



**The Corporation of the City of St. Catharines  
GENERAL COMMITTEE AGENDA  
Regular, Monday, September 14, 2020  
Electronic Participation**

This Meeting of General Committee will be held through Electronic Participation in accordance with Bill 187, the Municipal Emergency Act, which was passed by the Province of Ontario on March 19, 2020.

This Meeting may be viewed online at [www.stcatharines.ca/youtube](http://www.stcatharines.ca/youtube)

*Public Comments: The public may submit comments regarding agenda matters to the Office of the City Clerk by contacting [clerks@stcatharines.ca](mailto:clerks@stcatharines.ca) by Monday, September 14, 2020 before Noon. Comments submitted will be considered as public information and entered into the public record.*

*Electronic Delegations: Those wishing to speak to an item on the agenda must complete the City's Electronic Delegation Form by Sunday, September 13, 2020 before 11:59 p.m. and attend a test session with City staff on Monday, September 14, 2020 at 10 a.m.*

*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).

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2.1 Office of the Chief Administrative Officer  
Ontario Closed Circuit Television (CCTV) Grant Program Application

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2.2 Community, Recreation and Culture Services, Programs and Cultural Services  
St. Catharines Cultural Investment Program - Recommendations

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| 21 - 26 | 2.3  | Economic Development and Tourism Services<br>Partnership Opportunity with the Town of Lincoln   |
| 27 - 30 | 2.4  | Economic Development and Tourism Services<br>Association of Municipalities of Ontario (AMO) 2020 Virtual<br>Conference Update   |
| 31 - 44 | 2.5  | Engineering, Facilities and Environmental Services, Geomatics<br>Encroachment onto St. Paul Street adjacent to Part of Lots 383 and<br>384 Corporation Plan No. 2, (PIN 46219-0091(LT)) and Municipally<br>known as 363-369 St. Paul Street |
| 45 - 48 | 2.6  | Financial Management Services, Property Management<br>Proposal to Declare Surplus Lands, Unnamed Street west of<br>Jacobson Avenue and a one foot reserve, Realty File 08-38  |
| 49 - 51 | 2.7  | Financial Management Services, Property Management<br>Proposal to Declare Land Surplus – Abutting 20 Keefer Road at<br>Seaway Haulage Road, Realty File 12-41   |
| 52 - 55 | 2.8  | Financial Management Services, Property Management<br>Proposal to Declare Surplus Vacant Lands municipally known as 295<br>Glendale Avenue, Realty File 19-28   |
| 56 - 67 | 2.9  | Planning and Building Services, Building and Development<br>Building Services Annual Report on Revenues, Expenses and<br>Stabilization Reserve Fund for 2019  |
| 68 - 94 | 2.10 | Legal and Clerks Services, Office of the City Clerk<br>Council Correspondence   |

**3. Discussion Reports**

Following Discussion Reports, Council will proceed to Council Agenda Item 9 (Motion to Ratify Forthwith Recommendations).

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| 95 - 107 | 3.1 | Office of the Chief Administrative Officer<br>COVID-19 Update Report - September 14, 2020<br>[Addenda] |
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- 108 - 112      3.2      Community, Recreation and Culture Services, Business Planning and Strategic Services  
Happy Rolph's Playground Naming Rights Agreement with Rotary Club of St. Catharines
- **Delegation by Terry McDougall, Past President, Rotary Club, will precede discussion of report**
- 113 - 133      3.3      Planning and Building Services, Planning Services  
Updating the St. Catharines Register of Non-Designated Cultural Heritage Properties  
**Presentation by Chloe Richer, Heritage Planner, will precede discussion of report**  
**Delegation by the following individuals will precede discussion of the report**
- **Brian Narhi, Chair, Heritage Advisory Committee**
  - **Matthew Sherman**
  - **Adam Altmid**

[Addenda]

**4. Adjournment**

*Following Adjournment, Council will proceed to Council Agenda Item 15 (Motions Arising from In-Camera Session)*

**5. In-Camera Session (General Committee)**

Council will meet In-Camera for the following purposes:

- Councillor Request - Councillor Phillips regarding correspondence received from Department of Fisheries and Oceans Small Craft Harbours dated July 30, 2020 (deferred from the August 10, 2020 meeting of Council)  
(In-Camera Pursuant to By-law 2015-170, as Amended, Section B20.3(f), advice that is subject to solicitor-client privilege, including communications necessary for that purpose)



## Corporate Report City Council

**Report from:** Office of the Chief Administrative Officer

**Report Date:** August 27, 2020      **Meeting Date:** September 14, 2020

**Report Number:** CAO-122-2020      **File:** 10.4.99

**Subject:** Ontario Closed Circuit Television (CCTV) Grant Program Application

**Strategic Pillar:**



## Recommendation

That Council endorses the submission of a joint application with the Niagara Regional Police Service (NRPS) to the Ontario Closed Circuit Television (CCTV) Grant Program. FORTHWITH

## Summary

The City of St. Catharines has been approached by the Niagara Regional Police Service (NRPS) to jointly submit an application to the Ontario Closed Circuit Television (CCTV) Grant Program in an effort to secure funding to install CCTV cameras in “hot spots” for violent crime in downtown St. Catharines including:

1. Queenston St at Church St.
2. Niagara St. at Church St.
3. Geneva St. At Church St.

The CCTV Grant Program offers up to a 100% match of funds, and this joint application will require the City of St. Catharines to commit up to \$15,000 to related installation projects should the application be successful.

## Relationship to Strategic Plan

Social Well-being: Build and support strong, inclusive neighbourhoods that provide high quality of life for residents of all ages.

## Background

The NRPS have been exploring opportunities to expand the CCTV network in Niagara as far back as 2010.



In August 2010, the NRPS submitted an application to the Civil Remedies Grant Program for \$180,000. At the time, the City of St. Catharines expressed support for the application and the subsequent program funded by the approved application which is still in operation today.

In 2012, further efforts were made to install 26 CCTV cameras throughout downtown St. Catharines. The purpose of these cameras was to assist with investigation, and to deter crime in the surrounding area. The cameras were installed throughout the summer of 2012, in the area(s) between St. Paul Street, King Street, Carlisle Street and James Street.

## **Report**

The NRPS has reached out to the City of St. Catharines and the City of Niagara Falls to submit a joint application to the Ontario Closed Circuit Television (CCTV) Grant Program. The Province has committed \$6M over three years for the program with the intent to expand the CCTV network across the province. Applicants can receive up to a 100% match of funds for successful applications.

The NRPS is proposing a project that would see 12 new cameras installed in the Niagara Region with 6 being in downtown St. Catharines. Specifically, the NRPS would be looking to increase CCTV coverage at:

1. Queenston St at Church St.
2. Niagara St. at Church St.
3. Geneva St. At Church St.

Which have been identified as “hot spots” for violent crime in the City.

As a result, the NRPS is asking St. Catharines to contribute \$15,000 in addition to the \$60,000 being committed by the NRPS. A similar request has been made to Niagara Falls and will be before Council at their September meeting towards the cost of purchase and installation. The NRPS is also requesting a Letter of Support from The Mayor and City Council to include in the application package. See Appendix 1.

The intent of this initiative is to further expand the CCTV technology system in Niagara to mitigate the activities and violence associated with an increase in gang presence in the region.

Assuming a successful application, the CCTV cameras would be purchased and installed thereafter.

## **Financial Implications**

The NRPS is requesting the City of St. Catharines contributes \$15,000 towards the project to help cover costs associated with the purchase and installation of 12 CCTV cameras.

The \$15,000 contribution can be taken from the existing 2020 budget, and therefore, there is no direct financial implication that needs to be considered for this application.

## **Conclusion**

The Ontario Closed Circuit Television (CCTV) Grant Program presents the City of St. Catharines to increase its CCTV network at a discounted cost. A joint application with the Niagara Regional Police Service will reduce the upfront capital required and provide the City with a partner experienced in monitoring and managing CCTV networks.

An expanded CCTV network will help to mitigate and deter crime in designated “hot spots” and provide the NRPS with valuable data that will assist them in response and enforcement in the future.

### **Prepared and Submitted by**

Jacob Ledda  
Project Manager

### **Approved by**

Shelley Chemnitz  
Chief Administrative Officer

David Oakes  
Deputy Chief Administrative Officer

## **Appendices**

Appendix 1: Letter of Support

September 9, 2020

Ministry of the Solicitor General  
25 Grosvenor St., 12<sup>th</sup> Floor  
Toronto, ON  
M7A 2H3

**Dear Mr. Thanabalasingam and Ms. Burke**


**Re: Niagara Regional Police Service – Grant Application – Ontario Closed Circuit Television (CCTV) Grant Program – Guns, Gangs and Violent Crime Submission – Letter of Support**

On behalf of the City and the residents of the City of St. Catharines I am strongly endorsing the Niagara Regional Police Service's grant application to address our growing concern surrounding guns and gangs in our community. This is a relatively new phenomenon in our City and is only going to grow unless we work collaboratively by sharing information and technology to gain intelligence on individuals coming in from the GTA to commit illegal activities in our community. The City and Police have seen a proliferation in guns and shootings as it relates to territorial disputes in the illicit drug trade.


Over the last two years, our local police service has responded to the largest number of serious crimes involving firearms in at least five years. It's not unique to Niagara. We do recognize that we have seen a spike in gun violence occurring throughout the province of Ontario. Locally, a recent shooting on St. Paul Street in St. Catharines, where six people were injured, is one of 11 shooting incidents this year. It is one of 36 shootings reported since 2015, according to statistics dating back to 2015 provided by the NRP.


Our citizens are alarmed and concerned about our downtown core that has been completely revitalized over the last 5-years with the addition of a first class Performing Arts Centre, a downtown Brock University Campus extension, home of our Junior A hockey team and their new hockey arena, and many new up-scale restaurants. This is a threat to our business community sustainability and continued enjoyment of our residents and visitors alike.

As a community stakeholder and Mayor of the largest city in Niagara I am prepared to provide as much cooperation to the police by supporting and encouraging our downtown community partners to provide immediate and ongoing access to CCTV camera coverage to allow the Police Real Time Operations Centre to have immediate data as events are unfolding. The police need community support to protect our residents and the thriving business community in our downtown core.

 /MayorSendzik

 @WSendzik

 @wsendzik

 [www.mayorsendzik.ca](http://www.mayorsendzik.ca)

 [mayor@stcatharines.ca](mailto:mayor@stcatharines.ca)

[www.stcatharines.ca](http://www.stcatharines.ca)  
TTY: 905.688.4TTY(4889)

I strongly urge that you assist our local police service get ahead of this unsettling trend emerging here in Niagara. I am prepared to discuss this matter further if required.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Walter Sendzik', with a stylized flourish extending to the right.

Walter Sendzik  
Mayor



## Corporate Report City Council

**Report from:** Community, Recreation and Culture Services, Programs and Cultural Services

**Report Date:** August 28, 2020      **Meeting Date:** September 14, 2020

**Report Number:** CRCS-121-2020      **File:** 35.65.12

**Subject:** St. Catharines Cultural Investment Program - Recommendations

**Strategic Pillar:**



### Recommendation

That Council approve the recommendations for investment through the St. Catharines Cultural Investment Program in the amount of \$93,095.00 as outlined in Table A; and

That staff be directed to make the necessary notifications. FORTHWITH

### Summary

City Council approval is required for funding through the St. Catharines Cultural Investment Program (SCCIP). Twenty-one applications were received and a total of \$179,802 was requested. The Arts and Culture Advisory Committee (ACAC) has reviewed the applications. Based on the criteria outlined in the [St. Catharines Cultural Investment Policy \(Policy\)](#), the ACAC is recommending funding in the amount of \$93,095 to sixteen applicants.

### Relationship to Strategic Plan

This initiative supports the Cultural Renaissance Section of the Strategic Plan in the following ways which are currently articulated in section 4.1 of the City's [Culture Plan 2020](#):

- support of the creative cluster and promotion of cultural talent, festivals, events and venues
- stable sustainable cultural support and funding

### Background

At its meeting on [June 3, 2020](#), Council approved the following motion:

That SCCIP funding not be decreased; and

That the SCCIP budget be maintained at the budgeted 2020 level; and

That unspent money be used to create a temporary COVID fund for music, arts and cultural activities that support downtown revitalization and enhance public life during the recovery; and

That staff be directed to temporarily revise SCCIP policies to allow this initiative to proceed; and

That Council approve the expediting of funding to Sustaining Fund clients in the second round of SCCIP allocations.

## Report

The arts and culture sector in the City of St. Catharines (City) has been severely impacted by COVID-19. The disruption caused by the pandemic has had a significant impact on many artists' and arts organizations' abilities to carry out their work, especially in the audience-based performing arts sector. The City has responded by repositioning the 2020 SCCIP funding to be more responsive to the needs of this sector. This response included:

1. Expedited funding to Sustaining Fund – Core, Midsized and Festival clients, and;
2. More emphasis on investment in revitalization funding for the arts and culture sector

The expedited application process for the Sustaining Fund Program was intended to provide continued funding to current SCCIP clients within this stream. The adjustment to the Policy is intended only for the 2020 calendar year and is not meant to compensate artists and arts organizations for losses as a result of COVID-19, but to ensure that organizations can plan for continued programming and sustainability.

This final round of funding in 2020 is intended to provide funding to support arts and cultural activity in the community that will help foster downtown revitalization and enhance community life as we move towards economic recovery from the COVID-19 pandemic.

## Expediting of Funding to Sustaining Fund Clients

As directed by Council, staff have expedited the funding to Sustaining Fund clients in the second round of SCCIP allocations. All allocations have been processed and received by those clients.

## The Arts and Culture Community Revitalization Program

This funding supports projects that engage residents through performances, community art experiences, neighbourhood cultural activities and/or experiences that encourage participation, creativity and innovation. Projects may encompass a range of cultural activities, art forms, and art practices with priority given to Niagara-based arts creation and diverse cultural traditions. The program was open to artists, arts organizations, artist ad hoc groups/collectives, arts festivals, cultural organizations and other not-for-

profit organizations that have the ability to engage residents at a local community level. As per Council's direction, priority for this funding will be given to arts and culture initiatives that support downtown revitalization and/or seek to enhance public life during recovery from the COVID-19 epidemic.

For the 2020 funding year only, this program is replacing the Arts Development Fund and the Culture Builds Community Fund. Previous recipients of this funding as well as new eligible applicants were able to apply to the program.

## **Program Eligibility**

The Arts and Culture Community Revitalization Program funds are available to not-for-profit arts organizations and artists engaged in ongoing creation, production, presentation and dissemination activities related to the performing, visual, literary and media arts.

All applicants to the Arts & Culture Community Revitalization Program must:

- be active in St. Catharines;
- provide programming or services that are open to the public and publicized city-wide;
- have a diversified revenue base, which can include memberships, significant earned revenue, funding from other levels of government, and support from the private sector through fund-raising activities, donations and sponsorships;
- pay principal artistic contributors for their services in accordance with generally accepted industry standards, and/or according to the applicant's practices and associations;
- engage people from a local community in St. Catharines; and,
- have been in existence for a minimum of 12 months, with evidence of public activity (organizations) OR be able to demonstrate evidence of public activity (individuals).

Applicants to the Arts and Culture Community Revitalization Program can include:

- arts organizations and artist ad-hoc groups that operate on a not-for-profit basis, but are not registered;
- non-cultural organizations that are registered not-for-profits and meet all other program requirements; and,
- individual artists performing OR leading a community art project that engages the broader community and meets all other program requirements.

In deciding whether to proceed with planned activities, the City has encouraged all grant applicants to consider public safety first and to adapt based on the most up-to-date information from government and public health authorities.

Applications were released on July 8, 2020 and accepted up to the deadline of July 31, 2020. Twenty-one applications were received for this funding program, for a total request of \$179,802. The funding requests for this program were almost twice as much as the funds available.

## Evaluation Process

In accordance with the City's Cultural Investment Policy, applications for this program were evaluated through the normal jurying process using a pre-approved evaluation criterion developed by the ACAC in order to provide a fair and transparent process for funding recommendations.

## Funding Recommendations

Please see Table A below for the funding recommendations from ACAC. See Appendix 1 for additional details of each request.

<b>TABLE A – Arts and Culture Community Revitalization Program Applicants - Summary</b>			
<b>Arts and Culture Community Revitalization Program Applicant</b>	<b>First Time Applicant</b>	<b>Request Amount</b>	<b>Recommended</b>
5 x 2 Visual Conversations Committee	✓	\$2,896	\$1,600
Rhiannon Barry		\$5,445	\$3,000
Carousel Players		\$15,000	\$10,000
Chorus Niagara		\$9,000	\$5,000
Essential Collective Theatre		\$6,000	\$4,000
David Figueroa		\$3,000	\$3,000
Fitzgerald Neighbours	✓	\$2,500	\$0
The Foster Festival		\$12,000	\$11,000
The Gallery Players of Niagara		\$4,000	\$3,500
Kevin Hobbs		\$5,695	\$2,000
Roselyn Kelada-Sedra	✓	\$3,000	\$0
Kiwanis Club of St. Catharines	✓	\$5,000	\$0
Niagara Artists Centre		\$13,000	\$10,000
Niagara Folk Arts Multicultural Centre		\$10,266	\$8,500
Niagara Jazz Festival		\$10,000	\$6,000
Sheldon Rooney	✓	\$3,000	\$1,500
Silver Spire United Church		\$10,000	\$0
Start Me Up Niagara		\$20,000	\$5,000
Stolen Theatre Collective		\$6,000	\$0
Suitcase In Point		\$24,000	\$10,995
Willow Arts Community		\$10,000	\$8,000
<b>Total</b>		<b>\$179,802</b>	<b>\$93,095</b>

## Financial Implications

The Council approved 2020 SCCIP budget is \$400,000



Due to the COVID-19 pandemic, there has been significant shortfall in the revenue streams that fund the annual SCCIP program. Table B, below, illustrates a summary of the current state of the sources of revenue for SCCIP.

**Table B**

	<b>2020 Approved Funding</b>	<b>2020 YTD Funding</b>	<b>Funding Shortfall</b>
PAC Ticket Surcharge	\$75,000	\$0	\$75,000
Special Event Parking Surcharge	\$8,500	\$6,759	\$1,741
Art Awards - Mayor's Fundraising	\$17,500	\$1,500	\$16,000
Civic Project Fund	\$295,000	\$295,000	\$0
Tax Levy Support	\$4,000	\$4,000	\$0
<b>TOTAL:</b>	<b>\$400,000</b>	<b>\$307,259</b>	<b>\$92,741</b>

The variance between the 2020 SCCIP project funding and the year to date funding consists of the shortfall in projected revenues from the PAC ticket surcharge, the special event parking surcharge and the fundraising from the Arts Awards.

With the cancellation of events, performances and production seasons, it is unlikely that these sources of revenue will recover to a level to impact the SCCIP project funding positively for the remainder of 2020.

At its meeting of June 3, 2020, Council approved the support for the Arts and Culture sector with maintaining the 2020 approved SCCIP budget of \$400,000. Therefore, the funding shortfall of \$92,741 will become part of the City's forecasted 2020 yearend deficit.

Table C below outlines funding commitments for the program:

<b>TABLE C – 2020 SCCIP Funding Allocations</b>	
<b>2020 SCCIP Allocation</b>	<b>2020 Amount</b>
Culture Days Activity Program	\$15,000
Sustaining Fund Program	
Sustaining – Core	\$183,885
Sustaining – Midsized	\$43,089
Sustaining – Festival	\$64,931
<b>Arts and Culture Community Revitalization Program*</b>	<b>\$93,095</b>
<b>Balance Remaining in 2020</b>	<b>\$0</b>

\*Pending Council approval within this report.

## Environmental Sustainability Implications

There are no environmental sustainability implications associated with this report.

## Conclusion

The arts and culture sector in St. Catharines have been heavily impacted by the current COVID-19 pandemic. The Arts and Culture Community Revitalization Program provides an opportunity for artists and organizations to develop projects that will support the

sustainability of the sector through tough times. Funding recommendations contained within this report will play a critical role in helping the arts and culture sector strengthen cultural vitality, economic prosperity and social health in St. Catharines as we begin to recover from this pandemic.

## **Notifications**

Staff to notify SCCIP recipients accordingly.

### **Prepared by**

Kathleen Powell, Supervisor of Historical Services and Acting Supervisor of Cultural Services

### **Submitted by**

Lori Mambella, Manager of Programs and Culture Services

### **Approved by**

Phil Cristi, Director of Community, Recreation and Culture Services

## **Appendices**

Appendix 1 – Arts and Culture Community Revitalization Program funding recommendations

# SCCIP – Arts and Culture Community Revitalization Program Funding Recommendations

1

APPLICANT	AMT. REQ.	PROJECT	First Time App.	Down-town Core?	Recommendations & Comments
<b>5 x 2 Visual Conversations Committee</b>	<b>\$2,896</b>	<b>5 x 2 Visual Conversations</b> – This group is seeking funding to pay artists to share work and ideas during in-person gatherings, planned to take place once a month at Mahtay Café. This project aims to: help to support Mahtay Café and several artists; boost the cultural community; and, offer moral and financial stimulus to a downtown establishment. <b>Date: January to April 2021</b>	✓	✓	<b>\$ 1,600</b> – The Committee liked the importance that this group placed on paying artists professional fees. The group has support for their initiative and the Committee would like to see it continue, however they did have some concerns around the group's ability to grow this project. Still, the group's goal is to bring people to Mahtay Café, fitting well with the program's priority of revitalizing the downtown core. As a result, the Committee recommended partial funding.
<b>Rhiannon Barry</b>	<b>\$5,445</b>	<b>Gentle Painting – Social Painting Club</b> – Rhiannon Barry is applying for funding to assist in transitioning her free Gentle Painting sessions from a pandemic coping tool into a social activity designed to relieve re-entry anxiety during Phase 3 of re-opening. She plans to hold outdoor painting activities in public green spaces, accessible to all, while continuing to broadcast live. <b>Date: September 2020 to March 2021</b>		✓ +Online	<b>\$3,000</b> – The Committee agreed that the applicant is a talented artist and workshop leader. They liked the wide range of partnerships proposed and how the support letters championed the applicant. They also noted that outdoor activities of this nature fit well with the program priority of enhancing public life during recovery from COVID.
<b>Carousel Players</b>	<b>\$15,000</b>	<b>Downtown Family Fun</b> – Carousel Players will create events as an opportunity to help families, and particularly children, re-engage with their community in a safe and comfortable way with activities created especially for the COVID times we are living in. The project is made up of seven events that tie-in with the seasons. <b>Date: October 2020 to May 2021</b>		✓	<b>\$10,000</b> – Carousel Players is uniquely positioned to offer children meaningful professional performing arts experiences and the Committee was impressed with this project's range of strong community partnerships. There are a significant number of engagement opportunities for young people and families to safely venture downtown and the Committee agreed this project could both help to revitalize downtown and enhance public life during recovery.
<b>Chorus Niagara (Chorus Niagara Children's Choir)</b>	<b>\$9,000</b>	<b>Musically Motivating, Connecting and Enhancing Children's Lives</b> – Chorus Niagara is seeking funding for the Chorus Niagara Children's Choir to give children in St. Catharines a sense of belonging, connection with other children who share the same interests, and musical goals to work towards. They are proposing four separate initiatives: a virtual Holiday Concert; workshops with special guests and artists; collaboration with		Online	<b>\$5,000</b> – The Committee was impressed with the CNCC's range of collaborators and partners. This organization is offering significant opportunities for their choristers to work with professional musicians and the idea that work is being specifically commissioned not only for this organization but for the zoom platform was very intriguing. The Committee noted that, while the majority of the impact will be for the

		prominent Canadian choral composers; and providing sponsorships for families who are facing struggles due to Covid. <b>Date: October 2020 to May 2021</b>			organization's members, opportunities for scholarships could broaden the project's reach and, as a result, recommend partial funding of this initiative.
<b>Essential Collective Theatre</b>	<b>\$6,000</b>	<b>Play Reading Series</b> – Essential Collective Theatre is requesting funds to undertake a week-long workshop, development and dramatic reading of a new Niagara play, "Howling Winds" by Juan Carlos Velis and the rehearsal and reading of scenes from a recent ECT production, "Our Lady of Delicias" by David Fancy. They are planning for a professional cast and crew to perform the plays on the outdoor grounds of the FirstOntario Performing Arts Centre (with health protocols in place). <b>Date: October 1-20, 2020</b>		✓	<b>\$4,000</b> – ECT's mandated focus on local stories and local artists is at the heart of this project. The Committee agreed the new play workshop and presentation proposed is timely and relevant, and that it has potential to draw audience to the downtown core, both revitalizing the downtown and enhancing public life. The Committee was very supportive of this project and the only reason ECT is not getting their full request is due to the lack of overall funds available and high demand of this funding program.
<b>David Figueroa</b>	<b>\$3,000</b>	<b>Mural Mentorship</b> – David Figueroa is seeking funds to create a mural mentorship program. His idea is to promote inclusivity and multiculturalism through the arts, and his goal is to empower emerging artists with diverse backgrounds by offering mentorships with experienced artists. These mentorships will include guiding the emerging artists through the entire process of transforming their artwork into a mural. <b>Date: September to October 2020</b>		✓	<b>\$3,000</b> – The Committee was extremely supportive of this initiative and the mural design that was proposed. They appreciated that the applicant is combining the creation of outdoor art with mentorship of emerging artists, making the potential impact even greater. Noting that: the applicant placed great emphasis on inclusion and diversity; a project like this could greatly help to revitalize the downtown core; and, the fact that this was a relatively small request, the Committee recommended full funding.
<b>Fitzgerald Neighbours</b>	<b>\$2,500</b>	<b>Paint the Fitz</b> – Fitzgerald Neighbours, an association located close to the downtown core, is requesting funds to hire artist Miguel Alejandro Albino to create a mural on an already pre-approved site. The artist will outline the mural on the building and members of the public will then participate in painting. The work aims to teach and encourage civic engagement through a collaborative public art project. <b>Date: September to October 2020</b>	✓		<b>\$0</b> – Though the Committee liked that this mural project included a community art-making aspect, they were hesitant to fund a project without any draft design or concept for the art that's being proposed. The Committee strongly recommends that this group apply to the Culture Days Activity Program of SCCIP in 2021 with a more detailed proposal for this or a similar project.
<b>The Foster Festival</b>	<b>\$12,000</b>	<b>The Christmas Tree - Play reading series</b> – Following the theme of "The Twelve Days of Christmas", the Foster Festival seeks funds to partner with local downtown locations to offer 12		✓	<b>\$11,000</b> – The Committee agreed that the animation of multiple different locations in the downtown core over the month of December could be a benefit to local businesses

		readings of Norm Foster's play "The Christmas Tree" – a single reading at each establishment. Organizers plan to hire 24 local professional actors who are real-life couples to do 12 separate readings of the play throughout the City's downtown core, in order to promote the downtown's reopening and revitalization. <b>Date: December 4-19, 2020</b>			and attendees alike. They were impressed with Foster Festival's plan to hire 24 local professional actors, most of whom have been hugely impacted by pandemic-related shutdowns. The Committee was very supportive of this project and, as the downtown revitalization and positive economic impact could be significant, recommended nearly full funding.
<b>The Gallery Players of Niagara</b>	<b>\$4,000</b>	<b>A Pathway Forward Amidst Covid19</b> – Gallery Players is seeking support to perform an additional concert launch their 20/21 concert season on November 15th, 2020 in a new post-Covid 19 world. They will invite their most popular guest group to perform, live streaming the concert in order to stay connected & engaged with their audience members. <b>Date: November 15, 2020</b>		✓ Online	<b>\$ 3,500</b> – The Gallery Players consistently produce high-caliber performances and the Committee was particularly impressed with their ability to be innovative and nimble in the face of COVID-19. A partnership with the PAC and plan to encourage audiences to venture downtown safely were noted by the Committee as reasons they are recommending almost full funding for this initiative.
<b>Kevin Hobbs</b>	<b>\$5,695</b>	<b>Self-Expression</b> – Kevin Hobbs is requesting funds to run eight 2-hour sessions for participants who are affected by multiple sclerosis to engage in music, art-making and poetry. Depending on the pandemic, sessions will either be held in a shared space (following all health and safety protocols) or online via the Zoom platform. Work produced by participants will be compiled into an exhibition that will be displayed at Mahtay Café. <b>Date: November 2020 to April 2021</b>		Online	<b>\$2,000</b> – The Committee was supportive of this initiative and the applicant's dedication to provide meaningful and engaging arts-based programs for people living with MS. However, the Committee noted that this program might not be as far-reaching as other proposals. This, coupled with the high demand of the program, resulted in the Committee recommending only partial funding.
<b>Roselyn Kelada-Sedra</b>	<b>\$3,000</b>	<b>Sister Warriors Workshop</b> – Roselyn Kelada-Sedra is seeking funds for a workshop of her play "Sister Warriors", a quick-paced drama with comic moments about sisterhood. Her goal is to develop the script and supporting choreography through this workshop, which will take place at Suitcase In Point's downtown studio. If Covid requires separation, collaboration between artists will take place via Zoom. <b>Date: December 2020</b>	✓	✓	<b>\$0</b> – The Committee agreed this was a very strong proposal looking to engage local, diverse artists. However, the Committee felt strongly that the project does not align with the priorities of the ACCRP as there weren't many opportunities for public engagement with the project. As a result, they did not recommend any funding. The Committee very highly recommends this applicant consider submitting an application for this project to the Arts Development Program of SCCIP in 2021.
<b>Kiwanis Club of St. Catharines</b>	<b>\$5,000</b>	<b>Lock 1 Tow Horse Statue</b> – The Kiwanis Club is requesting funds to engage local metal artist Floyd Elzinga to create a statue of a canal tow horse, to be displayed on the east side of Lock 1 of the 2 <sup>nd</sup> Welland Canal, in the heart of the commercial district of	✓		<b>\$0</b> – Though the proposed statue could be a significant piece of public art once finished, it does not address the priority of downtown revitalization. The Committee agreed

