided by Council at its January 27th meeting, this memo is to provide an update on the progress and planning for the proposed WE Day Community event on May 5, 2020.

City staff have re-engaged with both the District School Board of Niagara (DSBN) as well as the Niagara Catholic District School Board (NCDSB) to reassess their interest and ability in participating in the event for May 5th. While discussions with the local school boards have been positive to date and they remain supportive, the current “work to rule” status of school boards in Ontario means that securing a commitment to student participation in the event may be challenging. With no deadline in sight, the unknown is certainly impacting the ability to plan this student-centric event. This of course could potentially have a huge impact on student attendance at the event. Further to this, the NCDSB has also advised that the proposed May 5th date would also coincide with previously planned activities for Catholic Education Week, which may further hinder attendance.

As a result, staff have spoken to both the WE Day Foundation as well as the school boards, who have indicated their support for moving the event to a date in Fall of 2020, which would provide better certainty for attendance. Moving the event to a Fall date, would also provide event organizers additional certainty in planning, budgeting, as well as fundraising to host the event.

As directed, staff have also reviewed contracts that have been received to date outlining fees and requirements to be fulfilled by the City, as well as any associated clauses or penalties that might result from the cancellation of these agreements.

Below is a table summarizing the current agreements that the City of St. Catharines has received in relation to the WE Day Community event. The table further outlines the fees that the City of St. Catharines would be responsible for paying, including deposits, travel expenses, as well as associated hospitality and production riders stated in the

contracts. The penalties for cancellation of these agreements are also outlined, including forfeiture of deposits or in some cases full fees.

ORGANIZATION / ARTIST	TYPE OF AGREEMENT	FEE	CANCELLATION
WE Charity	License and Collaboration Agreement	None	Not contemplated. Requested additional clause to address.
Artist #1	Speaking Engagement Contract	Deposit \$1,000 Full Fee \$2,000 + HST	Deposit non-refundable. If cancelled on or after March 5 we pay full fee. Force majeure language would not include teacher strike or general concerns re Coronavirus
Artist #2	Performance Contract	Deposit \$5,000 Full Fee \$10,000 + HST \$2,500 travel buyout Hospitality rider Production rider	If we cancel any time after execution, we pay full fee. No Force majeure if Artist willing and able to perform. Only if Force Majeure prevents Artist performance then only forfeit deposit.
Artist #3	Speaker Contract	Deposit \$6,250 + HST Full Fee \$12,500 plus HST. Travel/Hospitality rider. Production Rider	If we cancel prior to April 3 we forfeit deposit, after April 3 we forfeit entire amount. Force Majeure clause vague not likely applicable.
Wali Shah	No agreement received	\$1600 + HST	Bookings & services are confirmed upon receipt of a 50% deposit, or the full amount in advance, unless otherwise agreed. In the event of a cancellation, any refund is forfeited unless otherwise agreed, or re-scheduled and notified a minimum of 7 days prior to the event.

Please note, no contracts have been signed to date. Staff will memo Council with a further update once a Fall event date has been secured.

Thank you.