		Port Dalhousie. The statue is the final step in a 4-year project that has seen the re-purposing of the Lock into a community arts and entertainment venue. <b>Date: October 2020 to April 2021</b>			that this project – ongoing for the last 5 years – is not a priority as part of this funding program.
<b>Niagara Artists Centre (NAC)</b>	<b>\$13,000</b>	<b>Home Fires</b> – NAC is proposing an inter-arts event over the course of a single weekend to build bridges between the arts, businesses, and community members. The event has been designed so that it can be experienced outdoors through a series of streetscape animations. Niagara-based artists will be invited to create media and / or audio art that explores themes of 'home'. <b>Date: November 2020</b>		✓	<b>\$10,000</b> – The Niagara Artist Centre is a well-established organization and the Committee noted NAC's ability to undertake this project with a high degree of professionalism. NAC is engaging with a number of different community partners and the Committee was impressed by the fact that the project is multifaceted, bringing attention to part of the downtown core that is often ignored.
<b>Niagara Folk Arts Multicultural Centre</b>	<b>\$10,266</b>	<b>Art Together</b> – The Folk Arts Centre is seeking funds to provide artistic recreation and wellness based art experiences for refugees, Canadian newcomers and Canadians. Led by artist activity facilitators with demonstrated experience working with Canadian newcomers/other marginalized groups, this program is based on the idea that art experiences be utilized as alternatives to traditional healing/integration methods. <b>Date: September 2020 to June 2021</b>		✓	<b>\$8,500</b> – The Committee was especially impressed with how responsive to community needs this project was, as well as Niagara Folk Arts' plan to hire local artists to facilitate the sessions. The Committee agreed that the focus on inclusion of newcomers and/or marginalized groups fits very well with the priority to enhance public life during recovery from COVID.
<b>Niagara Jazz Festival</b>	<b>\$10,000</b>	<b>ONE LOVE: A World Music Celebration</b> – The Niagara Jazz Festival is requesting funds to host a day-long event, including a selection of bands live-streamed from their Shady Acres Studio and pre-recorded commissioned bands from other countries (including France and Spain) and parts of Canada. They will also host a series of events and workshops leading up to the Festival. <b>Date: October to November 2020</b>		Online	<b>\$6,000</b> – The Niagara Jazz Festival has been doing virtual events – both live-streamed and pre-recorded – throughout the pandemic and the Committee agreed that they are in an excellent position to succeed with this proposed mix of live and virtual programming. The Committee noted this series of events has the potential to attract many attendees and is a great opportunity to bring diverse cultural experience/education to St. Catharines, enhancing public life during recovery.
<b>Sheldon Rooney</b>	<b>\$3,000</b>	<b>Storefront Sculptures</b> – Sheldon Rooney is seeking funds to visually enhance both abandoned and existing business storefronts with original found object sculptures. Sculptures will be matched to the business or location and, in collaboration with	✓	✓	<b>\$1,500</b> – The Committee quite liked the idea of this project and that it could have a long lifespan. The combination of site-specific art in storefronts in the downtown core and a sculpture hunt for people to find them has the potential to

		visual artist Jana Bergsma, commentary scenes or landscapes will be devised and painted around each sculpture. <b>Date: September to December 2020</b>			engage the public and get people downtown. The Committee strongly recommends the artists reach out to the St. Catharines Downtown Association to develop a partnership for this project.
<b>Silver Spire United Church</b>	<b>\$10,000</b>	<b>Outdoor Mural</b> – Silver Spire United Church is requesting funds to undertake the creation of a 50' x 30' outdoor mural on the north end of the gymnasium wall of their building. The goal is for the mural to be a public art installation, visually expressing the diversity and vibrancy of downtown, inviting viewers to participate in the core of the city. <b>Date: September 2020</b>		✓	<b>\$0</b> – Silver Spire's commitment to the local arts community and the work they do in the downtown core is outstanding. However, the Committee was hesitant to fund a project without any draft design or concept for the art that's being proposed. Due to high demand for funds, this project was not deemed a priority for funding through this program.
<b>Start Me Up Niagara</b>	<b>\$20,000</b>	<b>Mapping Our Journeys: Art Me Up</b> – Start Me Up Niagara is requesting funding to provide a safe, comfortable environment for SMUN participants to explore options in multi-disciplinary arts as modes of expressing their personal journeys from the vulnerable margins of the community. SMUN hopes to document the process of this project, so that a record may become the "exhibit". <b>Date: September 2020 to August 2021</b>		✓ +Online	<b>\$5,000</b> – The Committee noted this initiative already seems to be relatively well-funded through other sources. However, the Committee also agreed that this project is a valuable initiative and fits well with the priority to enhance public life during recovery from COVID. As a result, the Committee is recommending a portion of the request.
<b>Stolen Theatre Collective</b>	<b>\$6,000</b>	<b>Hidden Voices of St. Catharines</b> – Stolen Theatre is seeking funds to create an event that will take place over 2 days, in 10 back yards located within walking distance of each other in mid-town St. Catharines. Audience members will be guided in very small groups to each backyard for a performance lasting between 5 and 10 minutes long, with multiple performances each night. <b>Date: October 2020</b>			<b>\$0</b> – The Committee was impressed with the artistic vision of this project, noting that the professionalism of Stolen Theatre's previous work indicated a potential for innovative performances. However, the Committee had significant concerns with this project taking place in people's backyards. Specifically, they had health, mobility and logistical concerns around the key aspect of the project that involved audience members moving around between multiple backyards. As a result of these concerns, the Committee did not recommend funding.
<b>Suitcase In Point</b>	<b>\$24,000</b>	<b>Laugh Together Comedy Series</b> – Suitcase is seeking funds for a series of comedy workshops, performances and discussions designed to engage the St. Catharines community with humour. Their plan is to offer this series online, but they remain flexible if public health guidelines allow for in-person performances. Proposed events include: Spit Takes (short video content); Kids		Online ✓	<b>\$10,995</b> – Suitcase's proposal was solid, and their focus on significant partnerships with multiple local organizations is a good indication of how far-reaching they want their project to be. The Committee was impressed with the variety of their program of online workshops and performances –

		Are Funny Too (in partnership with Carousel Players); Screen Time with SiP (3 original sketch comedy shows by the Suitcase ensemble); and a Black History Month Comedy Showcase, among other events. <b>Date: October 2020 to March 2021</b>			especially their focus on making space for diverse artists – and agreed they are well-positioned to undertake this project successfully. Due to the high demand from this program, the Committee recommends funding slightly less than half of Suitcase’s request.
<b>Willow Arts Community</b>	<b>\$10,000</b>	<b>Digital Learning Programs</b> – Willow Arts Community is requesting funds to engage their membership (18+ artists and creatives living with mental illness/substance use) with nine free, multidisciplinary arts programs that are delivered via technology. The programs are designed to provide participants with opportunities to learn new skills from local arts professionals, while forming social connections with fellow member artists during an especially challenging time due to COVID-19. <b>Date: October 2020 to August 2021</b>		Online	<b>\$8,000</b> – The Committee agreed that this is another interesting, worthwhile project from Willow. With a direct focus on providing access to meaningful art programs for a severely underserved community – one that has been hugely impacted by COVID – Willow should be able to undertake this project with great success. The Committee was very supportive and recommended funding a significant portion of this project.

SUMMARY

Program	# of Applicants	Requests for 2020/21	# of Recipients	Recommended Investments
Arts and Culture Community Revitalization Program	21	\$179,802	16	\$93,095





## Corporate Report City Council

**Report from:** Economic Development and Tourism Services

**Report Date:** August 21, 2020      **Meeting Date:** September 14, 2020

**Report Number:** EDTS-119-2020      **File:** 68.45.99

**Subject:** Partnership Opportunity with the Town of Lincoln

**Strategic Pillar:** 

### Recommendation

That Council authorizes a Memorandum of Understanding (MOU) with the Town of Lincoln to establish a framework for a collaborative approach to tourism marketing and destination awareness, attached as Appendix 1; and

That any budget request related to the MOU be referred to the Budget Standing Committee for consideration; and

That staff be directed to continue to work with Town of Lincoln on a tourism marketing partnership proposal; and

That staff be directed to report back on the progress of the partnership; and

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

### Relationship to Strategic Plan

This report supports the following Strategic Plan Goal's identified by Council;

- Social Sustainability: connects, people, places and neighbourhoods.
- Economic Sustainability: develop partnerships to enhance the economic vitality of the community.
- Environmental Sustainability: lead in the protection of our environment for future generations.
- Cultural Sustainability: embrace diversity, and celebrate the community's heritage and history.

## Background

The global COVID-19 pandemic has had a profound impact on the tourism, leisure and hospitality markets in both the City of St. Catharines and the Town of Lincoln. Many businesses and attractions have suffered significant economic loss, festivals and events have been cancelled and the movement of people and goods has significantly slowed.

The City of St. Catharines and the Town of Lincoln are seeking to collaborate, and advance joint-tourism marketing efforts to ensure the destination is well positioned for a faster re-emergence and successful recovery from the effects of COVID-19.

## Report

For more than a decade Economic Development and Tourism Services (EDTS) has relied upon a collaborative marketing model and cooperative advertising with local tourism partners including the Town of Lincoln/Twenty Valley Tourism Association. Efforts have ranged from targeted-marketing and media-buys to events and destination awareness campaigns. Common tourism offerings such as outdoor space, hiking and biking trails, waterfront access, a growing craft beverage, wine and culinary scene provides complimentary, aligned destination messaging. With greenbelt communities to the east and west, St. Catharines downtown urban entertainment cluster and overnight accommodation capacity makes it easy for visitors to experience both the rural escape and the urban experience.

A collaborative approach between the two communities will work to facilitate, promote, foster and support tourism and economic development opportunities including:

- a. Co-operative marketing and destination awareness campaigns including but not limited to digital, social, and print.
- b. Shared research activities, including seminars, conferences and public lectures.
- c. Joint-destination awareness advancement initiatives and other tourism and economic development projects and activities.
- d. Pursuit of external funding opportunities to support collaborative efforts including, but not limited to, Tourism Development and Recovery Fund (TDF), Regional Relief Recovery Fund (RRRF) and additional Marketing Investment funding through the Tourism Partnership of Niagara.

## Financial Implications

There are no financial implications upon receipt of this report. The financial impacts will be assessed in future reports as the partnership progresses.

## Environmental Sustainability Implications

There are no environmental implications upon receipt of this report.

## **Conclusion**

EDTS has begun the process of recovery through the implementation of its Council approved Pandemic Recovery Strategy. The plan specifically identifies six key outcomes, six initiatives and 29 action items related to tourism recovery in the city. More specifically, the strategy calls for staff to formalize sub-regional tourism marketing partnerships with neighbouring municipalities via MOU. The establishment of an MOU between the City of St. Catharines and the Town of Lincoln has the ability to expand the corporation's ability to market St. Catharines to a broader audience and combine a shared rural and urban tourism experience.

### **Prepared by**

Karen Doyle  
Tourism Marketing Officer

### **Submitted & Approved by**

Brian York Director  
Director of Economic Development and Government Relations

## **Appendices**

Appendix 1, Draft Memorandum of Understanding

Memorandum of Understanding between the City of St. Catharines and the Town of Lincoln on joint tourism initiatives

**1. Participants**

This Memorandum of Understanding ("MOU") is by and between the The Corporation of the City of St. Catharines ("St. Catharines") and Corporation of the Town of Lincoln ("Lincoln"), either or both of which may be referred to in this MOU as the "Participant" or "Participants" respectively.

**2. Background and Purpose**

The global COVID-19 pandemic has had a profound impact on the tourism, leisure and hospitality markets in the communities of St. Catharines and Lincoln. Many businesses have suffered significant economic loss, festivals and events have been cancelled and the movement of people and goods has significantly slowed.

The purpose of this MOU is to establish a framework within which collaboration may develop with a focus on tourism and destination awareness.

The City of St. Catharines and the Town of Lincoln are seeking to collaborate on:

- 1) The exploration of a new Destination Management and Marketing Organization (DMMO) to oversee the marketing and management of tourism in the City of St. Catharines and the Town of Lincoln
- 2) Joint tourism marketing efforts to ensure the destination is well positioned for a faster re-emergence and successful recovery from the effects of Covid-19.

**3. Roles of the Participants**

The Participants intend to cooperate to explore, facilitate, promote, foster and support tourism and economic development opportunities.

This may include:

- a. Joint funding in support of a new DMMO to properly market the destination
- b. Other co-operative marketing and destination awareness campaigns including but not limited to digital, social, and print;
- c. Shared research activities, including seminars, conferences and public lectures;

- d. Joint destination awareness advancement initiatives and other tourism and economic development projects and activities;
- e. Pursuit of external funding opportunities to support collaborative efforts

#### 4. Specific Activities

Specific programs, projects or activities will be undertaken under this MOU only after a written agreement related to the activity has been signed by St. Catharines and Lincoln. The terms and conditions of each activity, including any financial commitments or contributions and intellectual property provisions, shall be set out in such written agreement and signed by an authorized representative of each Participant.

#### 5. General Provisions:

Points of Contact: Each Participant will designate and maintain a Point- of- Contact for implementation of the MOU. The designated points of-contact are:

St. Catharines:

Name: Brian York

Title: Director of Economic Development and Government Relations

Phone: 905-688-5601 ext.1720

Email: byork@stcatharines.ca

Lincoln:

Name: Paul Di Ianni

Title: Economic Development Officer

Phone: 905-563-2799 ext. 272

Email: pdianni@lincoln.ca

- a. **Resources:** Participants will mutually agree upon a level of financial commitment made which will build the means to co-fund research activities, marketing campaigns, and other tourism related projects and activities. The commitment of funds and/or other resources related to the MOU shall be made under a separate agreement.
- b. **Intellectual property, confidentiality and publicity:** This MOU does not constitute a license or assignment of intellectual property rights or any other proprietary rights. Any arrangements regarding intellectual property or disclosure of proprietary or confidential information shall be made under a separate agreement. A Participant must obtain the prior written approval before using the other Participant's name, logo or other intellectual property rights in any publicity.
- c. **Modification:** Any modification of this MOU will be in writing and signed by both participants.

- d. **Effective Date and Termination:** This MOD will be in effect for a period of three years, effective upon the date of the last signature and may be extended or modified by mutual written agreement of the Participants.

Either Participant may terminate this MOU by giving written notice to the other Participant. Any intentions created by this MOU terminate upon expiration or termination of this MOU unless by mutual written agreement of the Participants.

- e. **Non-binding effect:** This MOU places no legal obligations on either of the Participants, nor does it create any legal relationship between them.
- f. **Governing law:** This MOD will be governed by the laws of Ontario and the laws of Canada.
- g. **Signatures:** This MOU may be executed in one or more counterparts, each of which will be deemed an original, but all of which will constitute one and the same instrument. Delivery by facsimile or by electronic transmission in portable document format (PDF) of an executed counterpart of this Agreement is as effective as delivery of an originally executed counterpart of this Agreement.

Signed on this \_\_\_\_ day of \_\_\_\_, 2020

\_\_\_\_\_  
Walter Sendzik  
Mayor, City of St. Catharines

\_\_\_\_\_  
Sandra Easton  
Mayor, Town of Lincoln



## Corporate Report City Council

**Report from:** Economic Development and Tourism Services

**Report Date:** August 25, 2020

**Meeting Date:** September 14, 2020

**Report Number:** EDTS-126-2020

**File:** 35.72.3

**Subject:** Association of Municipalities of Ontario (AMO) 2020 Virtual Conference Update

**Strategic Pillar:**



## Recommendation

That report EDTS-126-2020, regarding the Association of Municipalities of Ontario 2020 Virtual Conference be received for information FORTHWITH.

## Summary

From August 17 to 19, 2020, the Mayor and Councillors Dodge, Littleton, and Porter, along with the support of Government Relations, attended and participated in the annual Association of Municipalities of Ontario (AMO) conference.

## Relationship to Strategic Plan

Attendance at the annual AMO Conference supports the following Strategic Plan Goal's identified by Council;

- Social Well-Being - Build and support strong, inclusive neighbourhoods that provide high quality of life for residents of all ages
- Economic Prosperity - Support the City's commitment to building and growing a diverse and resilient economy through fiscal responsibility, urban regeneration and collaborative partnerships.
- Environmental Stewardship - 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.
- Cultural Renaissance - Celebrate the City's rich history, diversity, arts and cultural assets through leadership, promotion and investments that support measurable, sustainable creative growth.

## Background

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system.

Due to the pandemic, AMO made the decision in April to create a virtual conference infrastructure that included elements AMO is known for: delegation meetings, keynote speakers, Minister Forums, and networking opportunities.

When requesting and preparing for delegation meetings with provincial officials, staff consulted with Senior Leadership and City staff across all departments to compile a list of issues and actions to discuss with various provincial Ministers and their offices. Additionally, City and Regional staff worked in partnership to ensure coordination and support regarding issues of mutual interest.

## Report

Due to the virtual nature of this year's conference, AMO provided registrants with an online orientation of the platform on Thursday August 13. This presentation was recorded and the link emailed to registrants who were unable to participate in the live event. All elements of the conference were conducted online, and in some instances, such as the Ministers' Forum, registrants were asked to send in questions and comments ahead of time.

Lital Marom, an internationally recognized keynote speaker, serial entrepreneur and thought leader on innovation and the future of work opened the conference with an address on "Innovation, Disruption and Municipal Government."

Premier Ford also addressed the conference and thanked Mayors and municipal officials for their hard work this year in the face of the pandemic. All regions of the province are currently in Stage three, and the province, along with the federal government, have announced the funding allotments for the Safe Restart Agreement. The Premier announced that for next year, the government is maintaining the \$500 million envelope and structure of the Ontario Municipal Partnership Fund.

The Minister of Municipal Affairs and Housing, Steve Clark held a forum focusing on how municipalities will continue to be key partners in Ontario's economic recovery. Minister Clark updated the conference on Development Charges and the new Community Benefits Charge. With 300 days of consultation and two years to transition to the new framework many services have been added to the list of eligible development charge services including long-term care, parks and recreation facilities, libraries, public health, all of which will be 100% cost-recoverable. The community benefits charge is a new revenue tool that will be of use for higher density residential development.



Throughout the conference, the City had six meetings with provincial Ministers and officials:

- Associate Minister Michael Tibollo, Ministry of Health, Mental Health and Addictions
- Minister Raymond Cho, Ministry of Seniors and Accessibility
- Parliamentary Assistant Mike Harris, Ministry of Natural Resources and Forestry
- Minister Caroline Mulroney, Ministry of Transportation
- Parliamentary Assistant Parm Gill, Ministry of Municipal Affairs and Housing with
- Minister Laurie Scott, Ministry of Infrastructure

The flexibility offered by the online platform allowed registrants to access programming and presentations they would have missed at an in-person event, by making all material available online after the live event, and including an On-Demand section, that included pre-recorded presentations. Councillor Lori Littleton participated by filming a segment for FCM's Towards Parity Project discussing Seat at the Table program. All conference programming remains online for registrants to access for thirty days.

Additional Items of Note from the Conference:

- The Ontario Federation of Indigenous Friendship Centres (OFIFC) and AMO took a meaningful step towards reconciliation with the signing of the *Declaration of Mutual Commitment and Friendship: Improving the Quality of Life of Indigenous People across Ontario's Municipalities*. Developed and led by the collective expertise of OFIFC and AMO's memberships, the Declaration highlights the relationships and work being done to improve the quality of life of Indigenous people across Ontario's municipalities. It emphasizes the leadership of collaborating Friendship Centres and municipal governments and raises the bar for increased and future dialogue and partnership. The agreement is designed to help municipal governments and Friendship Centres build relationships and collaborate to improve supports and services for Indigenous people in their communities.
- Niagara Region's Stamford Interceptor Project was named the winner of the 2020 AMO Federal Gas Tax Awards.
- Graydon Smith, Mayor, Town of Bracebridge, was elected as the new AMO President by delegates at the virtual 2020 AMO Conference.
- Councillor Dodge was acclaimed to the AMO Board of Directors, Large Urban Caucus.

## Financial Implications

There are no financial implications associated with this report.

## Environmental Sustainability Implications

There are no environmental sustainability implications associated with this report.

## **Conclusion**

The annual AMO conference, whether it is held virtually or in person, continues to be an excellent opportunity for the City to connect with provincial officials. Prior to 2019, the city participated as part of the Region of Niagara's delegations. For the last two conferences, the city has been able to request, coordinate, and attend meetings that focus on the issues directly impacting the municipality, as well as communicating and supporting issues that are commonly felt throughout the region. Participating in events like the annual AMO conference give the city visibility with upper levels of government, and allow the city to contribute to policy that will affect the well-being not just of St. Catharines, but of all municipalities in similar circumstances across the province.

### **Prepared and Submitted by**

Melissa Wenzler, Government Relations Advisor

### **Approved by**

Brian York, Director of Economic Development and Government Relations




## Corporate Report City Council

**Report from:** Engineering, Facilities and Environmental Services, Geomatics

**Report Date:** August 26, 2020      **Meeting Date:** September 14, 2020

**Report Number:** EFES-120-2020      **File:** 16.7.2

**Subject:** Encroachment onto St. Paul Street adjacent to Part of Lots 383 and 384 Corporation Plan No. 2, (PIN 46219-0091(LT)) and Municipally known as 363-369 St. Paul Street

**Strategic Pillar:** 

### Recommendation

That an agreement be authorized with Marcia Francis the owner of Part of Lots 383 and 384, Corporation Plan 2, as in Instrument RO679018, City of St. Catharines, Regional Municipality of Niagara (PIN 46219-0091(LT)) and Municipally known as 363-369 St. Paul Street to permit the encroachment of the building façade onto St. Paul Street; and

That Council vary the encroachment policy to permit the Chief Building Official to issue a building permit for the façade improvements onto St. Paul Street; and

Further, that the City Solicitor be directed to prepare the necessary agreement and by-law. FORTHWITH

### Relationship to Strategic Plan

This recommendation supports the Goal of Economic Prosperity by permitting the enhancement of the streetscape in the area along the Wine Route which is in keeping with the Downtown Urban Design Guidelines.

### Background

Maria Francis, the owner of 363-369 St. Paul Street has submitted building permit drawings that detail the proposed interior and exterior renovations. The exterior renovations that include water proofing and façade improvements will extend a maximum of 0.15 metres into St. Paul Street that will require Council authorization prior to issuance of a building permit.

### Report

The purpose of this report is to permit the applicant to proceed with the proposed renovations to the building located at 363-369 St. Paul Street and identified by the

Location Sketch and Photo attached as Appendix 1. The existing foundation was used to establish the limit of St. Paul Street in the 1930's when the City of St. Catharines ordered a Municipal Survey under the Surveys Act to confirm the boundaries of all existing highways.

These Municipal Surveys have restricted the abutting owner's ability to make façade improvements or to install new canopies, signs, window planters and has created encroachments onto the highways by existing cornices, roof lines and other projections beyond the building foundation walls that were used to define the extent of the highways.

Council has delegated staff the authority to deal with existing encroachments where they appear to be inadvertent and do not interfere or present a safety issue but any new additions to an encroachment require Council authorization.

Council must however authorize any proposed encroachments prior to the Chief Building Official issuing the permit for the exterior renovations.

A copy of the submitted drawings of the proposed façade improvements are attached as Appendix 2 but may be subject to minor revisions based on a thorough review by the building department prior to issuance of the permit.

The proposed renovations to the existing façade will encroach a maximum of 0.15 metres into the municipal right-of-way and will complete the façade improvements. The original façade was brick but became unsafe because of loose bricks and sills and the deficiencies were remedied by the previous owner and the proposed improvements will not project any further than the original building.

The Engineering, Facilities and Environmental Services department support the application as it will not interfere with pedestrian or vehicular traffic at this location.

It is proposed that the encroachment contain our standard clauses that save the City of St. Catharines harmless and that the term of the agreement is for the life of the structure or until such time as the City of St. Catharines requires the land for highway purposes subject to a 6 month notice period prior to removal.

## **Financial Implications**

The cost of this application has been processed under the 2020 Schedule of Rates and Fees and the owner must remit the required fee for processing this request.

## **Environmental Sustainability Implications**

There are no environmental sustainability implications associated with this report.

## **Notifications**

That the applicant Marcia Francis and the Chief Building Official for the City of St. Catharines be notified.

### **Prepared by**

David Stringer, Manager of Geomatics

### **Approved by**

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

## **Appendices**

Appendix 1 - Location

Appendix 2 – Submitted Drawings

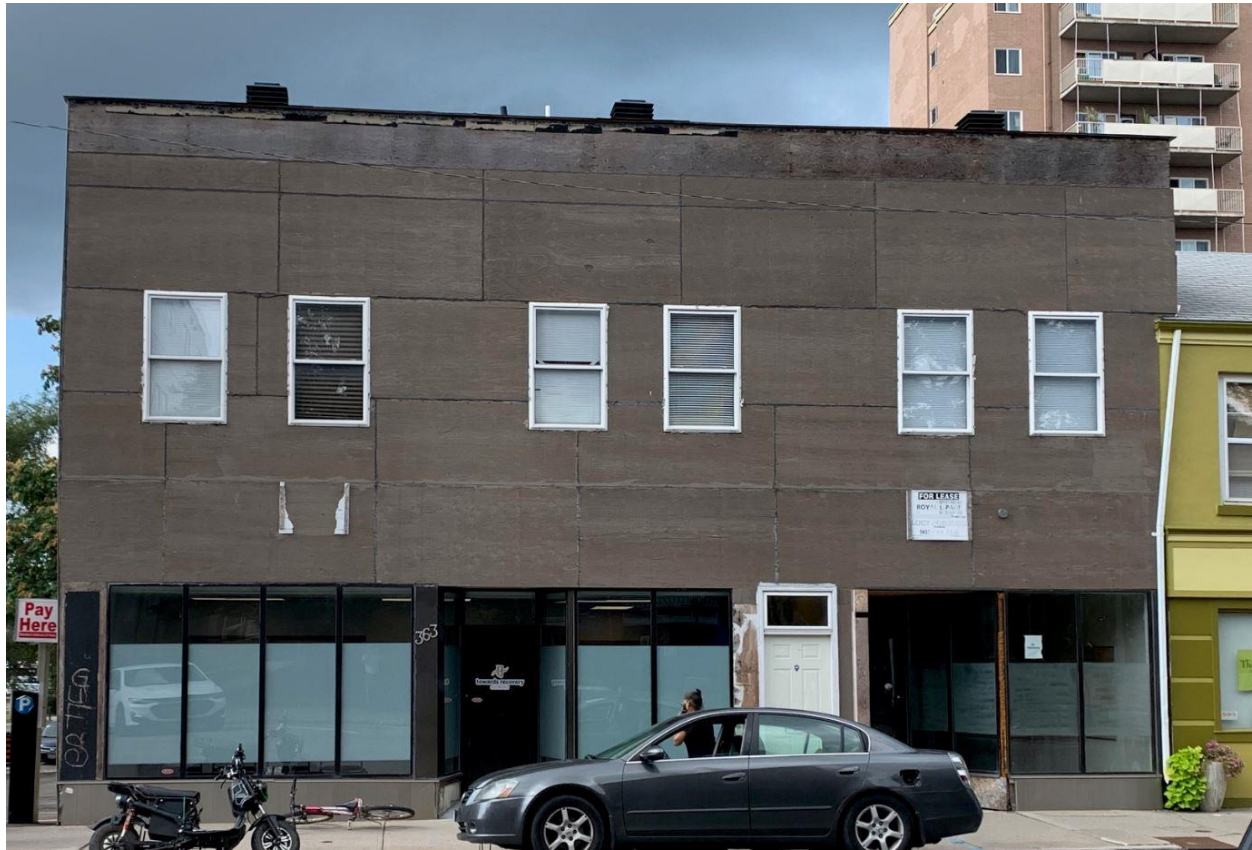


## Location Sketch for 363-369 St. Paul Street





## Existing Façade 363-369 St. Paul Street



FACADE IMPROVEMENT

363-367 ST.PAUL STREET. ST.CATHARINES.ON.

2020/06/10- ISSUED FOR PERMIT

Sheet List	
Sheet Number	Sheet Name
A101	Perspective View
A102	Perspective View-2
A103	Perspective View-3
A104	Front Elevation_Color
A105	Front Elevation
A106	Side Elevation
A107	Section and Details
A108	Specification

GENERAL NOTES:

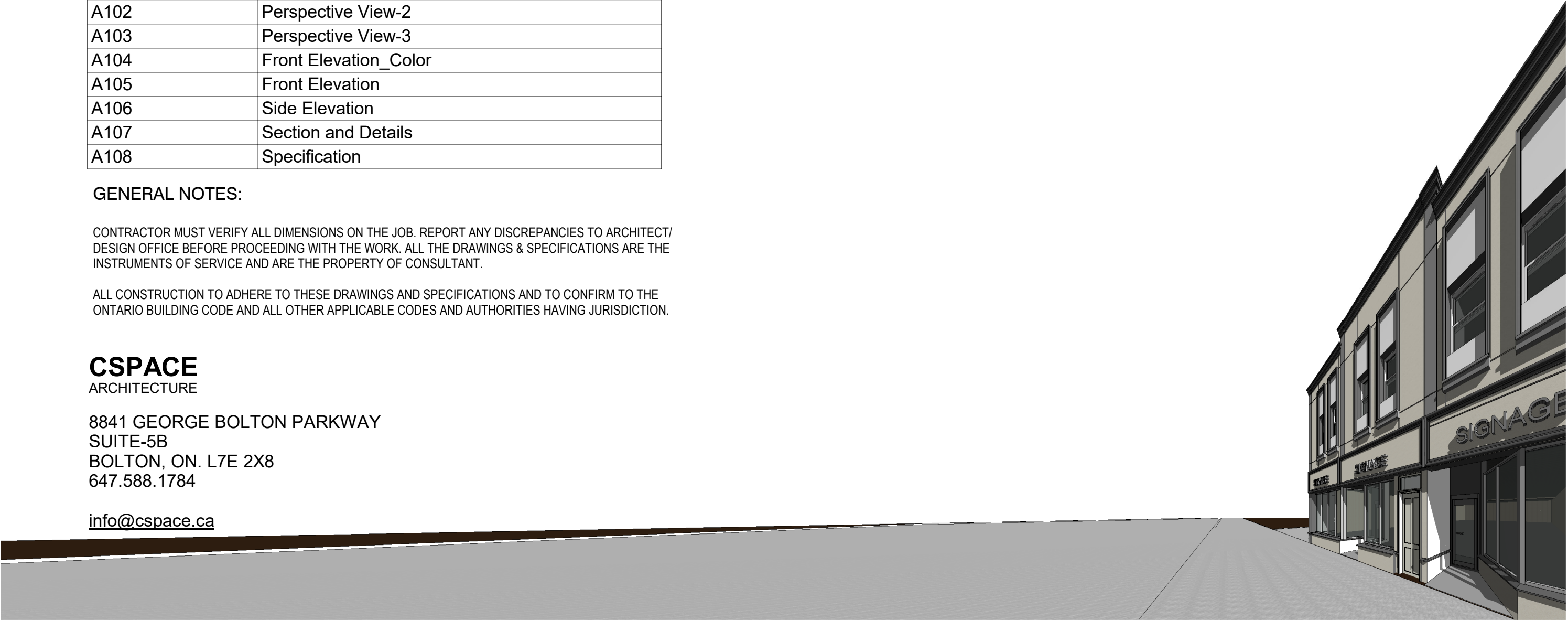
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO ARCHITECT/ DESIGN OFFICE BEFORE PROCEEDING WITH THE WORK. ALL THE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF CONSULTANT.

ALL CONSTRUCTION TO ADHERE TO THESE DRAWINGS AND SPECIFICATIONS AND TO CONFIRM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.

CSPACE  
ARCHITECTURE

8841 GEORGE BOLTON PARKWAY  
SUITE-5B  
BOLTON, ON. L7E 2X8  
647.588.1784

info@cspace.ca





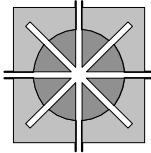


1 Perspective View



CSPACE  
ARCHITECTURE

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DATE: 10/08/19	SCALE:	DRAWN BY: MAH	REVIEWED BY: CCP	PROJECT TITLE: CATC-ST.CATHARINES  363-367 ST.PAUL STREET, ST.CATHARINES	DRAWING TITLE: Perspective View	DRAWING NUMBER:  A101	FILE:  19-094	Revision Schedule		
								R.No.	Date	Description
								1	20/06/10	Issued for Permit

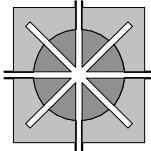


1 Perspective View-2



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DATE: 10/08/19	PROJECT TITLE: CATC-ST.CATHARINES  363-367 ST.PAUL STREET. ST.CATHARINES	DRAWING NUMBER:  A102	Revision Schedule		
			R.No.	Date	Description
			1	20/06/10	Issued for Permit
SCALE:	DRAWING TITLE: Perspective View-2	FILE: 19-094			
DRAWN BY: MAH					
REVIEWED BY: CCP					

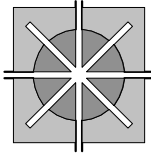


1 Perspective View-3



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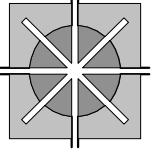
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								R.No.	Date	Description
								1	20/06/10	Issued for Permit



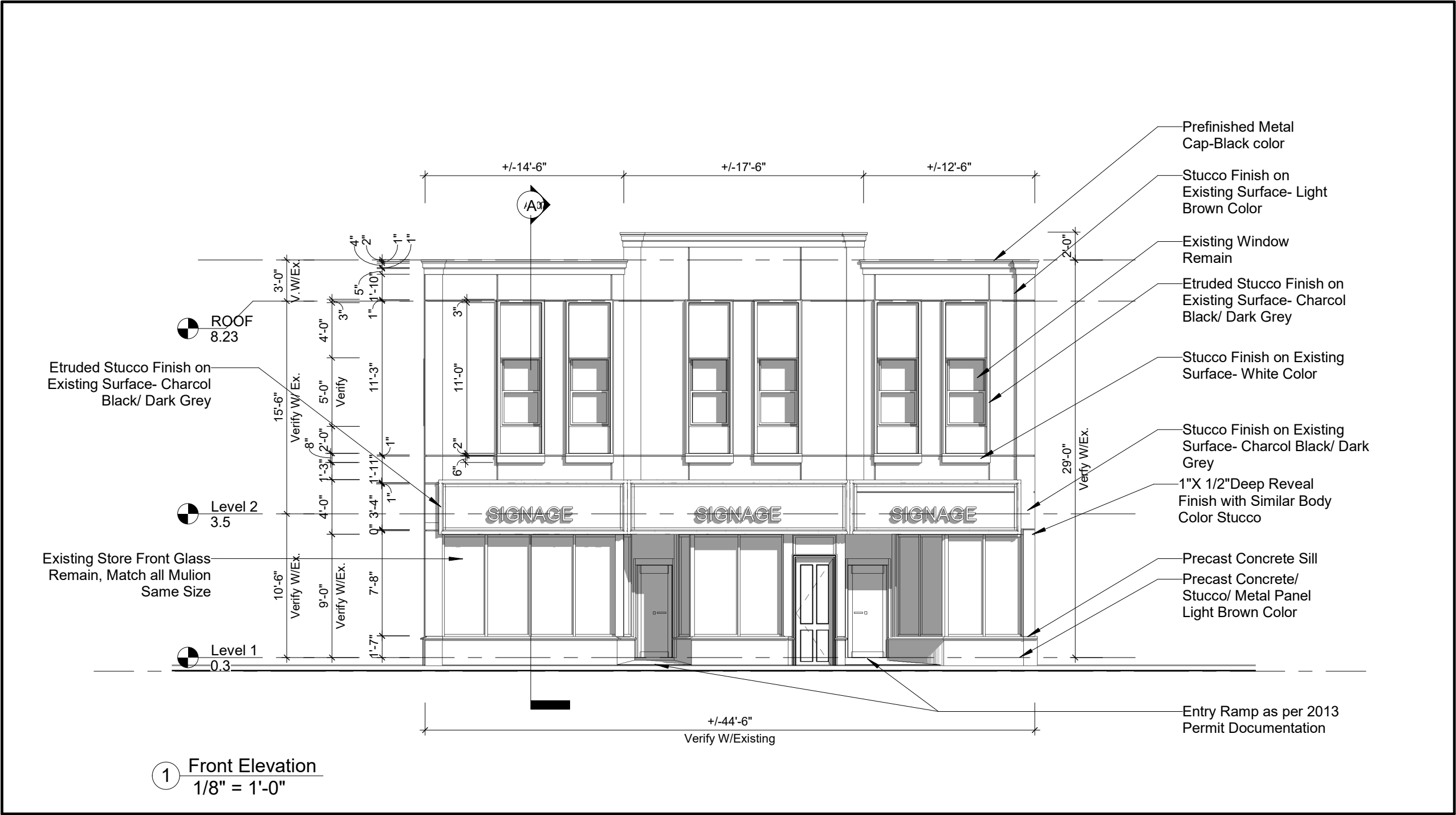


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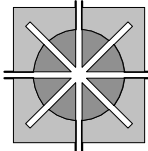


DATE: 10/08/19	PROJECT TITLE:  CATC  363	DRAWING NUMBER:  A104	Revision Schedule		
SCALE: 1/8" = 1'			R.No.	Date	Description
DRAWN BY: MAH	DRAWING TITLE:  Front Elevation_Color	FILE:  19	1	20/06/10	Issued for Permit
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DATE:  
10/23/19

SCALE:  
1/8" = 1'

DRAWN BY:  
MAH

REVIEWED BY:  
CCP

PROJECT TITLE:  
**CATC**

363

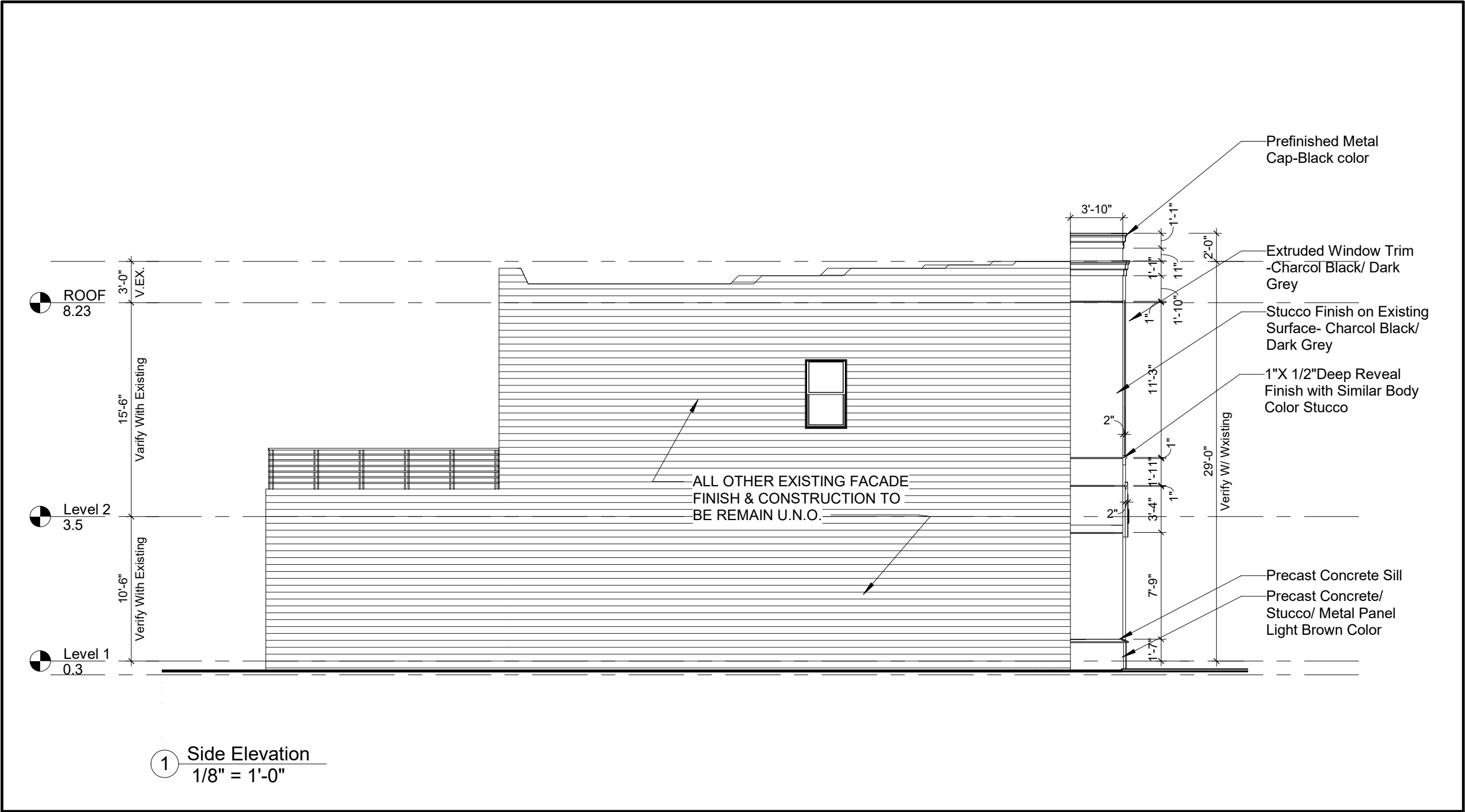
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**Front Elevation**

DRAWING NUMBER:  
**A105**

FILE:  
**19**

Revision Schedule

R.No.	Date	Description
1	20/06/10	Issued for Permit

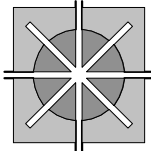


1 Side Elevation  
1/8" = 1'-0"



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DATE:  
10/23/19

SCALE:  
1/8" = 1'-0"

DRAWN BY:  
MAH

REVIEWED BY:  
CCP

PROJECT TITLE:  
CATC-ST.CATHARINES

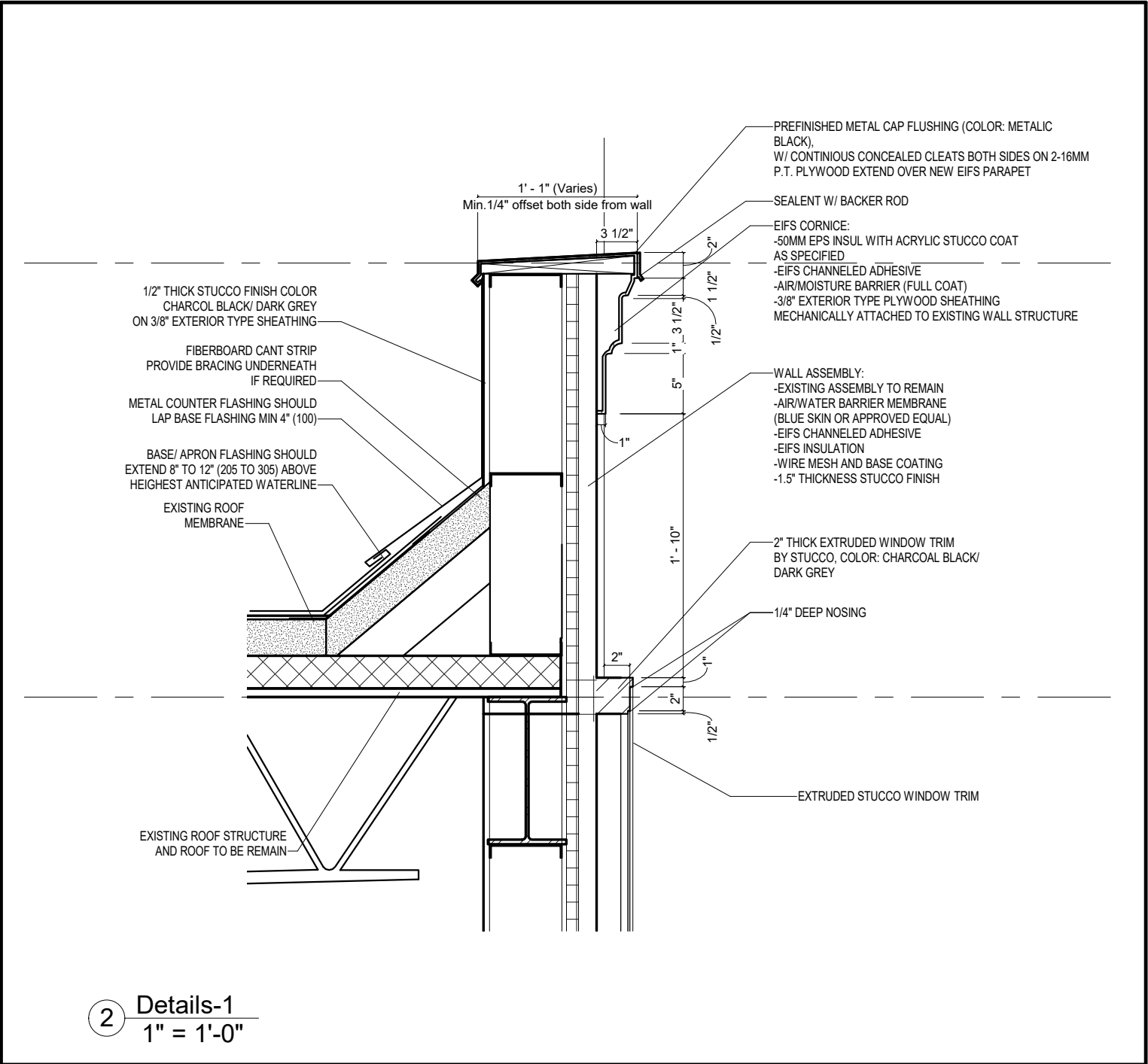
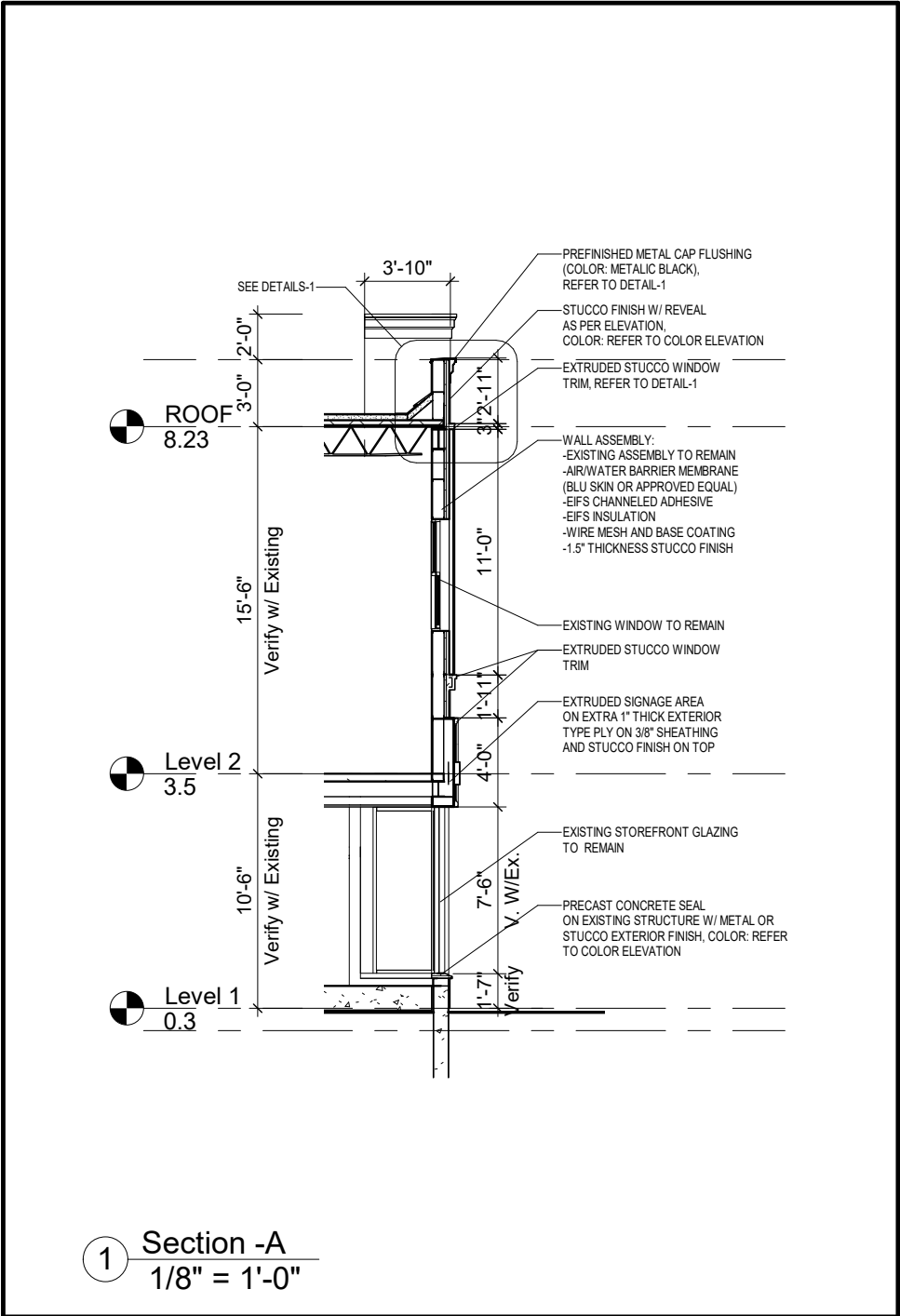
363-367 ST.PAUL STREET, ST.CATHARINES

DRAWING TITLE:  
Side Elevation

DRAWING NUMBER:  
A106

FILE:  
19-094

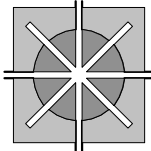
Revision Schedule		
R.No.	Date	Description
1	20/06/10	Issued for Permit



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DATE:  
10/24/19

SCALE:  
As indicated

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MAH

REVIEWED BY:  
CCP

PROJECT TITLE:  
CATC-ST.CATHARINES

363-367 ST.PAUL STREET. ST.CATHARINES

DRAWING TITLE:  
Section and Details

DRAWING NUMBER:

A107

FILE:

19-094

Revision Schedule

R.No.	Date	Description
1	20/06/10	Issued for Permit

SPECIFICATION NOTES

DIVISION 1 - GENERAL REQUIREMENTS

1.1. GENERAL INSTRUCTIONS

1.1.1. SCOPE OF WORK:

- 1.1.1.1. WORK OF THIS CONTRACT INCLUDES FURNISHING LABOUR, MATERIALS, EQUIPMENT, SERVICES AND OTHER RELATED EXPENSES TO EXECUTE COMPLETE CONSTRUCTION OF FACILITY SPECIFIED UNDER CONTRACT DOCUMENTS.
- 1.1.1.2. TERM 'NIC' MEANS WORK OF THIS PROJECT WHICH IS NOT BEING PERFORMED OR PROVIDED UNDER THIS CONTRACT; TERM MEANS 'NOT IN THIS CONTRACT' OR 'NOT A PART OF THE WORK TO BE PERFORMED OR PROVIDED BY CONSTRUCTION MANAGER'.
- 1.1.2. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH DRAWINGS PREPARED BY STRUCTURAL, MECHANICAL, ELECTRICAL AND ACOUSTIC CONSULTANTS. DIVISION ONE NOTES PROVIDED HEREIN GOVERN OVER PROJECT.
- 1.1.3. IF DISCREPANCIES OR CONFLICTS OR OMISSIONS IN CONTRACT DOCUMENTS ARE SUSPECTED, OR IF THERE IS DOUBT AS TO MEANING OR INTENT THEREOF, NOTIFY CONSULTANT. WHERE THERE IS CONFLICT BETWEEN CONTRACT DOCUMENTS, THE MOST STRINGENT REQUIREMENT SHALL PREVAIL.
- 1.1.4. CONTRACT DOCUMENTS ARE INTENDED TO BE IN COMPLIANCE WITH AUTHORITIES HAVING JURISDICTION. PERFORM WORK IN CONFORMITY WITH SUCH REQUIREMENTS. IF DISCREPANCIES, CONFLICTS OR OMISSIONS ARE SUSPECTED, NOTIFY CONSULTANT.
- 1.1.5. CONFINE EXTENT OF CONSTRUCTION ACTIVITIES TO AREA INDICATED ON DRAWINGS AS PLACE OF THE WORK AND/OR WITHIN AREA DEFINED BY PROPERTY LINES. CONFINE ALL EQUIPMENT, MATERIALS, DEBRIS, OFFICES, STORAGE SHEDS AND STORAGE AREAS TO AREA PREVIOUSLY DEFINED.
- 1.1.6. CONSTRUCTION MANAGER HAS COMPLETE AND EXCLUSIVE USE OF PLACE OF THE WORK FOR PERFORMANCE OF THE WORK. ASSUME RESPONSIBILITY FOR PREMISES ASSIGNED, FOR PERFORMANCE OF THE WORK.
- 1.1.7. ASSUME RESPONSIBILITY FOR CARE, CUSTODY AND CONTROL OF PROPERTY WHICH IS ASSIGNED FOR PERFORMANCE OF THE ASSUME RESPONSIBILITY FOR AND MAKE GOOD DAMAGE TO EXISTING PROPERTY ATTRIBUTABLE TO PERFORMANCE OF THE WORK.
- 1.1.8. SITE DIMENSIONS: BEFORE PROCEEDING WITH SHOP DRAWINGS, FABRICATION, OR SUPPLY OF EACH NEW PART OF THE WORK, EXAMINE INSTALLED PARTS OF THE WORK AND VERIFY AS-BUILT SITE DIMENSIONS TO COORDINATE PREVIOUSLY BUILT CONSTRUCTION WITH PENDING CONSTRUCTION.
- 1.1.9. COMMENCEMENT OF PARTS OF THE WORK, IN EXISTING AREAS AND IN AREAS PROVIDED BY OTHER CONTRACTORS, WILL BE DEEMED TO SIGNIFY CONTRACTOR'S ACKNOWLEDGMENT AND ACCEPTANCE OF THOSE PARTS OF THE WORK.
- 1.1.10. SUPPLY PRODUCTS IN AMPLE TIME TO BE INSTALLED INTO THE WORK TOGETHER WITH TEMPLATES, MEASUREMENTS AND OTHER INFORMATION REQUIRED FOR PLACEMENT.
- 1.1.11. SUBMIT A DETAILED CONSTRUCTION SCHEDULE WITH ACTIVITIES ITEMIZED TO ENABLE OWNER AND CONSULTANT TO MONITOR PROGRESS OF THE WORK. AT MINIMUM ENSURE SUBMISSION OF SHOP DRAWINGS, CRITICAL WORK SEQUENCING, MAJOR EQUIPMENT DELIVERS AND FINAL COMPLETION DATE ARE NOTED.
- 1.1.12. IF A TRADE REQUIRES A MEETING PRIOR TO STARTING WORK, ARRANGE FOR SUCH MEETING OF ALL PARTIES ASSOCIATED WITH TRADE AS DESIGNATED IN CONTRACT DOCUMENTS OR AS REQUESTED BY CONSULTANT. PRESIDED OVER BY CONSTRUCTION MANAGER, INCLUDE CONSULTANT WHO MAY ATTEND, INCLUDE SUBCONTRACTOR PERFORMING WORK OF TRADE INVOLVED, TESTING COMPANY'S REPRESENTATIVE AND CONSTRUCTION MANAGER'S CONSULTANTS OF APPLICABLE DISCIPLINE. REVIEW CONTRACT DOCUMENTS FOR WORK INCLUDED UNDER TRADE AND DETERMINE COMPLETE UNDERSTANDING OF REQUIREMENTS AND RESPONSIBILITIES RELATIVE TO WORK INCLUDED, STORAGE AND HANDLING OF MATERIALS, MATERIALS TO BE USED, INSTALLATION OF MATERIALS, SEQUENCE AND QUALITY CONTROL, PROJECT STAFFING, RESTRICTIONS ON AREAS OF CONCRETE PLACEMENT AND OTHER MATTERS AFFECTING CONSTRUCTION, TO PERMIT COMPLIANCE WITH INTENT OF TRADE UNDER CONSIDERATION.
- 1.1.13. COORDINATE WORK OF THIS CONTRACT WITH WORK BEING PROVIDED BY OWNER AND/OR OWNER'S VENDOR UNDER SEPARATE CONTRACT.
- 1.1.14. PRODUCT SUBSTITUTIONS: AFTER AWARD OF CONSTRUCTION CONTRACT, PRODUCT SUBSTITUTION PROPOSALS WILL NOT BE REVIEWED NOR ACCEPTED EXCEPT IN CASES WHERE WRITTEN PROOF FROM PRODUCT MANUFACTURER/DISTRIBUTOR HAS BEEN SUBMITTED TO VERIFY SPECIFIED PRODUCTS ARE UNAVAILABLE (PROVIDING REASONS WHY) AND/OR WERE ORDERED IN ADVANCE AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR LEAD TIME BUT TIMELY DELIVERY OF SPECIFIED PRODUCTS IS NOT POSSIBLE IN ORDER TO MAINTAIN CONSTRUCTION SCHEDULE.
- 1.1.15. UNDERTAKE ROLE OF 'CONSTRUCTOR' AS DEFINED UNDER THE OCCUPATIONAL HEALTH AND SAFETY ACT, AS AMENDED.
- 1.2. SUBMITTALS
- 1.2.1. SUBMIT SUBMITTALS WITH REASONABLE PROMPTNESS AND IN AN ORDERLY SEQUENCE. FAILURE TO SUBMIT IN AMPLE TIME IS NOT CONSIDERED SUFFICIENT REASON FOR AN EXTENSION OF CONTRACT TIME OR EXTRA COSTS AND NO CLAIM FOR EXTENSION OF CONTRACT TIME OR INCREASE TO CONTRACT PRICE BY REASON OF SUCH DEFAULT WILL BE ALLOWED. OBTAIN FINAL APPROVAL OF AUTHORITIES HAVING JURISDICTION, WHERE REQUIRED, PRIOR TO SUBMITTING SHOP DRAWING OR OTHER DOCUMENTATION TO CONSULTANT.
- 1.2.2. PRIOR TO SUBMISSION TO CONSULTANT, REVIEW SUBMITTALS. SUBMITTALS NOT STAMPED, SIGNED, DATED AND IDENTIFIED AS TO SPECIFIC PROJECT WILL BE RETURNED WITHOUT BEING EXAMINED AND CONSIDERED NOT REVIEWED. VERIFY FIELD MEASUREMENTS AND ENSURE AFFECTED ADJACENT WORK IS COORDINATED. CONFIRM AND CORRELATE INFORMATION PERTAINING TO FABRICATION PROCESSES, QUANTITIES, TECHNIQUES OF CONSTRUCTION AND INSTALLATION AND SIMILAR INFORMATION.

1.2.3. SHOP DRAWINGS:

- 1.2.3.1. SUBMIT SHOP DRAWING SCHEDULE TO CONSULTANT WITHIN SEVEN DAYS OF AWARD OF CONTRACT.
- 1.2.3.2. SUBMIT SHOP DRAWINGS FOR ALL ASPECTS OF THE WORK SHOWN ON DRAWINGS.
- 1.2.3.3. REVIEW, CHECK AND MARK-UP SHOP DRAWINGS WITH COMMENTS AND REVISIONS AND RE-DIRECT BACK TO SUBCONTRACTOR ('REVISE AND RESUBMIT', ETC.) IN THE FIRST INSTANCE IF REQUIRED PRIOR TO FORWARDING TO CONSULTANT.
- 1.2.3.4. FABRICATION: DO NOT FABRICATE UNTIL SHOP DRAWINGS ARE INDICATED AS 'REVIEWED' OR 'REVIEWED AS NOTED'.
- 1.2.3.5. CONSULTANT'S SHOP DRAWING REVIEW IS FOR SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH GENERAL DESIGN CONCEPT. CONSULTANT'S REVIEW DOES NOT PROVIDE APPROVAL OF ITEMS WHICH REMAIN CONSTRUCTION MANAGER'S RESPONSIBILITY.
- 1.2.3.6. DO NOT MAKE PRODUCT SUBSTITUTIONS ON SHOP DRAWINGS WITHOUT CONSULTANT'S WRITTEN ACCEPTANCE IN ACCORDANCE WITH PRODUCT SUBSTITUTION PROPOSAL PROCESS OR THEY WILL BE REJECTED. REPLACE UNACCEPTED PRODUCT SUBSTITUTIONS AND COMPLETE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.
- 1.2.3.7. CONSULTANT REQUIRES SEVEN DAYS FOR REVIEW OF SHOP DRAWING FROM TIME OF CONSULTANT'S RECEIPT TO TIME OF CONSULTANT'S RETURN TO CONSTRUCTION MANAGER. CONSTRUCTION MANAGER WILL ESTABLISH A STEADY FLOW OF SHOP DRAWINGS FOR REVIEW AND AVOID ACCUMULATION OF AN EXCESSIVE QUANTITY OF SHOP DRAWINGS IN A SINGLE SUBMISSION.
- 1.2.4. SAMPLES:
- 1.2.4.1. PRIOR TO FABRICATION OR SUPPLY OF PRODUCTS, SUBMIT SAMPLES FOR CONSULTANT'S REVIEW. REMOVE AND DISCARD PRODUCTS WHO'S SAMPLES HAVE NOT BEEN REVIEWED AND ACCEPTED BY CONSULTANT.
- 1.2.4.2. DELIVER SAMPLES TO CONSULTANT AS DIRECTED WITH CHARGES PREPAID AND ALLOW FOR ONE OF SAMPLES TO BE KEPT BY CONSULTANT.
- 1.2.4.3. IDENTIFY SAMPLE WITH PROJECT NAME AND NUMBER, DATE OF SUBMISSION, COMPONENT NAME USING TERMINOLOGY IN CONTRACT DOCUMENTS, FINISH AND CORRECT THICKNESS.

1.3. QUALITY REQUIREMENTS

- 1.3.1. COMPLY WITH THE BUILDING CODE ACT, AS AMENDED, OBC AS AMENDED AND REGULATIONS AND BY-LAWS OF OTHER AUTHORITIES HAVING JURISDICTION, INCLUDING LATEST AMENDMENTS THERETO; ALL HEREAFTER REFERRED TO AS CODE. WHERE CODE OR CONTRACT DOCUMENTS DO NOT COVER PARTICULAR REQUIREMENT WHICH IS COVERED BY OBC, AS AMENDED, CONFORM TO REQUIREMENTS OF NBC INCLUDING ITS RELATED SUPPLEMENTS. WHERE CONTRACT DOCUMENTS EXCEED CODE REQUIREMENTS, SATISFY SUCH ADDITIONAL REQUIREMENTS.
- 1.3.2. CONFORM TO OFC ENACTED UNDER THE FIRE MARSHALL'S ACT, INCLUDING LATEST AMENDMENTS.
- 1.3.3. WHERE REFERENCE IS MADE TO CODES, SPECIFICATION STANDARDS, MANUALS, CONTRACT FORMS, INSTALLATION, APPLICATION AND MAINTENANCE INSTRUCTIONS, PRODUCED BY VARIOUS ORGANIZATIONS, CONFORM TO EDITION OF STANDARDS SPECIFIED OR, IF NOT SPECIFIED, TO LATEST EDITION AS AMENDED AND REVISED TO DATE OF CONTRACT.
- 1.3.4. UNLESS MORE STRINGENT TOLERANCES ARE REQUIRED BY A MANUFACTURER OR A REFERENCED STANDARD, MEET FOLLOWING TOLERANCES FOR INSTALLED WORK:
- 1.3.4.1. 'PLUMB' MEANS PLUMB WITHIN 6 MM IN 3 M (1/4" IN 10'-0").
- 1.3.4.2. 'LEVEL' MEANS LEVEL WITHIN 6 MM IN 3 M (1/4" IN 10'-0").
- 1.3.4.3. 'STRAIGHT' MEANS STRAIGHT WITHIN 8 MM IN 3 M (5/16" IN 10'-0").

- 1.3.5. WORKMANSHIP SHALL BE THE BEST QUALITY, EXECUTED BY WORKERS EXPERIENCED AND SKILLED IN THE RESPECTIVE DUTIES FOR WHICH THEY ARE EMPLOYED. IMMEDIATELY NOTIFY THE CONSULTANT IF REQUIRED WORK IS SUCH AS TO MAKE IT IMPRACTICAL TO PRODUCE THE REQUIRED RESULTS.
- 1.3.6. DO NOT EMPLOY ANY UNFIT PERSON OR ANYONE UNSKILLED IN THEIR REQUIRED DUTIES.
- 1.3.7. DECISIONS AS TO THE QUALITY OR FITNESS OF WORKMANSHIP IN CASES OF DISPUTE REST SOLELY WITH THE CONSULTANT WHOSE DECISION IS FINAL.

1.4. TEMPORARY FACILITIES & CONTROLS

- 1.4.1. BE RESPONSIBLE FOR PAYING COSTS ASSOCIATED WITH TEMPORARY FACILITIES AND CONTROLS.
- 1.4.2. TEMPORARY POWER: ELECTRIC POWER IS AVAILABLE FOR CONSTRUCTION USE. ASCERTAIN THE CHARACTERISTICS OF THE AVAILABLE POWER AND THE CONNECTION LOCATIONS. SHOULD THE CHARACTERISTICS OF THE AVAILABLE ELECTRIC POWER NOT BE SATISFACTORY BE RESPONSIBLE FOR PROVIDING TEMPORARY POWER AS REQUIRED TO COMPLETE THE WORK.
- 1.4.3. TEMPORARY LIGHTING: PROVIDE TASK LIGHTING NECESSARY FOR THE EXECUTION OF THE WORK AND FOR SAFETY AS REQUIRED.
- 1.4.4. TEMPORARY HEATING: PROVIDE AND PAY FOR HEATING AS MAY BE NECESSARY FOR THE EXECUTION OF THE WORK OR PARTS THEREOF.
- 1.4.5. TEMPORARY VENTILATION: ENSURE ODOURS, DUST, GASSES AND VOLATILE MATERIALS DUE TO CONSTRUCTION ACTIVITIES DO NOT ENTER INTO THE BUILDING OR INTO THE BUILDING'S MECHANICAL SYSTEMS.
- 1.4.6. TEMPORARY WATER: PROVIDE AND PAY FOR TEMPORARY WATER AS MAY BE NECESSARY FOR THE EXECUTION OF THE WORK OR PARTS THEREOF.

- 1.4.7. TEMPORARY FIRE PROTECTION: PROVIDE AND MAINTAIN SUFFICIENT TEMPORARY FIRE PROTECTION, TO COMPLY WITH REQUIREMENTS AUTHORITIES HAVING JURISDICTION IN ORDER TO PROTECT THE PROPERTY OF OWNER, LANDLORD AND CONSTRUCTION MANAGER AGAINST FIRE HAZARDS DURING CONSTRUCTION.
- 1.4.8. CONSTRUCTION FACILITIES: ERECT FIXED OR MOBILE SCAFFOLDING AS APPLICABLE INDEPENDENT OF WALLS. USE IT IN MANNER AS TO INTERFERE AS LITTLE AS POSSIBLE WITH OTHER SECTIONS. WHEN NOT IN USE, MOVE IT AS NECESSARY TO PERMIT INSTALLATION OF OTHER WORK. CONSTRUCT AND MAINTAIN SCAFFOLDING IN RIGID, SECURE AND SAFE MANNER. REMOVE IT PROMPTLY WHEN NO LONGER REQUIRED OR REMOVE IT AT END OF EACH DAY AND STORE IN SECURE PLACE AS DIRECTED.
- 1.4.9. DUST BARRIERS: SEPARATE AREAS OF WORK FROM OCCUPIED PORTIONS OF BUILDING WITH DUST-TIGHT SCREENS. SCREENS SHALL CONSIST OF PLYWOOD MINIMUM 6 MM (1/4") THICK ON WOOD STUD SUPPORTS, OR EQUIVALENT. SEAL EDGES AND JOINTS TO ACHIEVE POSITIVE PROTECTION. PROVIDE LOCKABLE DOOR(S) IN SCREEN(S) WHERE INDICATED ON DRAWINGS AND EXTRA KEY TO CONSULTANT. REMOVE SCREENS PROMPTLY WHEN NO LONGER REQUIRED AND MAKE GOOD ADJACENT SURFACES.
- 1.4.10. PARKING SHALL BE ARRANGED WITH OWNER AND LANDLORD. OWNER WILL NOT BE RESPONSIBLE FOR PARKING FINES INCURRED BY CONSTRUCTION MANAGER, SUBCONTRACTORS OR THEIR EMPLOYEES.
- 1.4.11. POLLUTION CONTROL: TAKE APPROPRIATE DUST CONTROL MEASURES TO AVOID CONTAMINATION OF ADJACENT AREAS NEAR SITE FROM DUST. RESPOND IMMEDIATELY TO COMPLAINTS OF DUST RECEIVED FROM AUTHORITIES HAVING JURISDICTION, OWNER, LANDLORD OR CONSULTANT.
- 1.4.12. NOISE AND VIBRATION CONTROL: CONTROL NOISE AND VIBRATION GENERATED BY WORK. RESPOND IMMEDIATELY TO COMPLAINTS OF NOISE AND VIBRATION RECEIVED FROM AUTHORITIES HAVING JURISDICTION, OWNER, LANDLORD OR CONSULTANT.
- 1.4.13. PROVIDE FIELD OFFICES AND STORAGE SHEDS WITHIN THE PLACE OF THE WORK ONLY.

1.5. PRODUCT REQUIREMENTS

- 1.5.1. MATERIAL, MACHINERY, EQUIPMENT AND FIXTURES: PRODUCT EMPLOYED IN THE WORK SHALL BE THOSE WHICH AFFECT INDOOR AIR QUALITY AS LITTLE AS POSSIBLE. PROVIDE ADEQUATE VENTILATION DURING INSTALLATION OF FINISHING MATERIALS TO AVOID EFFECT ON INDOOR AIR QUALITY.
- 1.5.2. MATERIAL, PLANT, EQUIPMENT AND FIXTURES SPECIFIED SHALL FORM BASIS OF CONTRACT. MATERIALS AND FINISHES USED SHALL BE NEW.
- 1.5.3. NO SUBSTITUTION OF MATERIALS WILL BE ALLOWED ON BASIS OF LONG DELIVERIES, UNLESS SUCH LONG DELIVERY PROBLEMS ARE IDENTIFIED AT TIME OF SIGNING CONTRACT.
- 1.5.4. UNLESS SPECIFIED OTHERWISE, USE EACH PRODUCT IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED WRITTEN INSTRUCTIONS REGARDING HANDLING, STORAGE, PREPARATION, METHODS OF INSTALLATION, PROTECTION AND CLEANING. TAKE INTO ACCOUNT SITE CONDITIONS AND PROVIDE ANCILLARY PRODUCTS OR ACCESSORIES.
- 1.5.5. PROVIDE APPROPRIATE ANCHORS, FASTENERS, ACCESSORIES AND ADHESIVES REQUIRED FOR FABRICATION AND ERECTION OF WORK. PROVIDE ACCESSORY ITEMS OR MATERIALS REQUIRED, SUCH AS BRACKETS, CLEATS, CONNECTORS, SEALANTS, LUBRICANTS, CLEANERS, PROTECTION AND SIMILAR ITEMS, WHETHER SPECIFIED OR NOT, SO WORK IS COMPLETE AND PERFORMS AS REQUIRED.

- 1.5.6. TRADEMARKS AND LABELS: DO NOT EXPOSE TRADEMARKS AND LABELS, INCLUDING APPLIED LABELS, IN FINISHED WORK. REMOVE VISIBLE TRADEMARKS AND LABELS EXCEPT THOSE WHICH ARE ESSENTIAL TO OBTAIN IDENTIFICATION OF MECHANICAL AND ELECTRICAL EQUIPMENT FOR MAINTENANCE AND REPLACEMENT PURPOSES AND FOR MANDATORY FIRE RATINGS.
- 1.5.7. PACKAGE, CRATE AND BRACE PRODUCTS TO PREVENT DAMAGE DURING DELIVERY, STORAGE AND HANDLING.
- 1.5.8. PROVIDE PROTECTION TO FINISHED SURFACES TO PREVENT DAMAGE DURING DELIVERY, STORAGE AND HANDLING.
- 1.5.9. STORE PACKAGED MATERIALS IN ORIGINAL, UNDAMAGED CONDITION WITH MANUFACTURERS' LABELS AND SEALS INTACT.
- 1.5.10. DO NOT BRING BUILDING PRODUCTS ONTO SITE CONTAINING TOXIC MOULDS.

- 1.5.11. CONCEAL PIPES, SERVICE LINES AND DUCTS IN CHASES, BEHIND FURRRING OR ABOVE CEILINGS, EXCEPT WHERE THEY ARE INDICATED AS BEING EXPOSED TO VIEW. WHERE NO CEILING IS PROVIDED, SUCH ITEMS MAY BE EXPOSED, BUT MUST BE NEATLY AND LOGICALLY ARRANGED.

- 1.5.12. WHERE A CONFLICT OCCURS BETWEEN SPECIFIED TECHNICAL DESCRIPTION AND MANUFACTURER'S STANDARD MODEL NUMBERS AND/OR MANUFACTURER'S PRINTED DESCRIPTION OF GIVEN MODEL NUMBER, TECHNICAL DESCRIPTION SPECIFIED HEREIN GOVERNS.

1.6. EXECUTION REQUIREMENTS

- 1.6.1. PROFESSIONAL ENGINEERING SERVICE: OBTAIN ENGINEERING SERVICE FROM PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN PROVINCE OF ONTARIO IN APPLICABLE DISCIPLINE. ENGINEERING SERVICE SHALL INCLUDE WITHOUT LIMITATION, DESIGN OF STRUCTURAL ELEMENTS AND FULL INSPECTION SERVICES DURING FABRICATION, ERECTION AND ADMINISTRATION DURING CONSTRUCTION.
- 1.6.1. EXAMINE SITE AT NO COST OR RISK TO OWNER FOR ALL MATTERS RELATING TO WORK, EXTENT OF WORK, MEANS OF ACCESS AND EGRESS, ALL OBSTACLES, RIGHTS AND INTERESTS OF OTHER PARTIES WHICH MAY BE INTERFERED WITH DURING
- EXECUTION OF WORK, ALL CONDITIONS AND LIMITATIONS CONTRACTOR TO TAKE INTO CONSIDERATION IN PERFORMING WORK, INCLUDING OBSTRUCTIONS, EXISTING STRUCTURES OR FACILITIES, LOCAL CONDITIONS, ACTUAL LEVELS, CHARACTER AND NATURE OF PROJECT AND ANY OTHER CONSIDERATION WHICH MAY AFFECT PERFORMANCE OF WORK.

- 1.6.2. ENSURE EACH SUBCONTRACTOR HAS FULL UNDERSTANDING OF EXTENT OF ITS WORK. REPORT IN WRITING DEFECTS IN SUCH WORK AND NOTIFY SUBCONTRACTORS RESPONSIBLE FOR UNFAVOURABLE AND UNSATISFACTORY CONDITIONS. DO NOT COMMENCE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY CORRECTED WORK PRIOR TO COMMENCING WORK. EXECUTION AND APPLICATION OF YOUR WORK SHALL BE DEEMED ACCEPTANCE OF WORK UPON WHICH YOUR WORK DEPENDS.
- 1.6.3. PERFORM WORK IN A MANNER SUCH AS TO CAUSE A MINIMUM OF NOISE AND INTERFERENCE TO USE OF EXISTING PREMISES AND SERVICES. PROVIDE MAXIMUM SAFETY FOR OCCUPANTS DURING WORK.
- 1.6.4. MAKE GOOD ADJACENT CONSTRUCTION AND SURFACES WHICH ARE DAMAGED OR DISTURBED AS A RESULT OF ALTERATIONS.
- 1.6.5. COORDINATE OPENINGS TO AVOID UNNECESSARY CUTTING AND PATCHING. COORDINATE CUTTING AND PATCHING WITH SUBCONTRACTORS TO AVOID UNSCHEDULED CUTTING AND PATCHING WORK.
- 1.6.6. MAINTAIN FIRE SEPARATIONS FOR DURATION OF THE WORK. MAKE GOOD FIRE SEPARATIONS THAT ARE DAMAGED AS A RESULT OF THE WORK.
- 1.6.7. CLEANING:
- 1.6.7.1. KEEP ACCESS AREAS TO WORK IN TIDY CONDITION, FREE FROM ACCUMULATION OF WASTE PRODUCTS AND DEBRIS DURING CONSTRUCTION AND ON COMPLETION, OTHER THAN CAUSED BY OWNER'S CREW OR OTHER CONTRACTORS. DO NOT DISPOSE OF VOLATILE FLUID WASTES (SUCH AS MINERAL SPIRITS, OIL OR PAINT THINNER) INTO DRAIN SYSTEMS.
- 1.6.7.2. VACUUM-CLEAN INTERIOR AREAS PRIOR TO START OF FINISH WORK, MAINTAIN AREAS FREE OF DUST AND OTHER CONTAMINANTS DURING FINISHING OPERATIONS.
- 1.6.7.3. PRIOR TO OCCUPANCY, CLEAN THE PLACE OF THE WORK THOROUGHLY, FREE OF RUBBISH AND SURPLUS MATERIAL. DISPOSE OF RUBBISH AND DEBRIS. VACATE THE PLACE OF THE WORK IN A CLEAN AND TIDY CONDITION SATISFACTORY TO OWNER.
- 1.6.7.4. DAMAGED WORK SHALL BE MADE GOOD AT EXPENSE OF THOSE CAUSING DAMAGE.

1.7. CLOSEOUT REQUIREMENTS

- 1.7.1. COMPLY WITH RECOMMENDED TAKEOVER PROCEDURES CONTAINED IN OAA/OGCA DOCUMENT NO. 100, EXCEPT AS MODIFIED BY CONTRACT DOCUMENTS. IN CASE OF CONFLICT WITH CONTRACT DOCUMENTS CONFORM TO MORE STRINGENT REQUIREMENTS.
- 1.7.2. CERTIFICATE OF SUBSTANTIAL PERFORMANCE:
- 1.7.2.1. CONFORM TO CONSTRUCTION LIEN ACT AND PUBLISH COPY OF CERTIFICATE OF SUBSTANTIAL PERFORMANCE ONCE IN A CONSTRUCTION TRADE NEWSPAPER.
- 1.7.2.2. SUBMIT PROMPTLY COPIES OF CONSTRUCTION TRADE NEWSPAPER CONTAINING PUBLICATION OF COPY OF CERTIFICATE OF SUBSTANTIAL PERFORMANCE.
- 1.7.3. DEFICIENCY LISTS:
- 1.7.3.1. NEITHER OWNER'S REPRESENTATIVES, NOR CONSULTANT WILL BE RESPONSIBLE FOR ISSUE OF EXTENSIVE LISTS OF DEFICIENCIES. ASSUMES PRIME RESPONSIBILITY FOR ENSURING ITEMS SHOWN ON DRAWINGS AND DESCRIBED IN SPECIFICATIONS ARE COMPLETELY HIS. ANY REVIEWS TO APPROVE CERTIFICATES OF SUBSTANTIAL PERFORMANCE WILL BE IMMEDIATELY CANCELED IF IT BECOMES OBVIOUS THAT EXTENSIVE DEFICIENCIES ARE OUTSTANDING.
- 1.7.3.2. PROMPTLY CORRECT DEFICIENCIES NOTED BY CONSULTANT. DO NOT PROCEED WITH INSTALLATION OF SUBSEQUENT PARTS OF WORK UNTIL DEFICIENCIES HAVE BEEN CORRECTED. MAKE EVERY EFFORT TO ENSURE BOTH DEFECTS AND DEFICIENCIES ARE MADE GOOD PRIOR TO FINAL REVIEW.
- 1.7.4. MAINTENANCE MATERIALS:
- 1.7.4.1. FLOORING: PROVIDE OWNER WITH ONE BOX OF EACH TYPE OF FLOOR FINISH AND COLOUR AS MAINTENANCE MATERIALS. ENSURE EACH BOX IS CLEARLY MARKED AND LABELED.
- 1.7.4.2. WALL AND FLOOR TILE: PROVIDE OWNER WITH ONE BOX OF EACH TYPE OF WALL AND FLOOR TILE AS MAINTENANCE MATERIALS. ENSURE EACH BOX IS CLEARLY MARKED AND LABELED.
- 1.7.4.3. CEILING TILES: PROVIDE OWNER WITH ONE CARTON OF EACH TYPE OF CEILING TILE AS MAINTENANCE MATERIALS. ENSURE EACH BOX IS CLEARLY MARKED AND LABELED. SUPPLY SPARE PANELS FROM SAME PRODUCTION RUN AS INSTALLED PANELS.
- 1.7.5. MAINTENANCE INSTRUCTIONS AND DATA BOOK: SUBMIT MAINTENANCE INSTRUCTIONS AND DATA BOOK ON DVD DISC, SORTED BY DIVISION, MINIMUM 10 DAYS AFTER SUBSTANTIAL PERFORMANCE OF THE WORK. ENSURE THE FOLLOWING AT MINIMUM IS INCLUDED:
- 1.7.5.1. COMPLETE LISTING OF SUBCONTRACTORS' NAMES, COMPLETE CONTACT INFORMATION AND NOTATION AS TO WHICH PORTIONS OF THE CONTACT HAVE BEEN PROVIDED BY THEM.

- 1.7.5.2. COMPLETE LISTING OF MATERIALS, PRODUCTS AND EQUIPMENT INCLUDING SERIAL NUMBERS, MODEL INFORMATION AND SOURCE OF SUPPLY.
- 1.7.5.3. OPERATION AND MAINTENANCE FOR EACH ASSEMBLY, COMPONENT AND SYSTEM.
- 1.7.5.4. LISTS OF SPARE PARTS.
- 1.7.5.5. FINAL REVIEWED SHOP DRAWINGS.
- 1.7.5.6. COPIES OF ALL WARRANTIES, PROPERLY EXECUTED.

DIVISION 2 - EXISTING CONDITIONS

2.1. DEMOLITION

- 2.1.1. DEMOLITION MAY NOT BE LIMITED TO EXTENT SHOWN ON DEMOLITION DRAWINGS. ENSURE TO VISIT PLACE OF THE WORK PRIOR TO PRICING. IT IS ASSUMED SITE CONDITIONS HAVE BEEN REVIEWED AND UNDERSTOOD AND INCLUDED FOR IN CONTRACT PRICE.
- 2.1.2. REMOVE EXISTING CONSTRUCTION TO ACCOMMODATE NEW CONSTRUCTION AS REQUIRED.
- 2.1.3. REMOVE AND DISPOSE OF DEMOLISHED ITEMS IN ENVIRONMENTALLY RESPONSIBLE MANNER IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION.
- 2.1.4. MAKE GOOD EXISTING SPRAY FIREPROOFING OR FIRESTOPPING ENSURING EXISTING RATING IS MAINTAINED.
- 2.1.5. BE RESPONSIBLE FOR ANYTHING DEMOLISHED OR DAMAGED OUTSIDE THIS CONTRACT DURING DEMOLITION AS A RESULT OF WORK OF THIS CONTRACT. MAKE GOOD AS REQUIRED.

DIVISION 3 - STUCCO CONSTRUCTION

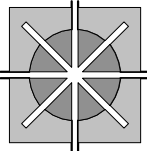
- 3.1.1. STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON DENGSLASS GOLD BOARD/ EXTERIOR GRADE PLYWOOD ON WALL FRAMING.
- 3.1.2. STUCCO WALL CONSTRUCTION W/ CONTIN. INSULATION  
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON AIRWATER (BLUSKIN OR EQUIV.) BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 7/16" EXTERIOR TYPE SHEATHING ON WALL FRAMING, FILL WITH PRESCRIBED INSULATION. FOR INTERIOR SIDE, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH/ FINISH AS INSTRUCTED.



CSPACE  
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DATE:  
06/10/20

SCALE:  
1" = 10'-0"

DRAWN BY:  
Author

REVIEWED BY:  
Checker

PROJECT TITLE:

CATC-ST.CATHARINES

363-367 ST.PAUL STREET. ST.CATHARINES

DRAWING TITLE:

Specification

DRAWING NUMBER:

A108

FILE:

19-094

Revision Schedule

R.No.	Date	Description
1	20/06/10	Issued for Permit





## Corporate Report City Council

**Report from:** Financial Management Services, Property Management

**Report Date:** August 27, 2020      **Meeting Date:** September 14, 2020

**Report Number:** FMS-123-2020      **File:** 16.7.99

**Subject:** Proposal to Declare Surplus Lands, Unnamed Street west of Jacobson Avenue and a one foot reserve, Realty File 08-38

**Strategic Pillar:**



### Recommendation

That Council declare surplus the unnamed street west of Jacobson Avenue and a one foot reserve (the “lands”), as shown outlined in red on Appendix 1 attached hereto, subject to the retention of an easement for permanent access that is required for the adjacent property 54 Jacobson Avenue; and

That the lands be disposed of according to the procedures outlined in Property By-law 2007-309; and

That Sections 4.6, 4.7 and 4.8 of By-law 2007-309 relating to notification to School Boards, placing of a “For Sale” sign and listing the property on the local Real Estate Board, and providing an opportunity to all abutting property owners to purchase the property at fair market value, be waived; and

That any disposition of the lands is subject to Council authorizing the stopping up and closing of the unnamed street west of Jacobson Avenue; and

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

### Relationship to Strategic Plan

Economic Prosperity for All is enhanced through:

- Effective asset management, which, in this case, is receipt of revenue through the sale of a vacant parcel of underutilized land.

### Background

The one foot reserve and unnamed street west of Jacobson Avenue is an unopened road allowance that has not been constructed to urban standards but that does serve as an access for properties at 54 Jacobson Avenue and the new condominium

development at 61A Village Road and contains underground services that benefit these properties. The road allowance and entranceway have now been re-constructed by the developer as part of the development of the condominium. The City has received a formal request from the owners of the condominium development to purchase the City lands. The Condominium Corporation would take over all maintenance and repair obligations with respect to the road and services and an easement for access will be provided to the owners of 54 Jacobson Avenue.

## **Report**

The unnamed street west of Jacobson Avenue and one foot reserve is presently being used as access to the condominium development at 61A Village Road and to the property at 54 Jacobson Avenue. The owners of the development have constructed the entranceway and road and would now like to acquire the City lands so that they are responsible for future maintenance and repair.

This request and property information was circulated to the City's Property Coordinating Committee which is comprised of staff from Community, Recreation and Culture Services, Engineering, Facilities and Environmental Services, Financial Management Services, Legal & Clerks Services, Municipal Works and Planning and Building Services. Subject to an easement being provided to maintain access to 54 Jacobson Avenue, the Committee determined there is no municipal requirement for the lands.

In accordance with By-law 2007-309, notice of the potential disposition of this property must be given to all abutting property owners to provide equal opportunity to purchase the property at fair market value as determined by an independent appraisal. Staff are recommending that this section of the by-law be waived as the purchase of the lands by any party other than the owners of 61A Village Road would deny them formal access to their development and would be contrary to good planning principles. Notwithstanding the above, staff have had discussions with the two other abutting property owners and subject to providing an easement to the owners of 54 Jacobson Avenue, there were no objections to the sale of the lands to the developer.

As the lands are not developable in isolation, staff also request the procedures outlined in Property By-law 2007-309 relating to notification of Niagara Region and School Boards, placing of a "For Sale" sign and listing the property on the local real estate board be waived.

Future reports will be presented to Council to consider the disposal of the lands and to publicly stop up and close the unnamed street west of Jacobson Avenue so that it may be transferred.

## **Financial Implications**

The costs to the Corporation to stop up, close and declare surplus the lands and convey any required easements along with appraisal, legal and reference plan costs will be the responsibility of the purchaser. Should Council approve this report, further recommendations

that outline the terms and conditions of a sale and to publicly stop up and close the unnamed street west of Jacobson Avenue will be outlined in future reports for Council's consideration.

## **Environmental Sustainability Implications**

There are no environmental sustainability implications associated with this report.

### **Prepared by**

Ruzica Ojvan, Realty / Insurance Assistant

### **Submitted by**

Stephanie Tripp, Manager of Realty and Insurance Services

### **Approved by**

Kristine Douglas, Director, Financial Management Services / City Treasurer

## **Appendices**

Appendix 1 – The Lands

1



----- The Lands



## Corporate Report City Council

**Report from:** Financial Management Services, Property Management

**Report Date:** August 27, 2020      **Meeting Date:** September 14, 2020

**Report Number:** FMS-124-2020      **File:** 16.7.99

**Subject:** Proposal to Declare Land Surplus – Abutting 20 Keefer Road at Seaway Haulage Road, Realty File 12-41

**Strategic Pillar:**



### Recommendation

That Council declare the land described as being Part of Lots 31 & 32 Corporation Plan No. 5 shown as Part 2 on Reference Plan 30R-5976, being adjacent 20 Keefer Road (the “lands”) and as shown outlined in blue on Appendix 1, as surplus, and that it be disposed of according to procedures outlined in the Disposal of Land By-law 2007-309; and

That Sections 4.6 and 4.7 of By-law 2007-309, relating to notification of Niagara Region and School Boards, placing of a ‘For Sale’ sign and listing of the property on the local Real Estate Board, be waived; and

That the City Solicitor be directed to prepare the necessary by-laws. FORTHWITH

### Relationship to Strategic Plan

Economic Prosperity for All is enhanced through:

- Effective asset management, which, in this case, is receipt of revenue through the sale of a vacant parcel of underutilized land.

### Background

The City owns an approximately 0.31 acre strip of land at the north east corner of Keefer Road and Seaway Haulage Road. The land is irregular in shape and very narrow and is mainly covered by a ditch which provides drainage for the roads. The owner of 20 Keefer Road has approached the City to acquire the lands to facilitate some entrance and driveway improvements for their property. Staff investigated the potential for the disposal of the land and this report provides information which supports disposal of the lands.

### Report

The City owns a parcel of land at the north east corner Keefer Road and Seaway Haulage Road that is mainly covered by a ditch which provides an outlet for the drainage

from those roads. The owner of 20 Keefer Road has approached the City with an interest in acquiring the land in order to facilitate entrance and driveway improvements to allow for improved ingress and egress to their business. Ssonix Products 2010 Inc. owns 20 Keefer Road and operates an industrial waste processing and transfer facility on their property.

This request and property information was circulated to the City's Property Coordinating Committee which is comprised of staff from Community, Recreation and Culture Services, Engineering, Facilities and Environmental Services (EFES), Financial Management Services, Legal & Clerks Services, Municipal Works and Planning and Building Services. EFES identified that the ditch on the City lands provides drainage for the road and that they could only support the sale of the lands if an adequately sized concrete pipe and culvert were constructed to maintain the drainage. The privately owned lands to the north of the City lands have previously been piped with a storm sewer to maintain drainage and EFES would ensure the same size pipe is used for the City lands. Any sale of the lands will be subject to EFES review and approval of the plans and drawings showing the concrete piping, culvert installation and regrading required to maintain the road drainage. There were no other objections to the proposal to dispose of the property.

As the lands are not developable in isolation, staff also request the procedures outlined in Property By-law 2007-309 relating to notification of Niagara Region and School Boards, placing of a "For Sale" sign and listing the property on the local real estate board be waived.

A future report will be presented to Council to consider the disposal of the lands so that they may be transferred.

## **Financial Implications**

The costs to the Corporation to declare surplus and convey the lands including appraisal, legal and reference plan costs will be the responsibility of the purchaser.

## **Environmental Sustainability Implications**

The sale of the lands will be subject to review and approval by Engineering, Facilities and Energy Services of the plans and drawings showing the concrete piping, culvert installation and regrading required to maintain the road drainage.

### **Prepared and submitted by**

Stephanie Tripp, Manager of Realty and Insurance Services

### **Approved by**

Kristine Douglas, Director, Financial Management Services / City Treasurer

## **Appendices**

Appendix 1 – The Lands



1



— Subject Lands



## Corporate Report City Council

**Report from:** Financial Management Services, Property Management

**Report Date:** August 28, 2020      **Meeting Date:** September 14, 2020

**Report Number:** FMS-125-2020      **File:** 16.7.99

**Subject:** Proposal to Declare Surplus Vacant Lands municipally known as 295 Glendale Avenue, Realty File 19-28

**Strategic Pillar:**



### Recommendation

That Council declare the lands municipally known as 295 Glendale Avenue and described as Part Lot 13 Concession 9, Grantham, Part 2, Plan 30R-1475 (the “lands”) as shown outlined in blue on Appendix 1 as surplus and that it be disposed of according to procedures outlined in Property By-law 2007-309; and

That Sections 4.6 and 4.7 of Property By-law 2007-309, relating to notification of Niagara Region and School Boards, placing of a ‘For Sale’ sign and listing of the property on the local Real Estate Board, be waived; and

That the City Solicitor be directed to prepare the necessary by-laws. FORTHWITH

### Relationship to Strategic Plan

Economic Prosperity for All is enhanced through:

- Effective asset management, which, in this case, is receipt of revenue through the sale of a vacant parcel of underutilized land.

### Background

The City owns a triangular shape parcel of land situated at the north west corner of Glendale Avenue and Glengarry Road. The land is vacant and contains an area of approximately 5,500 square feet with a frontage on Glendale Avenue of 20 feet. The land is a remnant of a larger parcel that was acquired by the City in the early 1970’s and portions improved with a sidewalk and underground utilities and dedicated as part of Glengarry Road. The lands currently do not contribute to the parks inventory nor would they be considered a park in the Parks Policy Plan. The lands are zoned C2 Community Commercial and abut a small retail commercial plaza at 289 Glendale Avenue. Current access into the plaza is from Glendale Avenue only. The City has received a request



from the owners of the plaza at 289 Glendale Avenue to purchase the lands to create a secondary access to their plaza from Glengarry Road.

## **Report**

The City owns a triangular shape parcel of land situated at the north west corner of Glendale Avenue and Glengarry Road. The land is vacant and contains an area of approximately 5,500 square feet with a frontage on Glendale Avenue of 20 feet. The owner of the plaza at 289 Glendale Avenue, Thorold Music Ltd., has submitted a request to acquire these lands for the purpose of creating a secondary access to the plaza from Glengarry Road to provide another option for ingress/egress to their property. The only ingress/egress into the plaza currently is a right in/right out from Glendale Avenue due to the presence of a median in Glendale Avenue and the proximity to the Highway 406 ramps. The plaza owner indicates that as traffic in this location has increased immensely over the last number of years, their customers experience some difficulty time getting in and out of their property especially at peak traffic times. They feel they would benefit from the construction of another access off Glengarry Road which would provide a potentially safer option for access for their customers.

This request and property information was circulated to the City's Property Coordinating Committee which is comprised of staff from Community, Recreation and Culture Services (CRCS), Engineering, Facilities and Environmental Services, Financial Management Services, Legal and Clerks Services, Municipal Works and Planning and Building Services (PBS). CRCS advised the lands currently do not contribute to the parks inventory nor would it be considered a park in the Parks Policy Plan. The Committee determined there is no municipal requirement for the lands and there were no objections to the proposal to dispose of the property. PBS indicates a site plan amendment may be required to accommodate the additional entrance and other items will be required in accordance with the zoning by-law. PBS also request the lands merge in title with the plaza lands upon closing. The City's zoning by-law would require a landscape buffer of three metres along the lands where they abut the residential property to the north as well as three metres along the property lines where the lands abut both Glenridge Avenue and Glengarry Avenue. Through the site plan amendment staff will also ensure the height of the landscaping does not provide any sightline hazards at the corner.

Both the City and Niagara Region traffic sections have been consulted and have no objection to an entrance to the plaza from Glengarry Road provided the access is constructed as far away from the intersection as possible.

As developing the lands in isolation is very unlikely due to the proximity to the intersection of Glendale Avenue and Glengarry Road and setback requirements in the City's zoning by-law, staff also request the procedures outlined in Property By-law 2007-309 relating to notification of Niagara Region and School Boards, placing of a "For Sale" sign and listing the property on the local real estate board be waived.

A future report will be presented to Council to consider the disposal of the lands so that they may be transferred.

## **Financial Implications**

The costs to the Corporation to declare surplus and convey the lands including appraisal, legal and reference plan costs will be the responsibility of the purchaser. Current policy requires that sale proceeds from disposal of surplus property are credited to the Civic Project Fund. Staff will recommend in this case that the proceeds be credited to the Infrastructure Levy Reserve, and the proceeds can be used towards the future purchase of trees and playground equipment throughout the city which are some of the approved uses of this Reserve.

## **Environmental Sustainability Implications**

Through the site plan amendment staff will require the owner to install a three metre landscape buffer along the lands where they abut the residential property to the north as well as three metres along the property lines where the lands abut both Glenridge Avenue and Glengarry Avenue.

### **Prepared by**

Ruzica Ojvan, Realty / Insurance Assistant

### **Submitted by**

Stephanie Tripp, Manager of Realty and Insurance Services

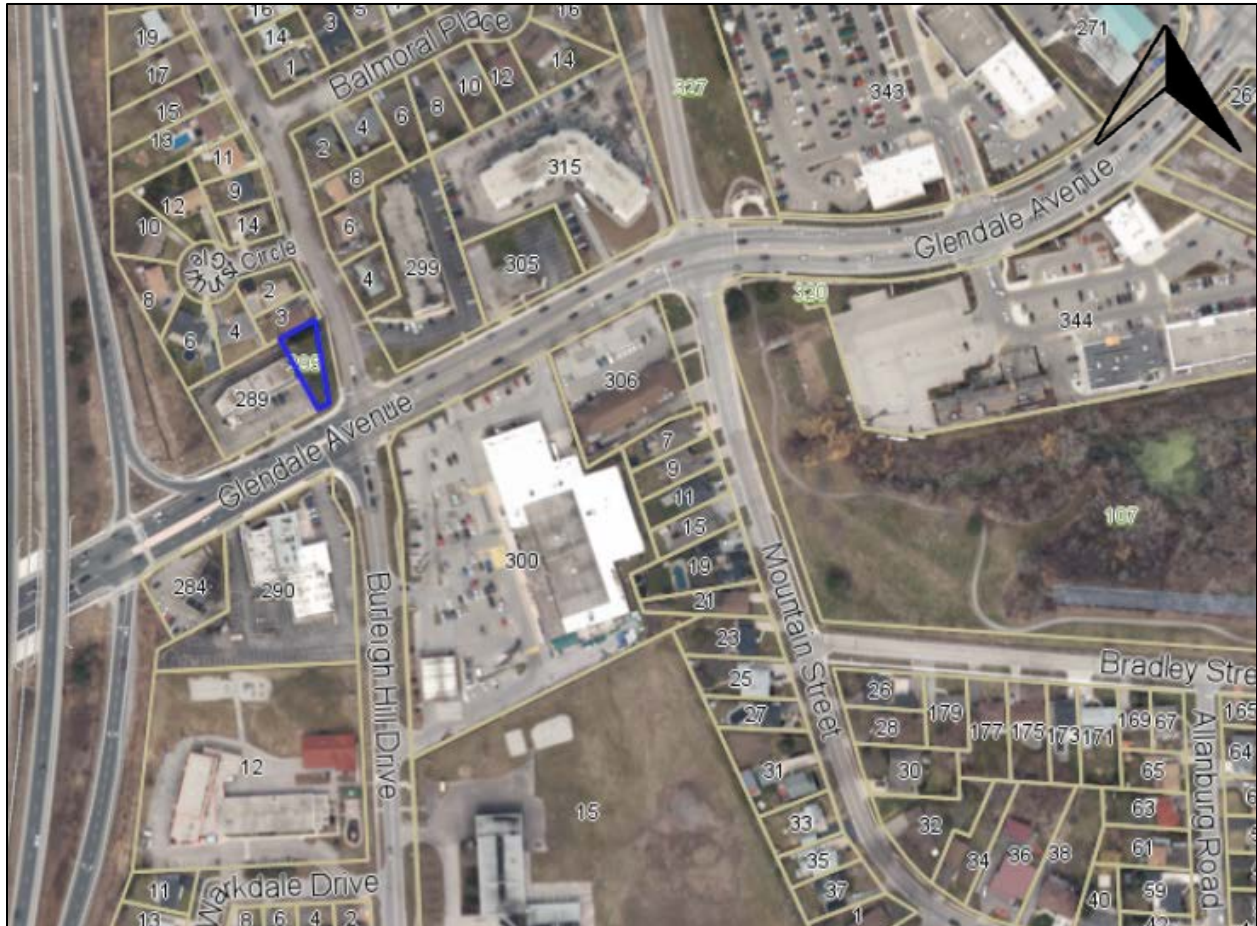
### **Approved by**

Kristine Douglas, Director, Financial Management Services / City Treasurer

## **Appendices**

Appendix 1 – The Lands

1



— Subject Lands



## Corporate Report City Council

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

**Report Date:** June 23, 2020

**Meeting Date:** September 14, 2020

**Report Number:** PBS-093-2020

**File:** 56.49.4

**Subject:** Building Services Annual Report on Revenues, Expenses and Stabilization Reserve Fund for 2019

**Strategic Pillar:**



### Recommendation

That Report PBS-093-2020, regarding Building Services Annual Report, be received for information; and

That a comprehensive review of building permit fees be referred to the Budget Standing Committee for consideration in 2021. FORTHWITH

### Summary

2019 was a busy year for the Building Division with St. Catharines witnessing strong construction activity resulting in permit revenue, estimated value of construction and surplus fund transfer to the Building Services Reserve Fund exceeding expectations.

The revenue in 2019 was \$4,009,423 and the total expenses (direct and indirect) were \$2,547,760, resulting in \$1,461,663 being transferred to the Reserve Fund. The total Reserve Fund at the end of 2019 stood at \$2,487,536. Reserve funds help municipalities in stabilizing building services in times of construction downturn, and also helps in investing in capital projects to improve and modernize service delivery.

### Relationship to Strategic Plan

#### Economic Prosperity Pillar Goal

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

The Corporation is demonstrating a continued commitment to the building industry, businesses, landowners and the citizens of the City of St. Catharines, in providing excellent customer service and to ensure public safety, as construction projects are proposed, constructed and occupied. The Building Division continues to deliver services effectively in meeting the complex demands of the construction industry.

## Background

Section 7(4) of the Building Code Act, 1992, as amended, requires that municipalities prepare an annual report on the total building permit fees collected, the direct and indirect costs of delivering services related to the administration and enforcement of the Building Code Act and the balance in the Building Stabilization Reserve Fund.

The Building Code Act (BCA) provides municipalities with the authority to collect fees to recover the cost of administration and enforcement of the Act and the Ontario Building Code (OBC). Article 1.9.1.1 of Division C of the OBC outlines the details of what can be included as part of the cost including direct and indirect costs, and provisions for a reserve fund. The Act also states under Section 7(2) that the fees must not exceed the anticipated reasonable costs to administer and enforce the Act. Therefore, any excess revenue must be transferred to the Building Stabilization Reserve Fund. The purpose of the Reserve Fund is to support the building permit program to offset periods of low building and construction activity, make service enhancements, and cover unexpected expenses.

It is necessary to develop a supporting reserve fund policy to assist in mitigating risks associated with economic downturns, achieving compliance, fluctuations in service demand and other potential issues. Prior to 2006, building revenue surpluses could be used corporately. With the legislation that was introduced in 2006 (as identified above), any surpluses must be transferred to a reserve and used for administering and enforcing functions related to the BCA and OBC regulations only. A stabilization reserve manages the risk associated with an economic downturn and is also available to fund one-time capital requirements to avoid fluctuations in fees. Based on legislation, this reserve fund cannot be used for any other City purpose. It is a segregated fund specifically established for the Building Division cost recovery. This is to ensure that the taxpayer is not left to pay for any deficits that should be borne by the building industry.

The costs associated with the operations of the Building Services Division are considered to be fixed costs that cannot be easily or immediately adjusted to the changes in the levels of construction activity. There is expected to be some level of fluctuation of work load from one year to another. Although a municipality can rely on property tax revenues to supplement BCA enforcement, most municipalities try to ensure that fees are adequate to recover the costs associated with the administration and enforcement of the BCA as well as reasonable contributions to the reserve fund.

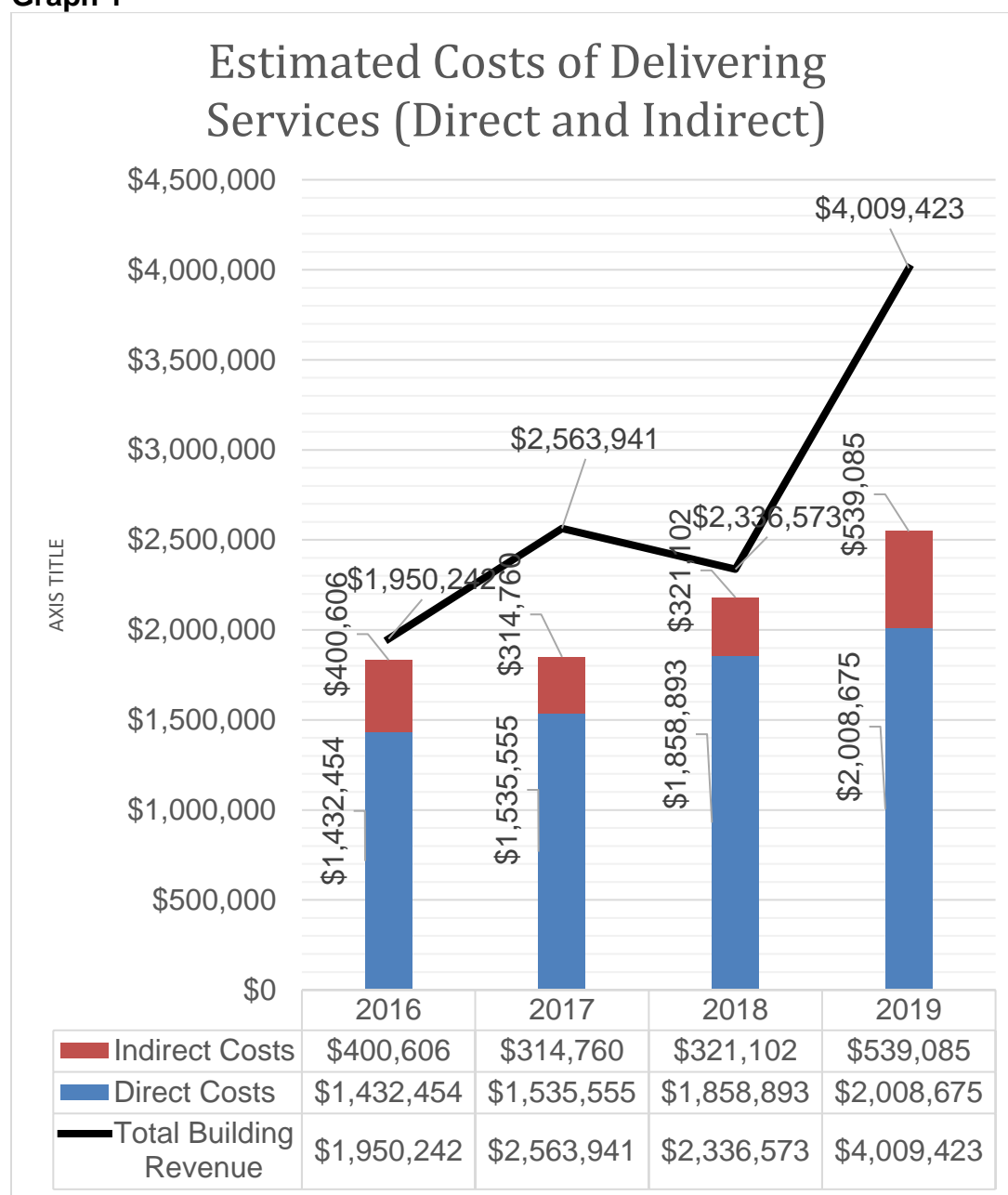
## Report

### Financial Summary

The revenue for building services for the year 2019 was \$4,009,423, which was a substantial (71%) increase over the previous year, 2018. The revenue for 2019 far exceeded the total cost of operations (direct and indirect) by \$1,461,663, which was transferred to the reserve fund. At the end of 2019, the total amount available in the Reserve funds is \$2,487,536.

The financial statement for 2019 is attached to this report (see Appendix 1) and illustrated in Graph 1 below.

**Graph 1**



### Building Reserve Fund

The Building Code Act makes provision for the difference between revenues and costs to be placed in a reserve fund, which in the case of St. Catharines, existed but was depleted in previous years. However, 2019 is the fourth year that funds are able to be transferred to the Building Permit Stabilization Fund. Many municipalities have a strategy for establishing, maintaining and managing a Building Permit Stabilization Fund to sustain service levels and service delivery which includes a target of between 1.5 – 3

times the annual operating budget. Based on 2019 numbers, the ratio is close to one, still below industry standard.

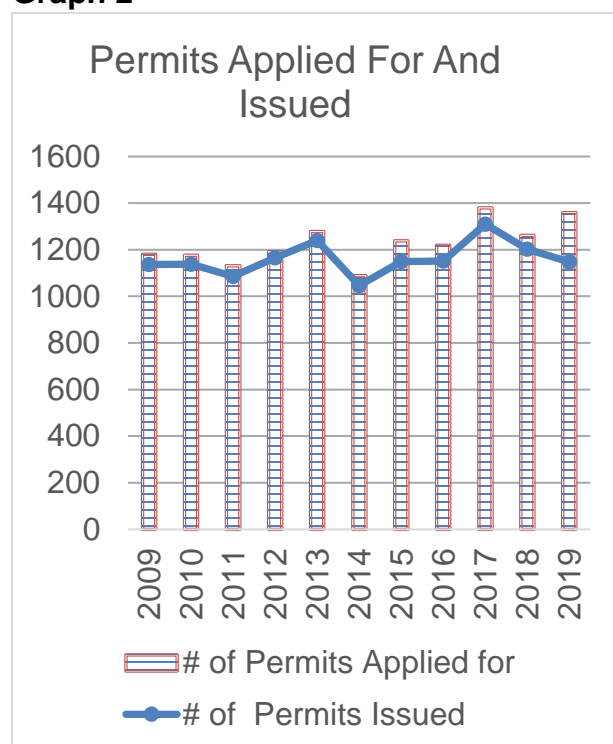
In past years, St. Catharines' strategy has been focused on trying to achieve a cost neutral target to remove the deficit. Fortunately, over the past four years, there has been the opportunity to replenish the stabilization fund for future years. However, the current ratio of reserve to operational costs is still below industry standard and therefore a long term strategy is required to implement a contributing formula that provides long term financial sustainability of building operations. In future, it will be prudent to hire an economist who can conduct a comprehensive review and provide recommendations for improvement in the financial model of the division. Please refer to new initiative section of this report for more details.

## **Building Permit and Construction Activity**

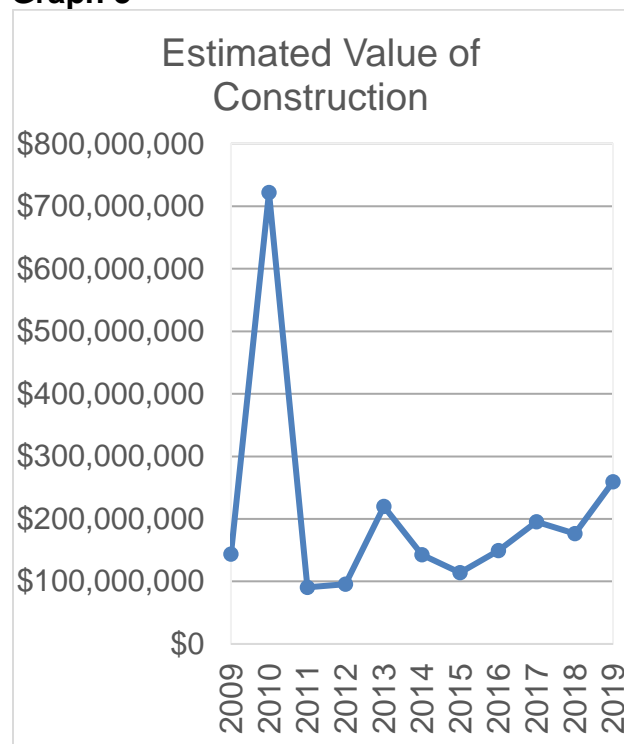
In 2019, a total of 1359 permit applications were submitted and a total of 1147 permits were issued including 382 dwelling units (see Appendix 2). Graphs 2, 3, and 4 below provide building permit and construction activities for 2019 and preceding years for comparison.

The total estimated construction value (EVC) for 2019 is \$259,452,492 (see Appendix 3). EVC's are generally considered a reasonable parameter of economic activity within a geographical area. Therefore, it is evident that St. Catharines saw an increased construction related economic activity in 2019. For comparison purpose, the EVC in 2018 was \$176,530,577. The top ten projects in terms of construction value submitted for building permits in 2019 included projects related to Brock University and a long term care facility on Louth Street (see Appendix 4).

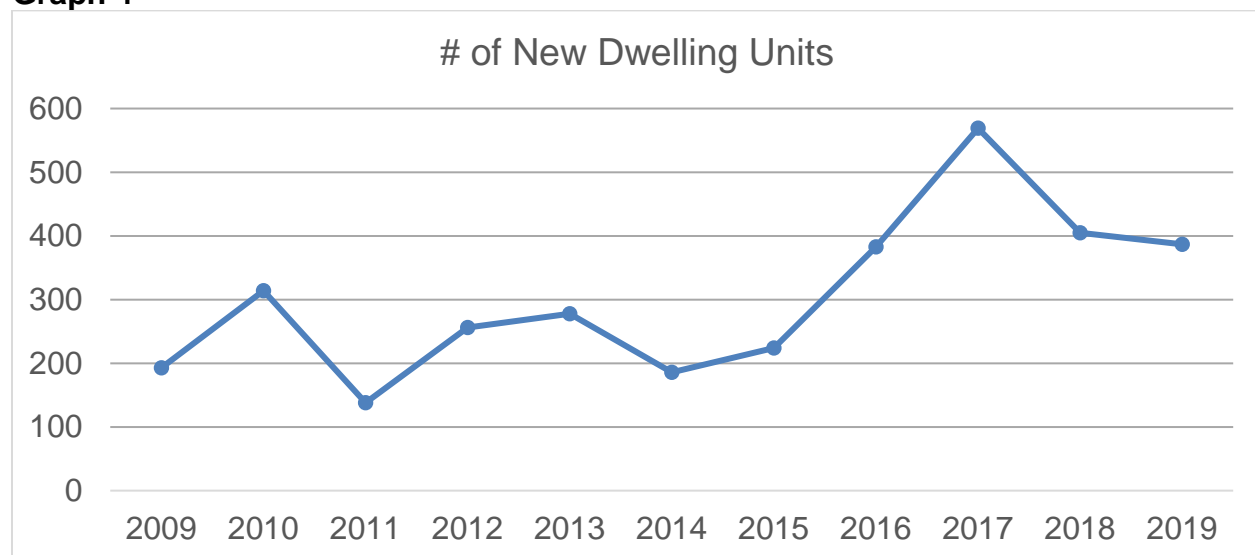
Graph 2



Graph 3



Graph 4



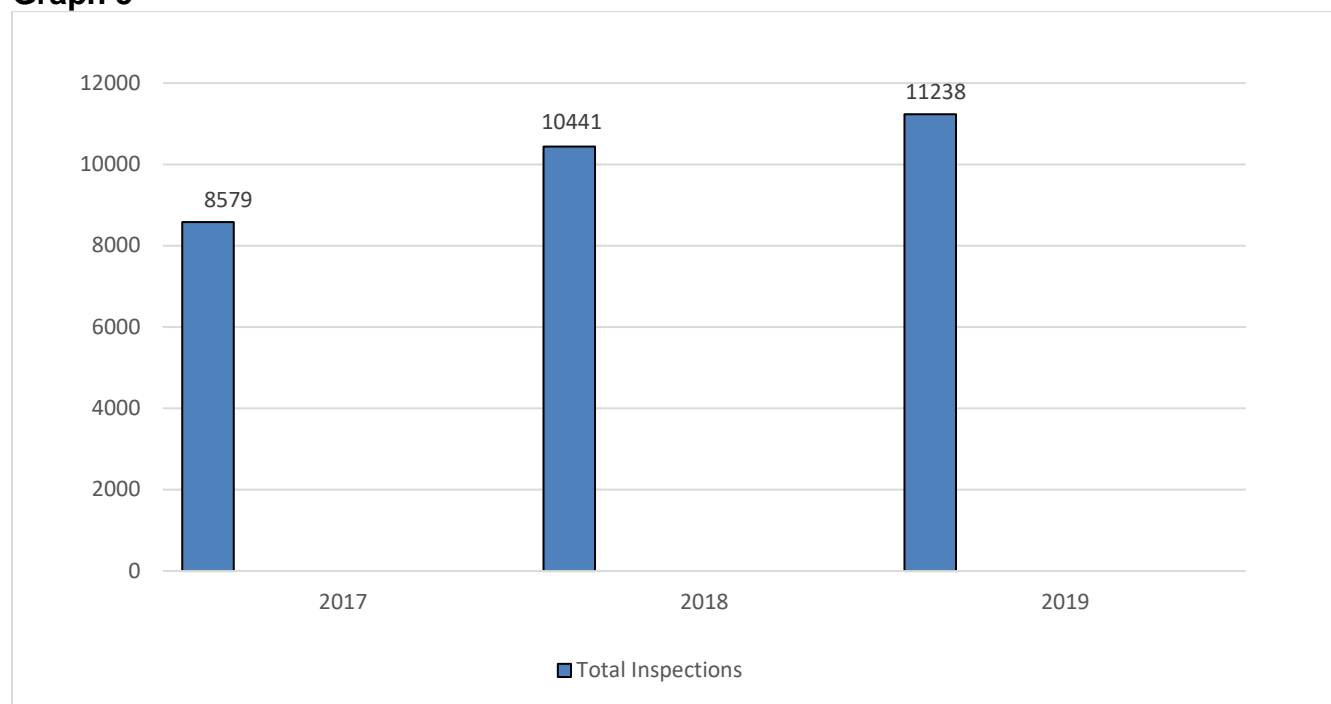
## Building Inspection Activity

Volume of building inspections continues to grow every year. Graph 5 below provides the total number of inspections across different disciplines (architectural, plumbing and HVAC) for the last three years. In 2019, the total number of such inspections carried out was 11,238 which was over 7.5% above 2018 numbers. The increase in the number of inspections relates to increase in construction activities. In addition, increased inspections are also a result of increased construction complexity and repeat



inspections required on sites where compliance from owners and contractors are not readily forthcoming.

**Graph 5**



## **New initiative proposed:**

### **To fund a Comprehensive Building Permit Fee Review**

Municipalities routinely review and update their various development application fees including building permit fees in order to address changes in development cycles, service enhancements and cost recovery levels with the intent of continuing to improve fee structures so that they more accurately reflect processing efforts. The City of St. Catharines is experiencing changing developments moving towards more medium to high density developments in intensification areas, increased service levels and changing regulatory environment.

### **Legislative Context for Fees Review**

The context for the building permit fees review is framed by the statutory authority under the Building Code Act (BCA) available to City to recover the costs of service. Section 7 of the BCA states that:

- “7 (1) The council of a municipality .... may pass by-laws
- (c) requiring the payment of fees and prescribing the amounts of the fees,
    - (i) on application for and on issuance of permits,
    - (ii) for maintenance inspections,
    - (iii) for providing documentation, records or other information under section 15.10.4, and
    - (iv) for providing information under subsection 15.10.6 (2);

- (c.1) requiring the payment of interest and other penalties, including payment of collection costs, when fees are unpaid or are paid after the due date;
- (d) providing for refunds of fees under such circumstances as are prescribed;

(2) The total amount of the fees authorized under clause (1) (c) must not exceed the anticipated reasonable costs of the principal authority to administer and enforce this Act in its area of jurisdiction. 2002, c. 9, s. 11 (2)."

The BCA allows the City to collect reasonable costs to deliver the services in the administration and enforcement of the BCA. Such costs can include direct costs including the review and inspection of buildings and indirect costs, including support and overhead costs. As the BCA allows municipalities to collect anticipated cost for the delivery of services, it follows that a building permit stabilization fund, also known as building reserves can be maintained through a contribution from the building permit fees. St. Catharines currently maintains such a fund to stabilize building permits services commensurate to construction fluctuations.

It is proposed that a specialist consulting firm be retained to carry out a comprehensive review of the financial model of Building Division as it relates to building permit services. The consultant review will enable us to determine the appropriate level of reserve funds, the ratio of operational to reserve funds and an appropriate contributing formula that will enable a long term financially sustainable service delivery model.

### **Fee Review Methodology**

Specialist consulting firms typically utilize what is termed as Activity-Based Costing (ABC) model to quantify the full costs of service being delivered. An ABC methodology assigns an organization's resource costs through activities to the services provided to the public. This approach better identifies the costs associated with the processing activities for specific types of applications and is an ideal method for assessing the full cost of a development application process to determine user fees. As such the fee structure is based on a full cost recovery assessment.

### **Estimated Cost for the Study**

A comprehensive review of building permit fees by a consulting firm will enable us to review under performing and over performing permit categories, anticipated future developments and the design/maintenance of our reserve funds. We estimate that the cost of hiring consulting services will be up to \$50,000 and the funds will come from the building permit reserves.

In order to develop a financially sustainable model for Building Division, staff recommends that this funding be considered for future approval by the 2021 Budget Standing Committee.

## **Financial Implications**

There is no financial implication associated with this report.

## Conclusion

The 2019 Building Services Annual Report has been presented to Council for information purposes. The annual financial report is required by the Building Code Act and provides information on revenue, expenditure and the status of the Building Reserve fund.

As part of the work plan for 2021, it is recommended that funding approval be considered by the 2021 Budget Standing Committee for the cost of retaining a specialist consulting firm. This specialist can undertake a comprehensive review of the financial model of the Building Division as it relates to building permit related services. It is industry best practice to conduct such comprehensive reviews regularly. A comprehensive review of building permit fees by a consultant has not been undertaken in St. Catharines previously.

### Prepared and Submitted by:

Brian Thiessen, M.A.A.T.O., CBCO  
Acting Chief Building Official and Senior Manager of Building and Development

### Approved by:

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

## Appendices:

Appendix 1 – Annual Financial Report of Revenue and Expenditure  
Appendix 2 – Permits Applied for and Issued, Estimated Construction Value  
Appendix 3 – Estimated Value of Construction for the years 2011-2019  
Appendix 4 – Top 10 Projects in 2019

**Annual Report of Fees and Costs, Pursuant to  
Building Code Act Section 7 (4)**

**Estimated Costs of Delivering Services (Direct and Indirect)**

	<b>2018</b>	<b>2019</b>
<b>Opening Balance of Reserve Fund</b>	<b>\$845,400</b>	<b>\$1,011,114</b>
<b>Direct Administration and Enforcement Costs</b>		
Staffing Costs (Direct Support Staff)	\$1,718,641	\$1,907,092
Direct Office Expenditures	\$140,252	\$101,583
<b>Total Direct Administration and Enforcement Costs</b>	<b>\$1,858,893</b>	<b>\$2,008,675</b>
<b>Indirect Administration and Enforcement Costs</b>		
Staffing Costs (Indirect Support Staff)	\$77,914	\$70,064
Indirect Office Support Costs	\$243,188	\$469,021
<b>Total Indirect Administration and Enforcement Costs</b>	<b>\$321,102</b>	<b>\$539,085</b>
<b>Total Direct and Indirect Costs</b>	<b>\$2,179,995</b>	<b>\$2,547,760</b>
<b>Total Building Revenue</b>	<b>\$2,336,573</b>	<b>\$4,009,423</b>
<b>Revenue/(Deficit) for current year of</b>	<b>\$156,578</b>	<b>\$1,461,663</b>
<b>Interest Earned</b>	<b>\$9,136</b>	<b>\$14,759</b>
<b>Balance to be transferred to/(from) Reserve Fund</b>	<b>\$156,578</b>	<b>\$1,461,663</b>
<b>Balance of Reserve Fund</b>	<b>\$1,011,114</b>	<b>\$2,487,536</b>

Year	# of Permits Issued	# of Permits Applied for	Estimated Value of Construction (Permits Issued)	# of New Dwelling Units
2019	1147	1359	\$259,452,492	382
2018	1202	1262	\$176,530,577	405
2017	1310	1379	\$195,570,292	569
2016	1151	1219	\$149,549,369	383
2015	1149	1238	\$114,147,715	224
2014	1046	1088	\$142,521,041	186
2013	1240	1278	\$219,761,808	278
2012	1166	1192	\$95,757,367	256
2011	1086	1131	\$90,588,582	138
2010	1138	1176	\$721,953,810	314
2009	1137	1180	\$143,813,482	193

### Estimated Value of Construction for the years 2012-2019

	All Construction	Residential	Industrial, Commercial and Institutional	Other Permit Types	Three year average
2019	\$258,452,492	\$148,257,928	\$104,506,685	\$5,687,879	\$210,184,454
2018	\$176,530,577	\$116,544,373	\$54,665,322	\$5,320,882	\$173,883,413
2017	\$195,570,292	\$127,991,061	\$60,338,081	\$7,241,150	\$153,086,792
2016	\$149,549,369	\$89,429,721	\$55,200,829	\$4,918,819	\$135,403,708
2015	\$114,140,715	\$64,969,417	\$43,887,599	\$5,283,699	\$158,819,522
2014	\$142,521,041	\$55,568,194	\$78,385,372	\$8,567,475	\$152,691,739
2013	\$219,796,809	\$66,361,449	\$146,042,840	\$7,392,520	\$157,777,088
2012	\$95,757,367	\$47,935,329	\$40,170,554	\$7,651,484	

## Top Ten Projects in 2019

ADDRESS	PROJECT DESCRIPTION	ESTIMATED CONSTRUCTION VALUE
1812 Sir Isaac Brock Way	Alter Interior and Construct Addition to Brock University - Decew Residence	\$25,000,000
179 Louth Street	Construct New 3 Storey Long Term Care Facility – Westhill Care Facility	\$17,000,000
77 Yates Street	Construct Superstructure only for 37-Unit Condominium Building - Yates Street Residences	\$15,000,000
198 Welland Avenue	Construct New 2 Storey Police Facility for Niagara Regional Police Services (Superstructure Only)	\$14,650,000
105 Vansickle Road	Construct a 6-Storey Residential Building with Underground Parking – Superstructure Only for Villa Serena	\$11,000,000
221 Glendale Avenue	Construct Additions and Alter Interior at Walmart	\$10,000,000
32 Towering Heights Boulevard	Construct Foundation Only for 20-Storey Apartment Building for Homestead	\$7,000,000
1812 Sir Isaac Brock Way	Construct Foundation Only for Residence 8	\$6,400,000
118 Glenridge Avenue	Construct Church Addition (Superstructure Only) to St. George & St. Mercurius Coptic Orthodox Church	\$6,277,000
75 Corporate Park Drive	Alter Interior of Basement Level for Meridian Credit Union	\$5,600,000



## Corporate Report City Council

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

**Report Date:** September 4, 2020      **Meeting Date:** September 14, 2020

**Report Number:** LCS-127-2020      **File:** 10.12.1

**Subject:** Council Correspondence

**Strategic Pillar:**

### Recommendation

That Council endorse the resolution from the City of Burlington regarding COVID-19 Response, Main Street Business Support; 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 September 14, 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 July 31, 2020 to September 3, 2020.

#### Resolutions

1. City of Burlington re. COVID 19 Response-Main Street Business Support
2. City of Owen Sound re. Support for Private Member's Bill M-36 – Emancipation Day
3. City of Port Colborne re. Endorsement of Bill 164 – Protecting Vulnerable Persons in Supportive Living Accommodation Act, 2019

#### Correspondence

4. Letter from Mayor Laura Ryan, Town of Mono re. - Investment in Rural Broadband Infrastructure
5. AMO Watchfile - August 13, 2020
6. AMO Watchfile - August 20, 2020
7. AMO Watchfile - August 27, 2020
8. AMO Watchfile – September 3, 2020
9. Planning and Building Services – Building Activity Statistics – July 2020



**Memorandums from Staff**

- 10. Brian York, Director of Economic Development and Government Relations - GM Canada Completes \$28M CoGen project in St. Catharines
- 11. Phil Cristi, Director of Community, Recreation and Culture Services - Community Outdoor Ice Rink Pilot Project - Update

**Reports Requested by Council**

- 12. Outstanding Reports List – updated September 4, 2020

**Prepared by**

Rebecca Alfieri  
Council and Committee Coordinator

**Submitted and Approved by**

Bonnie Nistico-Dunk  
City Clerk

Sent Via Email:

The Honourable Doug Ford,  
Premier of Ontario

[doug.ford@pc.ala.org](mailto:doug.ford@pc.ala.org)

The Honourable Steve Clark,  
Minister of Municipal Affairs and Housing

[steve.clark@pc.ola.org](mailto:steve.clark@pc.ola.org)

Effie Triantafilopoulos, MPP,  
Oakville North - Burlington

[effie.triantafilopoulos@pc.ola.org](mailto:effie.triantafilopoulos@pc.ola.org)

Parm Gill, MPP, Milton

[parm.gill@pc.ola.org](mailto:parm.gill@pc.ola.org)

Jane McKenna, MPP, Burlington

[jane.mckenna@pc.ola.org](mailto:jane.mckenna@pc.ola.org)

Region of Halton

[graham.milne@halton.ca](mailto:graham.milne@halton.ca)

Association of Municipalities Ontario

[amo@amo.on.ca](mailto:amo@amo.on.ca)

Ontario Big City Mayors  
Chair of OBCM

[mayor@guelph.ca](mailto:mayor@guelph.ca)

Burlington Economic Recovery  
Network (BERN)

[anita.cassidy@burlington.ca](mailto:anita.cassidy@burlington.ca)

Tourism Burlington

[pam.Belgrade@burlington.ca](mailto:pam.Belgrade@burlington.ca)

Burlington Chamber of Commerce

[carla@burlingtonchamber.com](mailto:carla@burlingtonchamber.com)

Burlington Downtown Business Association

[brian@burlingtondowntown.ca](mailto:brian@burlingtondowntown.ca)

Aldershot Village BIA

[judy@aldershotbia.com](mailto:judy@aldershotbia.com)

August 21, 2020

**SUBJECT: COVID 19 RESPONSE - MAIN STREET BUSINESS SUPPORT**

Please be advised that at its meeting held Thursday, August 13, 2020, the Council of the City of Burlington approved the following resolution:

Whereas Members of Burlington's small business community have identified "plummeting consumer confidence" as a key concern through Phase 3 of Halton Region's re-opening; and

Whereas the City of Burlington recognizes the need for local interventions to assist and incentivize the successful reopening of Burlington's small business community; and

Whereas the City of Burlington is committed to a main street support program that will provide immediate and timely support to Burlington's most vulnerable corporate citizens; and

Whereas the City of Burlington recognizes the value that programs like Provincial Safe Restart and Digital Main Street can provide to assist Burlington's small businesses with supports; and

Whereas the City of Burlington, in partnership with Team Burlington and BERN will lead an advocacy campaign to request that Halton Region and other upper-tier governments commit matching funds to Burlington's local business supports interventions; and

Whereas Team Burlington and its member organizations are committed partners with the City in the promotion and communications of a Burlington Small Business Supports program which ensures ensure broad equitability and clearly defined eligibility requirements; and

Whereas the City of Burlington is supportive of a delivery model for local Small Business Supports that is compliant and does not interfere with the intent of Section 106 of the Municipal Act, 2001. However, this provision in The Act is currently a barrier to the crafting and implementation of a locally sensitive support program that is responsive to both the local business community's and the municipality's priorities and needs. This constraint is not unique to Burlington; it currently affects all municipalities across Ontario who are looking to target financial relief to businesses to mitigate the adverse economic impacts of COVID-19; and

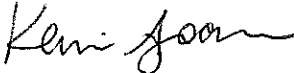
Whereas Municipalities must be able to effectively direct relief to their business community members to support recovery and now require additional flexibility to tailor economic relief and funding programs to those businesses most in need. A commitment on the part of the Government of Ontario to relax the current Section 106 Municipal Act, 2001 ("Anti-bonusing") restrictions is an essential pandemic response and will be key to the successful re-opening and economic recovery of the province's economy;

Now therefore be it resolved that the Province of Ontario provide flexibility to lower tier levels of government at the municipal and regional level to support local businesses through the economy recovery and restart associated with Covid-19 via emergency support programs measures such as grants or other financial aid to local business without violating of anti-bonusing provisions of the Municipal Act; and

That a copy of this resolution be forwarded to the Premier of Ontario, Doug Ford, Stephen Clark the Minister of Municipal Affairs and Housing, along with MPPs Jane McKenna, Effie Triantafilopoulos and Parm Gill, Halton Region, Association of Municipalities of Ontario AMO, Ontario Big City Mayors OBCM (formerly LUMCO), Burlington Economic Recovery Network (BERN) and Team Burlington

If you have any questions, please contact me at extension 7702 or the e-mail address above.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Arjoon", with a stylized flourish at the end.

Kevin Arjoon  
City Clerk

July 31, 2020

Alex Ruff, Member of Parliament  
Bruce – Grey – Owen Sound  
1102 2<sup>nd</sup> Avenue East, Suite 208  
Owen Sound, ON N4K 2J1

Dear Mr. Ruff:

**Re: Support for Private Member's Bill M-36 – Emancipation Day**

At its Regular meeting held on July 27, 2020, the Council of the Corporation of the City of Owen Sound considered the above noted matter and passed Resolution No. R-200727-023 as follows:

R-200727-023

**"THAT Owen Sound City Council acknowledges and supports the following Private Members Bill put forward by Majid Jowhari: M-36, Emancipation Day, 43rd Parliament, 1st Session that reads as follows:**

**"THAT the House recognizes that:**

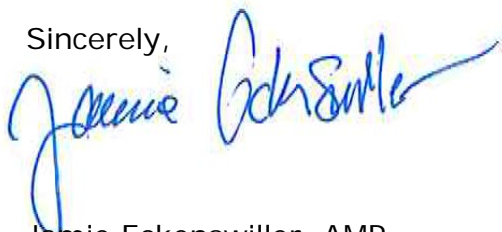
- a. The British Parliament abolished slavery in the British Empire as of August 1, 1834;**
- b. Slavery existed in the British North America prior to the abolition in 1834;**
- c. Abolitionists and others who struggled against slavery, including those who arrived in Upper and Lower Canada by the Underground Railroad, have historically celebrated August 1st as Emancipation;**
- d. The Government of Canada announced on January 30, 2018 that it would officially recognize the United Nations International Decade for people of African Descent to highlight the important contributions that people of African descent have made to Canadian society, and to provide a platform for confronting anti-Black racism;**
- e. The heritage of Canada's peoples of African descent and the contributions they have made and continue to make to Canada and in the opinion of the House, the Government should designate August 1 of every year as "Emancipation Day" in Canada."; and**

**THAT support for this motion be sent to the Member of Parliament for Bruce-Grey-Owen Sound and all House of Commons representatives; and**

**THAT support for this motion be sent to all municipalities in Ontario."**

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Jamie Eckenswiller, AMP  
Deputy Clerk  
City of Owen Sound

cc. All Members of the House of Commons  
All Ontario Municipalities



## CITY OF PORT COLBORNE

Municipal Offices  
66 Charlotte Street  
Port Colborne, Ontario  
L3K 3C8  
www.portcolborne.ca

Corporate Services Department, Clerk's Division

August 18, 2020

Honourable Doug Ford, Premier  
Legislative Building, Queen's Park  
Toronto, ON M7A 1Y7

Dear Premier Ford:

**Re: Endorsement of Bill 164 – Protecting Vulnerable Persons in Supportive Living  
Accommodation Act, 2019**

---

Please be advised that, at its meeting of January 27, 2020, the Council of The Corporation of the City of Port Colborne resolved as follows:

WHEREAS Niagara Centre MPP, Jeff Burch, introduced Private Member's Bill 164: Protecting Vulnerable Persons in Supportive Living Accommodation Act, 2019 (the "Bill") at the Legislative Assembly of Ontario;

AND WHEREAS the Province of Ontario regulates matters under the following statutes:

- a) Child, Youth and Family Services Act, 2017;
- b) Homes for Special Care Act;
- c) Long-Term Care Homes Act, 2007;
- d) Private Hospitals Act;
- e) Public Hospitals Act;
- f) Retirement Homes Act, 2010;
- g) Residential Tenancies Act, 2006;
- h) Services and Supports to Promote the Social Inclusion of Persons with Developmental Disabilities Act, 2008.

AND WHEREAS there is a need for regulating private supportive living accommodations to protect individuals requiring special care;

NOW THEREFORE the City of Port Colborne endorses the Bill and will complete the following:

...2

1. Send a letter to the Premier, the Minister of Government and Consumer Services; the Minister of Health; the Minister of Children, Community, and Social Services; the Minister of Long-Term Care, and carbon copy the Association of Municipalities of Ontario stating the endorsement of the Bill and reasons for its support no later than one (1) month's time from the passing of this resolution; and,
2. Circulate the resolution endorsing the Bill to all municipalities in Ontario.

Your favourable consideration of this request is respectfully requested.

Sincerely,



Amber LaPointe  
City Clerk

cc: Hon. Christine Elliott, Deputy Premier  
Hon. Lisa Thompson, Minister of Government and Consumer Services  
Hon. Steve Clark, Minister of Municipal Affairs and Housing  
Hon. Todd Smith, Minister of Children, Community and Social Services  
Hon. Merrilee Fullerton, Minister of Long-Term Care  
Andrea Horwath, Leader of the New Democratic Party  
Association of Municipalities of Ontario (AMO)  
Local Area Municipalities  
Local Area MPPs





July 28, 2020

Honourable Navdeep Bains  
Minister of Innovation, Science and Industry  
C.D. Howe Building  
235 Queen Street  
Ottawa, ON K1A 0H5

Re: Investment in Rural Broadband Infrastructure

Dear Honourable Navdeep Bains:

On behalf of the residents and businesses of the Town of Mono, I want to add my voice to that of Ontario Minister of Municipal Affairs and Housing, the Honourable Steve Clark, in reminding your government of the importance of bringing high speed Internet to rural areas. Without reliable Internet access, businesses and residents are being left behind, furthering the digital divide between rural and urban centres.

The COVID-19 pandemic has only revealed deeper issues with Internet access in rural communities as businesses, students and teachers struggled with unreliable Internet. Rural residents are concerned that limited access is preventing their children from accessing remote learning tools and is leaving them behind in their education. It is hampering economic growth and limiting businesses' ability to recover from the pandemic.

Building the infrastructure needed to address these concerns will take a concerted effort by all levels of government. The Town of Mono, as a lower tier Ontario municipality, has been working on the issue for a number of years as has the upper tier County of Dufferin, including investing in the Southwestern Integrated Fibre Technology (SWIFT) initiative.

The need for immediate action has never been greater. We are encouraged by the Province of Ontario's commitment to invest a further \$315 million in the Broadband and Cellular Action Plan. The Town of Mono urges your government to take urgent action to provide immediate funding to build the infrastructure needed to ensure reliable broadband service in rural and underserved areas in Ontario.

Regards,

**TOWN OF MONO**

Laura Ryan  
Mayor

**Copies:**

Honourable Catherine McKenna, Minister of Infrastructure and Communities  
Honourable Maryam Monsef, Minister of Rural Economic Development  
Honourable Ahmed Hussen, Minister of Families, Children and Social Development  
Honourable Kyle Seebach, MP Dufferin-Caledon, Ontario  
Honourable Steve Clark, Minister of Municipal Affairs and Housing, Ontario  
Honourable Laurie Scott, Minister of Infrastructure, Ontario  
Honourable Sylvia Jones, MPP Dufferin-Caledon, Ontario; Solicitor General, Ontario  
All Ontario Municipalities (via email)



August 13, 2020

### **In This Issue**

- COVID-19 resources.
- Nominations for Canada's Volunteer Awards 2020 now open.
- Important things you need to know for the AMO 2020 Conference.
- Only days left to register for AMO 2020 Conference!
- Join AMO's Delegate Conference Orientation - August 13, 10:00 am.
- Don't forget about the AMO Conference Exhibit Hall.
- Everything you need to know about Land Use Planning.
- Modernizing and managing municipal meetings.
- Visit the LAS and ONE Investment booth at the AMO Conference.
- Sports field lighting upgrades save energy.
- LAS pivots to online Energy Workshops.
- Municipal Group Buying Program: New vendors added.
- Career with County of Simcoe.

### **COVID-19 Resources**

AMO's [COVID-19 Resources page](#) is being updated continually so you can find critical information in one place. It now has a section on on mandatory face masks bylaws/directives for municipal governments considering similar bylaws. Send any of your municipally related pandemic questions to [covid19@amo.on.ca](mailto:covid19@amo.on.ca).

### **Federal Matters**

Employment and Social Development Canada accepting nominations for individuals/organizations that have made significant community contributions. Nominations for the [Canada's Volunteer Awards](#) are open until September 30. Recipients will have access to funding, learning and networking opportunities.

### **Eye on Events**

AMO has provided important information to registered delegates on registering, voting and participating in the virtual event. You can access this information [here](#).

Online registration for this year's exciting event closes noon on Friday, August 14th. [Register today!](#)

The virtual environment is new to all of us so we will take registered delegates through the platform showing you all you need to know. [Delegate Conference Orientation](#): August 13, 10:00 - 11:00 am, Passcode: 319138.

The AMO team is bringing registered delegates an eye-catching and dynamic environment in this year's Exhibit Hall. Enjoy access to products services and great prizes like two tickets from Air Canada to anywhere in Canada.

Back by popular demand, *Land Use Planning: Beyond the Basics* is coming to you virtually. This training provides insight and tools to support your central role in implementing and managing the land use policy framework. Registration details.

Municipalities across Canada are discovering the benefits of implementing meeting management, especially during these days of physical distancing. Join eSCRIBE, AMO's preferred provider of digital meeting management solutions, and the City of Port Moody, BC, for a webinar on August 19 at 2pm as they showcase how the City unlocked efficiencies using eSCRIBE technology.

### **LAS**

Are you attending the AMO Virtual Conference? Take a coffee break and visit the exhibit hall. Come chat with the LAS and ONE Investment staff and learn about programs that could benefit your municipality.

The LAS Facility Lighting Service is working with City of Kenora to upgrade its sports field lighting this year. Have a similar project in your municipality? Contact Christian to find out how LAS can save you time and money while improving your lighting.

In January, staff from 18 municipalities attended an exciting and informative Energy Training Workshop in St. Mary's. Due to COVID-19, this workshop is now offered in an ONLINE version. Just one of the ways we can help you work better. Contact Christian for details.

The LAS Municipal Group Buying Program is expanding to serve you better. We've recently added new categories and vendors including Firefighting Equipment, IT Solutions, and Airport Equipment. Contact Tanner (Southern Ontario) or Ainsley (Northern Ontario) to discuss how you can take advantage of this exciting program.

### **Careers**

General Manager, Engineering, Planning & Environment - County of Simcoe.  
Employment Status: Permanent Full-Time. Closing Date: August 31, 2020. Location: Midhurst, Ontario. Reports directly to the CAO. To view the job description in its entirety and submit your application online, please visit Simcoe County Jobs.

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### **About AMO**

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component

of Ontario's and Canada's political system. Follow [@AMOPolicy](#) on Twitter!

**AMO Contacts**

[AMO Watch File](#) Tel: 416.971.9856

[Conferences/Events](#)

[Policy and Funding Programs](#)

[LAS Local Authority Services](#)

[MEPCO Municipal Employer Pension Centre of Ontario](#)

[ONE Investment](#)

[Media Inquiries](#) Tel: 416.729.5425

[Municipal Wire, Career/Employment and Council Resolution Distributions](#)

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August 20, 2020

### **In This Issue**

- The Virtual 2020 AMO Conference - Thank you!
- Delegates elect new AMO Board.
- Peter J. Marshall Awards winners announced.
- Niagara Region wins 2020 Federal Gas Tax Award.
- 2020 Women of Influence in Local Government Award.
- Everything you need to know about Land Use Planning.
- eSCRIBE versus typical meeting management software.
- Investments 101 Training - Coming soon!
- Register now! Habitat in Towns - Collingwood World Summit.
- Careers with City of Windsor.

### **AMO Matters - 2020 AMO Conference**

Thank you to the 1,500 delegates who attended our first ever virtual Conference. All content on the platform will remain available for 30 days to watch again at your leisure.

Graydon Smith, Mayor, Town of Bracebridge, has been elected as the new AMO President by delegates at the virtual 2020 AMO Conference. Congratulations to Mayor Smith and the new Board.

The Peter J. Marshall Municipal Innovation Awards winners announced - the City of Markham won the PJ Marshall Plaque, while York Region and the Township of South Frontenac were given Certificates of Merit at the virtual 2020 AMO Conference.

Niagara Region's innovative Stamford Interceptor project has been named the winner of the 2020 AMO Federal Gas Tax Awards, announced at the virtual AMO Conference.

Former AMO President Lynn Dollin has been named winner of Municipal World's 2020 Women of Influence in Local Government Award. Her success was announced at the virtual 2020 AMO Conference.

### **Eye on Events**

Back by popular demand, *Land Use Planning: Beyond the Basics* is coming to you virtually. This training provides insight and tools to support your central role in

implementing and managing the land use policy framework. [Registration details](#).

Join AMO's [partner](#), eSCRIBE, for a [webinar](#) on August 27 at 1 pm EDT as they discuss the benefits of implementing digital meeting management technology, including cost and time savings.

### **ONE Investment**

Online investment learning coming this fall (September 1 - December, 2020). To register [click here](#). This year's course will cover the Prudent Investor Standard and understanding of the existing investments under the Legal List.

### **Municipal Wire\***

Join us at [Habitat in Towns - Collingwood World Summit](#) hosted by the Town of Collingwood with Urban Economy Forum (UEF) and UN-Habitat, September 1 & 2, 2020. This virtual summit will work toward realizing the 17 Sustainable Development Goals (SDG), in particular the urban SDG: creating resilient and sustainable towns and communities.

### **Careers**

[City Engineer/Corporate Leader, Environmental, Protection & Infrastructure Services - City of Windsor](#). Position Status: Regular, Full-Time. Reports to the Chief Administrative Officer. Closing Date for Applications: 4:30 p.m., Saturday, September 5, 2020. An online application is available and must be completed and submitted by no later than the posting period noted. To apply for this position, click [APPLY NOW](#).

[Corporate Leader/Commissioner, Parks, Recreation, Culture & Corporate Facilities - City of Windsor](#). Position Status: Regular, Full-Time. Reports to the Chief Administrative Officer. Closing Date for Applications: 4:30 p.m., Saturday, September 5, 2020. An online application is available and must be completed and submitted by no later than the posting period noted. To apply for this position, click [APPLY NOW](#).

### **About AMO**

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### **AMO Contacts**

[AMO Watch File](#) Tel: 416.971.9856

[Conferences/Events](#)

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[LAS Local Authority Services](#)

[MEPCO Municipal Employer Pension Centre of Ontario](#)

[ONE Investment](#)

Media Inquiries Tel: 416.729.5425

Municipal Wire, Career/Employment and Council Resolution Distributions

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August 27, 2020

### In This Issue

- COVID-19 resources.
- Input into guidance on protecting drinking water sources.
- Everything you need to know about Land Use Planning.
- eSCRIBE versus typical meeting management software.
- Investments 101 Training - Coming soon!
- Lakeshore resolution concerning internet overage charges.
- Careers with Town of Mattawa and City of Toronto.

### AMO Matters

AMO's COVID-19 [resource page](#) is updated continually so you can find critical information in one place. It has a section on mandatory face masks bylaws/directives for municipal governments considering similar bylaws. Send any of your municipally related pandemic questions to [covid19@amo.on.ca](mailto:covid19@amo.on.ca).

### Provincial Matters

The Ministry of Environment, Conservation and Parks is seeking feedback from municipalities on draft guidance materials being developed to help protect drinking water sources that are not included in source protection plans. Interested participants should reach out directly to MECP for more details. Contact: [Michelle Zehr](#) or [Wendy Lavender](#).

### Eye on Events

Back by popular demand, *Land Use Planning: Beyond the Basics* is coming to you virtually. This training provides insight and tools to support your central role in implementing and managing the land use policy framework. [Registration details](#).

Join AMO's [partner](#), eSCRIBE, for a [webinar](#) on August 27 at 1 pm EDT as they discuss the benefits of implementing digital meeting management technology, including cost and time savings.

### ONE Investment

Online investment learning coming this fall (September 1 - December, 2020). To register [click here](#). This year's course will cover the Prudent Investor Standard and understanding of the existing investments under the Legal List.

**Municipal Wire\***

The Town of Lakeshore resolution resolves that the Government of Canada be urged to immediately work with internet connection providers to ensure that all Canadians are paying a fair and similar price for their internet connection including the elimination of data usage caps and overage fees.

**Careers**

Chief Administrative Officer - Town of Mattawa. The Town of Mattawa is a beautifully breathtaking small urban municipality located in the District of Nipissing. Please submit your resume to Mayor Dean Backer & Council, by no later than Friday, September 4, 2020 at 5:00 pm to: Corporation of the Town of Mattawa, c/o Mayor Dean Backer and Council, 160 Water Street, Box 390, Mattawa, ON P0H 1V0. Tel: 705.744.5611; Email: [francine.desormeau@mattawa.ca](mailto:francine.desormeau@mattawa.ca)

Director of Purchasing Client Services - City of Toronto. Reports to: Chief Procurement Officer. Division: Purchasing & Materials Management. For more information on this and other opportunities with the City of Toronto, visit us online at Jobs at the City. To apply online, submit your resume, quoting Job ID 10947, by September 18, 2020.

**About AMO**

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow @AMOPolicy on Twitter!

**AMO Contacts**

AMO Watch File Tel: 416.971.9856

Conferences/Events

Policy and Funding Programs

LAS Local Authority Services

MEPCO Municipal Employer Pension Centre of Ontario

ONE Investment

Media Inquiries Tel: 416.729.5425

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September 3, 2020

### In This Issue

- COVID-19 resources.
- My time as AMO's 2020 Policy Intern.
- Energy bill assistance for charities and small business.
- Changes to *Aggregate Resources Act* regulation.
- *Security from Trespass and Protecting Food Safety Act, 2020* partially proclaimed.
- Information about FCM's Virtual Elections and AGM.
- Increasing transparency with Digital Meeting Management.
- Everything you need to know about Land Use Planning.
- SAVE THE DATE! Municipal Cyber Security 101 - October 22.
- Municipal Group Buying Program: Capital Purchasing update.
- Municipal Energy Reporting deadline is a month away.
- Career with County of Huron.

### AMO Matters

AMO's COVID-19 [resource page](#) is updated continually so you can find critical information in one place. It has a section on mandatory face masks bylaws/directives for municipal governments considering similar bylaws. Send any of your municipally related pandemic questions to [covid19@amo.on.ca](mailto:covid19@amo.on.ca).

Did you know AMO has a policy intern? Check out the [LAS blog](#) to read about her experience during a very unconventional summer.

### Provincial Matters

The Government of Ontario is making \$8 million available for small business and registered charities struggling to pay their energy bills (natural gas and electricity). The COVID-19 Energy Assistance Program for Small Business provides a one time, on-bill credit to help catch up on energy bills and resume regular payments. To apply for funding, customers should contact their energy provider. For more information, including eligibility requirements and on-bill credit amounts, visit [oeb.ca/ceap](http://oeb.ca/ceap).

Reg 244/97 - implementing the *Aggregate Resources Act* - has been amended. While these changes do not address concerns raised about below water table extraction and possible impacts on municipal sources of drinking water, other changes are welcomed. These include the requirement to apply for a licence where new below water table extraction is proposed and the ability to object if concerns over a new licence are not satisfied.

Sections of the act pertaining to animal transportation will come into effect on September 2, 2020 (see [consultation document](#)). Further consultation is sought on a potential Minister's Regulation at [Ontario's Regulatory Registry](#) until October 15, 2020.

### Federal Matters

At FCM's request, AMO is providing a link to FCM's [Virtual Elections and AGM page](#) where you can find out more about becoming involved with the FCM Board.

### Eye on Events

Join AMO's partner, [eSCRIBE](#), and the City of Fort Saskatchewan, AB for a webinar on [September 10](#) or [September 15](#), and learn about the benefits of implementing technology to help manage municipal meetings more effectively.

Back by popular demand, *Land Use Planning: Beyond the Basics* is coming to you virtually. This training provides insight and tools to support your central role in implementing and managing the land use policy framework. [Registration details](#).

On October 22, join AMO and MISA-Ontario for a virtual half-day forum as we explore key aspects of cyber security that elected officials and municipal staff need to know. Stay tuned to AMO channels for further announcements on registration details, speakers, and topics of discussion.

### LAS

The [Municipal Group Buying Program](#) continues to grow. Our Capital Purchasing offering now has over 120 vendors, with new categories including Firefighting Equipment & PPE, Airport Equipment, and Technology Solutions. [Download the guide here](#), or [contact us](#) for more information.

Due to COVID-19 the province has extended the deadline for reporting your 2018 energy consumption and emissions under O.Reg. 507/18 to October 1, 2020. The popular [LAS Energy Planning Tool](#) was designed to make this process as easy as possible. Contact [Tanner](#) for more information.

### Careers

[Economic Development Officer - County of Huron](#). Position Status: Full Time. Travel is required for this role. Please note the Submission Guidelines in the job posting. Forward your letter of application and resume by 4:30 pm on Sunday, September 13, 2020 to: [humanresources\[at\]huroncounty\[dot\]ca](mailto:humanresources@huroncounty.ca)

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The Corporation of the  
City of St. Catharines

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Sub-Item 9

Planning and Building Services  
Building and Development

**To: His Worship the Mayor and Members of Council**  
**Building Activity Statistics for the Month of July 2020**

Month	Number of Building Permits	Number of Demolition Permits	Number of Sign Permits	Number of Plumbing Only Permits	Estimated Value of Construction	Number of New Dwelling Units
January	60	1	23	12	\$16,905,645	49
February	36	5	16	10	\$9,653,620	10
March	57	3	30	17	\$7,100,260	6
April	36	4	7	12	\$86,308,500	182
May	59	0	9	17	\$23,806,800	146
June	82	9	11	26	\$25,566,950	37
July	108	8	13	19	\$47,573,900	167
<b>TOTAL</b>	<b>438</b>	<b>30</b>	<b>109</b>	<b>113</b>	<b>\$216,915,675</b>	<b>597</b>

**Major Building Projects Over \$250,000:**  
**Month of July 2020 (excluding single and two-family dwelling units)**

Construct a 6 Storey Retirement Residence for Seasons 155 Ontario Street \$35,000,000	Construct a Row House with Finished Basements and Rear Decks (Block 7 – Units 25 – 28) 45 Simpson Road \$2,000,000
Construct a 4 Unit Row House with Finished Basements and Rear Decks (Block 3 – Units 9 - 12) 45 Simpson Road \$2,000,000	Alter Interior and Construct an Elevator Addition for Westdale Public School 130 Rykert Street \$900,000
Replace Roof Top Units on existing and new Curb Adaptors (23 Units Total) at Walmart 420 Vansickle Road \$750,000	Alterations to Special Learning Classrooms 40 Glen Morris Drive \$500,000
Interior Renovations to First Ontario Credit Union (Units 1 and 2) 600 Ontario Street \$500,000	Upgrade Mechanical and Electrical in Gym Storage and Change Rooms at Applewood Public School 130 Woodrow Street \$400,000

**Major Building Projects Over \$250,000:  
Month of July 2020 (excluding single and two-family dwelling units)**

Construct a Mercantile Building – Building B – Shell Only 295 Fourth Avenue \$391,000	Alter Interior for new Platform Lift, Vestibules and Universal Washroom and Upgrade Existing Changerooms at Bill Burgoyne Arena 129 Linwell Road \$375,000
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Expand Existing Hungry Badgers Food Court at Tim Hortons and Cafeteria (South Block and Walker Complex – Brock University) 1812 Sir Isaac Brock Way \$275,000	
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**Comparative Building Activity Statistics for the Month of July 2019**

Month	Number of Building Permits	Number of Demolition Permits	Number of Sign Permits	Number of Plumbing Only Permits	Estimated Value of Construction	Number of New Dwelling Units
January	38	5	30	21	\$8,577,446	36
February	48	1	20	15	\$22,476,400	58
March	48	4	28	17	\$7,622,190	16
April	63	6	34	22	\$14,985,500	14
May	109	5	37	12	\$27,226,400	16
June	91	5	16	17	\$15,430,020	16
July	90	10	25	21	\$69,436,029	56
<b>TOTAL</b>	<b>487</b>	<b>36</b>	<b>190</b>	<b>125</b>	<b>\$165,753,985</b>	<b>212</b>



**Brian Thiessen, M.A.A.T.O., C.B.C.O.**  
**Acting Chief Building Official/  
 Senior Manager of Building and Development**

**To:** Members of Council

**Cc:** Department Heads

**From:** Brian York, Director of Economic Development and Government Relations

**Date:** 08/31/2020

**Subject:** GM Canada Completes \$28M CoGen project in St. Catharines

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Good afternoon Members of Council,

This morning Mayor Sendzik and I attended a small, COVID-appropriate celebration for the official commissioning of the new landfill gas cogeneration facility at the General Motors Powertrain Facility on Glendale Avenue.

The invitation-only event provided an opportunity for General Motors Canada and partners to announce the completion of a \$28-million cogeneration investment at the GM St. Catharines Propulsion plant that will enhance the operation's competitiveness by lowering greenhouse gas emissions and reducing future energy costs. The cogeneration program is expected to reduce net greenhouse gas emissions by approximately 70 per cent while protecting the engine and transmission plant from rising electricity and carbon costs.

The 6.4-megawatt cogeneration project uses renewable landfill gas delivered by pipeline from the nearby Walker landfill to generate electricity from newly installed engines at the plant. GM will also recover the thermal energy that is typically considered waste to power and heat its St. Catharines Propulsion Plant.

Media Release -

<https://media.gm.ca/media/ca/en/gm/news.detail.html/content/Pages/news/ca/en/2020/Aug/0831-landfill-gas-pipeline.html>

Council unanimously supported this project in December 2016 by resolution. Today's address acknowledged the role staff and Council shared in supporting this renewable energy project. The initiative has a direct relationship to objectives in the City's strategic plan – both economic and environmental pillars – attracting public and private investment, supporting local businesses and reducing the community's carbon footprint.

This \$28-million investment not only improves the plant's long-term competitiveness but sets an example – environmental leadership with a target to reduce net greenhouse gas emissions by about 70% and lower energy and carbon costs moving forward.

Thank you.



**To:** Mayor Walter Sendzik  
City Councilors

**Cc:** Senior Leadership Team

**From:** Phil Cristi, Director  
Community, Recreation and Culture Services

**Date:** August 19, 2020

**Subject:** Community Outdoor Ice Rink Pilot Project - Update

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On September 25<sup>th</sup>, 2019, the Community Outdoor Ice Rink Pilot Project application period closed. The City received two applications to build, operate and maintain an ice rink in St. Patrick's Park. On November 26<sup>th</sup>, volunteers were notified of their acceptance into the Pilot Project and were provided with the required documentation and orientation as described in the policy. The two applicants then decided to work together at the St. Patrick's site.

The Fitzgerald Neighbours constructed the ice rink on January 19<sup>th</sup>, 2020, and flooded the rink on January 20<sup>th</sup>, 2020 to capitalize on the freezing temperatures. Unfortunately, on January 21<sup>st</sup>, 2020 the tarp used to hold the water was vandalized causing the water to escape the rink boards.

In an effort to repair the ice rink, the Fitzgerald Neighbours hosted a successful community 'Bucket Dump' where neighbours were encouraged to bring buckets of water to fill the rink. In addition, City staff placed barricades around the rink to help reduce the threat of vandalism and premature entry onto the ice surface. Shortly thereafter, the Fitzgerald Neighbours hosted their 'Winterfest' event at St. Patrick's Park.

The Community Outdoor Ice Rink program was created to help build civic pride, to build partnerships with citizens, and to promote a healthy lifestyle. With the 2019-2020 season in mind, these goals were achieved.

For the 2020-2021 season, staff aim to increase community participation, and continue to create more opportunities for outdoor recreation during the winter months. The Community Outdoor Ice Rink program provides residents the opportunity to enjoy the winter months while incorporating fitness into their daily lives. Through this program, the City of St. Catharines is truly the city where everybody can play.

Registration for the 2020-2021 season will begin on Tuesday, September 7<sup>th</sup>, 2020 and will close on Friday, October 2<sup>nd</sup>, 2020. CRCS staff will then review the applications to

ensure all volunteer requirements have been met. The season will officially begin on Tuesday, December 1<sup>st</sup>, 2020 and will end on Friday, March 19<sup>th</sup>, 2021.

Before an outdoor ice rink may be built on City-owned property, insurance must be secured. On page 2 of the policy, the process to secure insurance states the following:

“...Volunteer groups may also request to purchase insurance through the ‘Corporation of The City of St. Catharines’, as per the rates set by the third party insurance provider.”

After consulting with the City’s current insurance provider, Verge, it has been confirmed that they do not provide insurance coverage for outdoor ice rinks. Therefore, the process noted above it not available to potential volunteers.

To secure insurance, the volunteer groups may procure and provide their own insurance to the City. However, after reviewing this option, it has been determined that this is not financially accessible for the volunteer groups.

A third option is for the City of St. Catharines to cover the community outdoor ice rinks under its own policy. While this does not result in any financial commitment, it would result in the City assuming all risk associated with the outdoor ice rinks. Should the City cover the community outdoor ice rinks under its own policy, the City will develop a formal volunteer roster, where each volunteer will complete an application that forms a contract between the volunteer and the municipality.

Since the Community Outdoor Ice Rink Pilot Project was approved as a two-year pilot, this change will be in effect for the 2020-2021 Pilot year only. Any subsequent Community Outdoor Ice Rink seasons will be subject to the policy as approved by Council on August 12<sup>th</sup>, 2019.

Kind Regards,

Kaylea Cassano  
Community Strategy and Policy Coordinator  
Community, Recreation and Culture Services



## Corporate Report City Council

**Report from:** Office of the Chief Administrative Officer

**Report Date:** September 11, 2020      **Meeting Date:** September 14, 2020

**Report Number:** CAO-129-2020      **File:** 10.4.19

**Subject:** COVID-19 Update – September 14, 2020

**Strategic Pillar:**



### Recommendation

That report CAO-129-2020, regarding COVID-19 Update – September 14, 2020, be received for information purposes; and

That City Council approve the establishment of an application-based property tax deferral program for non-residential property owners to allow eligible non-residential properties and eligible owners to defer their final tax instalments until November 30, 2020; and

That the Director of Financial Management Services / City Treasurer or designate be given delegated authority to administer the program based on the eligibility criteria similarly set out in Report [FMS-094-2020](#); and

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

### Summary

The purpose of this report is to provide Council with ongoing updates on the City's Municipal Emergency Control Group's (MECG) planning activities to address the rapidly evolving global COVID-19 pandemic from a strategic and proactive approach.

This report provides an update on newly announced funding available to the City, an update on support for businesses, and a comprehensive financial update.

For the latest information on the City's recovery, visit <http://www.EngageSTC.ca> and the City's social media platforms.

### Relationship to Strategic Plan

City staff is responding to the COVID-19 pandemic as it has affected the economic, social, environmental and cultural sustainability of the city. City staff have prioritized

their objectives to heavily focus on recovery efforts of COVID-19 to mitigate the impact on the community and support the sustainably pillars through new and innovative ways.

## Background

On March 12, 2020, the City of St. Catharines partially activated its Emergency Operations Centre (EOC), to support the work of the Municipal Emergency Control Group (MECG) in their response to COVID-19 pandemic and the provision of essential services.

This is the tenth update from the MECG regarding COVID-19. Details regarding preparedness, response, recovery and future planning can be found in the following previous reports to Council:

- [Report CAO-063-2020](#) – April 8, 2020 Council
- [Report CAO-070-2020](#) – April 22, 2020 Council
- [Report CAO-072-2020](#) – May 6, 2020 Council
- [Report CAO-077-2020](#) – May 20, 2020 Council
- [Report CAO-083-2020](#) – June 3, 2020 Council
- [Report CAO-087-2020](#) – June 22, 2020 Council
- [Report CAO-099-2020](#) – July 13, 2020 Council
- [Report CAO-108-2020](#) – July 27, 2020 Council
- [Report CAO-117-2020](#) – August 10, 2020 Council

## Report

The COVID-19 pandemic continues to pose a serious threat to the community as well as the City's ability to provide all levels of service in the same manner as they were previously delivered.

The MECG continues to respond to the pandemic proactively and has been diligently planning for potential future developments. The MECG continues to be dedicated to the safety of staff and the community, while ensuring essential services continue to be delivered without interruption and is focusing on recovery and a resurgence plan.

The MECG remains committed to their four objectives with a heavy focus on the STC Framework to Recovery as the Province continues to lift restrictions and move into stage three of reopening.

MECG's planning and decisions are guided by their four key objectives:

1. To focus on recovery while continuing to provide essential services.
2. To ensure the health, safety and security of the public and staff during the pandemic and through the recovery process.
3. To continue to be able to support Niagara Health, Public Health, Niagara Region and our other partners.
4. To ensure the organization remains in a financially stable condition during this pandemic.

## **Advancing Planning Team Update**

At the August 10, 2020 Council meeting, the MECG brought forward [Report CAO-117-2020](#) to Council which introduced the City's Advanced Planning Team, and their focus on a resurgence of COVID-19 and their methodology to address a resurgence.

The Advanced Planning Team continues to work through a reference document for staff with a plan should there be a large resurgence of COVID-19.

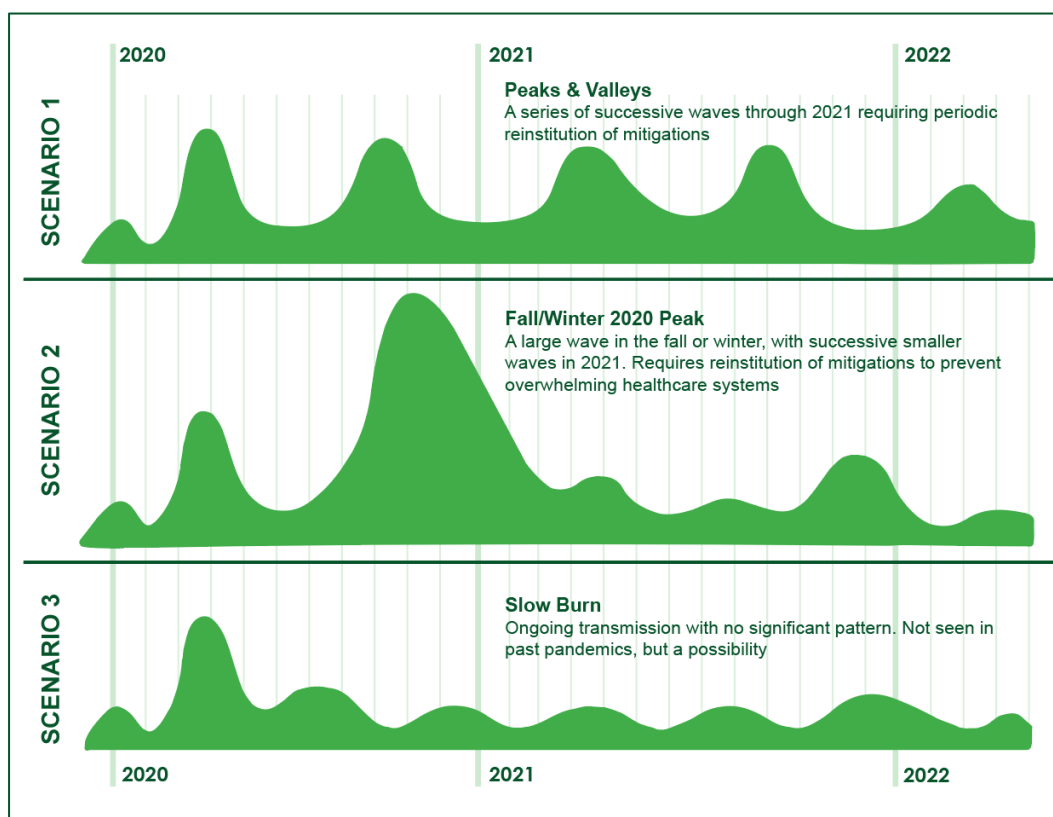
### **Goal**

To minimize the impact of future waves of the COVID-19 virus through planning and preparedness.

### **Objectives**

- To plan and prepare for a resurgence of COVID-19 and the various scenarios
- To ensure essential services continue to be provided throughout the pandemic
- To protect the health and safety of staff, public, and those that are vulnerable and high-risk through our planning, preparedness and education
- To provide support and guidance to our partners, businesses and community
- To follow the guidance provided by Public Health and the federal and provincial government
- To mitigate economic and financial burden on the City and its community

Similar to the City of Toronto, the team has analyzed the three COVID-19 resurgence scenarios as indicated by the Center for Infectious Disease Research and Policy (CIDRAP) and has illustrated the scenarios below.



The team's main focus is addressing a large resurgence of COVID-19 as illustrated in scenario 2.

## Guiding Principles

The guiding principles of the Advanced Planning Team are aligned with those of the Recovery Planning Team and guide the resurgence process both internally and externally. The three guiding principles are:

1. Health and Wellness: Focus on the well-being of staff and the community
2. Organizational: Focus on operations necessary to provide essential services
3. Economic: Focus on financial well-being of the City, community and businesses.

## Forward Planning

The Advanced Planning Team has provided the MCEG with a detailed internal list of actions taken through the initial COVID-19 pandemic to review for any changes, updates, and lessons learned. This allows for an easy go-to document for the MCEG to move backwards throughout each stage if necessary.

## Working with Public Health

The Advanced Planning Team has worked closely with Public Health and the Niagara Region's Emergency Management Program Advisor to begin putting together a plan

should there be a confirmed case of COVID-19 from a member of the public who visited a City facility. The plan goes over the roles and responsibilities of parties involved, when to close a facility, the amount of cleaning necessary and when employees should isolate or get tested.

The advanced planning team continues to meet to finalize a document for a plan to address a COVID-19 resurgence. Staff will update Council on the team's efforts on an as needed basis.

## **Support for Businesses**

### **Digital Main Street**

The Economic Development and Tourism Services Department (EDTS) has been approved for funding to re-start its popular Digital Service Squad program that ran from October 2019 to May 2020 providing one-on-one support and other programming for main street businesses. The program is set to start in mid-September and will allow EDTS to bring on additional staff to support businesses in the city's Downtown, Port Dalhousie, Facer Street and Queenston Street. In addition to this and in conjunction with this program, Digital Main Street is also offering the following streams of supports for small businesses:

- Digital Transformation Grant: Main Street businesses that qualify can apply for a \$2,500 grant to provide funding for training, advisory support, and contributions to main street small businesses looking increase their capacity through digital transformation.
- ShopHERE Powered by Google Canada: Independent businesses and artists can sign up to build a free website and online store, including branding, logos, as well as associated marketing and other free online tools.
- Future Proof is a program aimed at providing a deeper dive into supporting businesses looking at transforming their business model and developing an advanced digital transformation plan.

### **St. Catharines Enterprise Centre Supports**

In partnership with Niagara Region Economic Development funding, the St. Catharines Enterprise Centre has also been able to hire an additional staff member to provide support to businesses and clients. As an outcome of the Niagara Region's economic impact surveys conducted earlier this year, the position is intended to offer added outreach and support to businesses based on the results and feedback of the survey.

### **COVID-19 Energy Assistance Program for Small Business**

The Government of Ontario is providing \$8 million to support small business and registered charity customers who are struggling to pay their energy bills as a result of the COVID-19 emergency.

The COVID-19 Energy Assistance Program for Small Business (CEAP-SB) provides a one time, on-bill credit to eligible small business and registered charity customers to help them catch up on their energy bills and resume regular payments. Small business  
Report Page 5 of 13

and registered charity customers may be eligible for up to \$850 in support towards their electricity bill if they primarily use electricity for heating, or up to \$425 otherwise. Small business and registered charity customers could also be eligible for up to \$425 in support towards their natural gas bill.

CEAP-SB is being delivered by electricity distributors, natural gas distributors and unit sub-meter providers (USMPs), in accordance with rules laid out by the OEB.

### **Downtown Activations and Business Support**

In addition to supports for businesses, Economic Development and Tourism (EDTS) has engaged with partners such as the Downtown Association (DTA), Niagara Wine Festival, as well as the Niagara Artists Centre to support activations and events in the downtown. Building on the Downtown Association's weekly road closure, EDTS has also partnered with and sponsored streetscaping efforts, art installations, live entertainment and has activated the space at 201 St. Paul Street (corner lot at James Street and St. Paul Street) in partnership with the Wine Festival and DTA to provide an additional space where visitors can safely and responsibly enjoy local wines and entertainment in line with public health protocols.

Thus far, EDTS has led or partnered in a number of initiatives and supports for business downtown inclusive of:

- Digital Main Street programming such as webinars, virtual markets and one-on-one consultations
- Support and promotion of DMS programming, including the disbursement of 16 digital transformation grants in St. Catharines
- Production and launch of "Leading Change" video & marketing campaign
- Launch of PickupSTC.ca website as well as installation of Curbside Pick Up Signage
- Our City. Our Summer Marketing Campaign inclusive of marketing as well as signage to promote Downtown road closures
- Sponsorship of the Niagara Artists Centre Nomadic Cinema Drive-In held downtown
- Sponsorship of Downtown Street art and activations such as street murals and musical acts

As the downtown street closures continue into the Fall, EDTS staff are actively planning and working with partners to create further opportunities to promote safe and responsible ways for visitors to enjoy the downtown and support local businesses. The re-start of Digital Main Street in St. Catharines together with the expansion of programming through the St. Catharines Enterprise Centre will also provide additional staff resources to support local businesses during recovery efforts.



## Facilities

### Arena Update

Staff have been working with ice user groups, ASM Global and the Merritton Lion's Club towards the allocation of the City's available ice in a transparent and fair manner. As part of the City's Recovery Plan, enhanced cleaning protocols and social distancing measures have been put in place at all arenas.

Ice user groups are all working with smaller group sizes per ice booking, resulting in an increased demand for ice while the inventory of ice pads has remained the same. At the same time, facility upgrades to the Bill Burgoyne Arena have been delayed by the pandemic and will delay its opening date.

As a result, staff have been in discussions with Merritton Lion's Club about the using the Merritton Lions Arena for youth programs. The City will assume the responsibility for booking ice at the Merritton Lions Arena and be responsible for costs related to enhanced cleaning protocols, signage, etc. that are directly related to the pandemic.

The additional expenses will be monitored by staff on a month to month basis.

## Funding Opportunities and Requests

### Safe Restart Agreement

On July 27<sup>th</sup>, 2020, the Province of Ontario announced it had secured up to \$4 billion in emergency assistance to provide municipalities across Ontario with the support required to respond to COVID-19.

On August 12, 2020, the Province of Ontario further announced the \$4 billion would be split evenly into two streams: municipal operations and municipal transit.

### Municipal Operations

\$1.39 billion will be made available for the municipal operations stream to be distributed to municipalities in two phases:

**Municipal Operating Funding Phase 1: Immediate Funding for Municipal Pressures**  
Funding for Phase 1 of the municipal operations stream has been allocated on a per household basis which has resulted in a payment of \$3,623,600 for the City to support COVID-19 operating costs and pressures.

**Phase 2: Funding for Additional Municipal Pressures**  
Funding for Phase 2 will be made available on a case-by-case basis for municipalities that require additional funding to address deficits caused by COVID-19.

To be considered for this Phase 2 funding, municipalities will be required to submit reports outlining their COVID-19 operating costs and pressures in a template to be

provided by the ministry. These reports will be due by October 30, 2020. As of September 11, 2020, the ministry template and related guidelines have not been provided to the municipalities.

### **Municipal Transit**

Up to \$2 billion will be made available for the municipal transit stream to be distributed to municipalities in two phases

#### **Municipal Transit Funding Phase 1: Immediate Funding**

Funding for Phase 1 of the municipal transit stream has been allocated and is based on a number of financial pressures eligible for reimbursement including:

- Farebox
- Advertising
- Parking
- Contracts
- New expenses incurred as a result of COVID-19 can be considered at the ministry's discretion

These considerations have resulted in a payment of \$3,849,909 to the City to support all COVID-19 municipal transit pressures.

#### **Phase 2: Ongoing Support**

Funding for Phase 2 will be made available on a case-by-case basis for municipalities that require additional funding to address deficits caused by COVID-19. The MTO has indicated it will begin consulting with municipalities in Fall 2020.

As a result of the allocated funding from the Safe Restart Agreement, staff have prepared an updated projection of the City's financial status for the balance of 2020 which has been included in the Financial Implications section of this report.

### **Museums Assistance Program (MAP): COVID-19 Emergency Fund for Heritage Organizations**

On May 8, 2020, the Federal Government of Canada announced up to \$53 million in relief funding would be made available to museums through the Museums Assistance Program (MAP) to address the challenges and impacts of the COVID-19 pandemic.

The City of St. Catharines submitted an application to the MAP and was successful in securing \$82,524 in funding for the St. Catharines Museum and Welland Canal Centre.

### **Investing in Canada Infrastructure Program (ICIP) – COVID-19 Stream**

On August 5, 2020, the Federal Government of Canada via Catherine McKenna, Minister of Infrastructure and Communities, announced changes to ICIP funding to help provinces and territories deal with the pressures brought on by the COVID-19 health and economic crisis.

Further to the August 10, 2020 Council Report, staff are still waiting for additional details regarding the application process from the Province of Ontario and will provide an update regarding the City's application status at a later date.

## Financial Implications

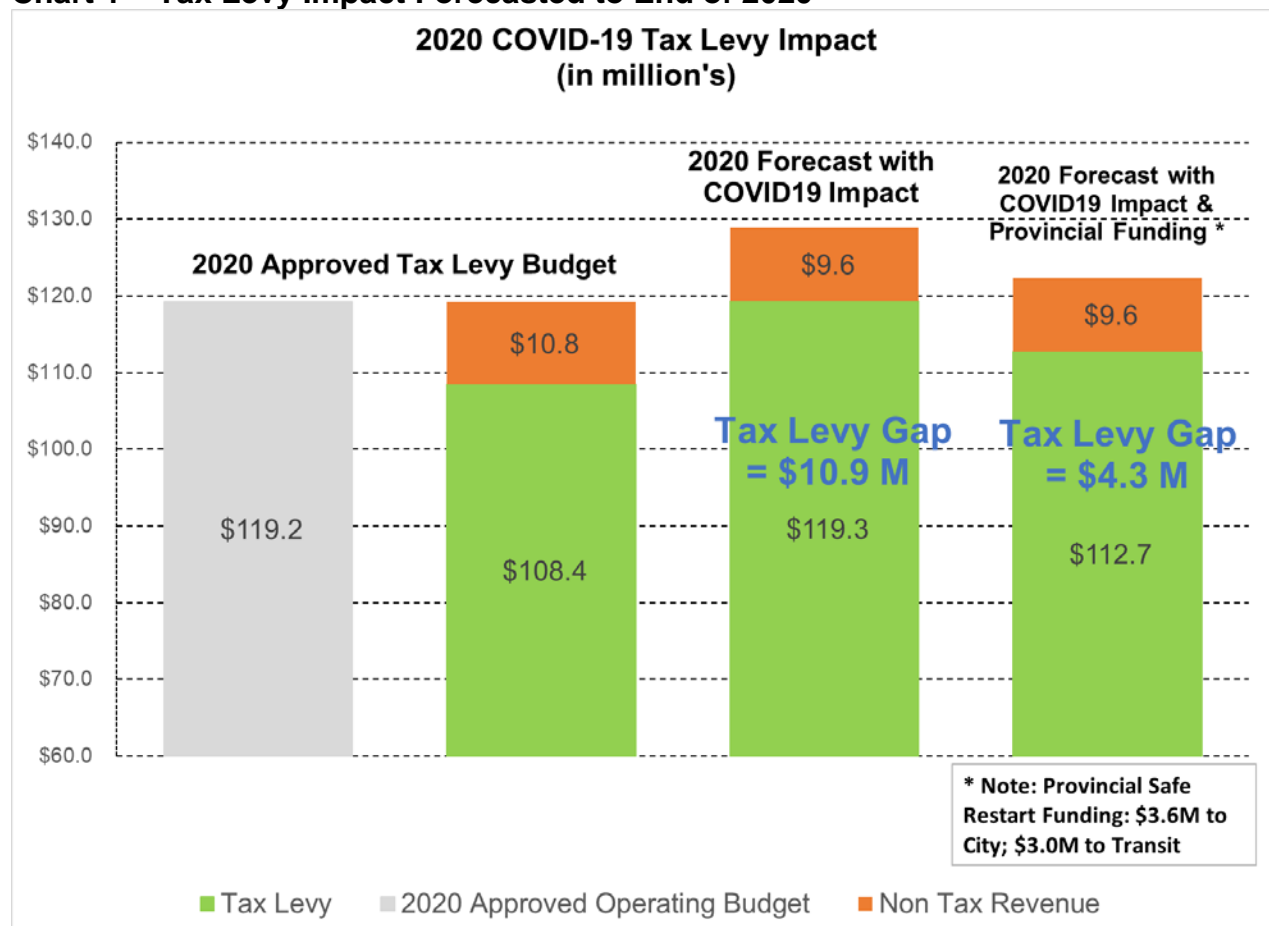
### Tax Levy Impact

The City continues to reopen facilities and return staff to work as per the STC Framework for Recovery, and Council direction, as the Province continues to move further into Phase 3 of their reopening plan.

As indicated in the Funding Opportunities and Requests section of this report, the City of St. Catharines is receiving \$3,623,600 in emergency assistance to address operating costs incurred by COVID-19 and an additional \$3,849,909 to directly support transit.

Accounting for Safe Restart Agreement funding, the updated estimated impact on the tax levy to the end of 2020 is expected to be \$4.3 million.

**Chart 1 – Tax Levy Impact Forecasted to End of 2020**



Staff continue to focus their efforts to mitigate costs through workforce reductions and hiring deferrals, which reduces the tax levy forecasted deficit by \$2.76 million. In addition, reductions in expenses related to utility costs due to facility closures are estimated to be \$672,000. Other miscellaneous cost containments totaling \$94,000 can be attributed to staff not attending conferences and training, office supply reduction and postage decrease.

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Estimated Tax Levy Impact for 2020 (shortfall)	\$4.3 million
Cost Containment Implementation	\$3.5 million
<b>Funding Shortfall</b>	<b>\$0.8 million</b>

Cost containment implementation details:

- Workforce Reductions \$2.76 million
- Utility cost reductions \$672,000
- Other costs (conferences, training, office supplies & postage) \$94,000
- TOTAL Cost Containment \$3.5 million**

The Safe Restart Agreement funding received from the Federal and Provincial governments in August significantly improves the City's 2020 projected yearend deficit position. However, it does not completely eliminate the forecasted yearend deficit.

Staff intend to submit a report detailing COVID-19 operating costs and pressures in an approved template to the Ministry of Municipal Affairs which will be used to apply for Phase 2 of the Safe Restart Agreement funding. This report is due by October 30, 2020 and requires a resolution of Council.

Staff will continue exploring viable options to mitigate the \$0.8 million deficit for 2020 yearend and will report to Council at a later date.

## 2021 Budget

The 2021 budget process is in progress. The 2021 Capital budget and Four Year Forecast are being finalized while the 2021 Operating Budget is being reviewed by the Senior Leadership Team (SLT). Staff have been refining all 2021 budgets to reflect the impacts of COVID-19 and to work within Council's guidance of a zero percent tax rate increase and the addressing of critical and priority infrastructure needs. The expectation from Staff at this time is that COVID-19 is going to have a significant impact on the 2021 Tax Levy.

## Parking Budget

The City has resumed charging for all parking as of July 1, 2020.

As of September 1, 2020, the estimated year end position for parking services is a deficit of \$688,000. Cost containment with enforcement and staffing reductions will reduce the yearend deficit by \$126,000 to \$562,000.

The uncommitted Parking reserve balance at end of 2019 was \$741,000. Therefore, the parking reserve is sufficient to cover the forecasted deficit for 2020.

Assuming parking services continues to run a deficit due to COVID-19, the 2021 parking services budget will need to be supported by the tax levy due to the depleted parking reserve, unless an alternative funding source is identified.

## Water and Wastewater Budget

Council approved a recommendation to defer the 2020 water and wastewater rate increase to August 1, 2020 as well as to resume charging penalty and interest on overdue water accounts effective July 1, 2020.

As of September 2020, the yearend deficit for the water and wastewater budget is estimated to be \$221,000. The deficit can be mitigated with workforce reductions, service level changes and operational cost reductions. These cost containment efforts are estimated to account for \$276,000 in expense reduction, which is adequate to cover the forecasted deficit of \$221,000.

## Meridian Centre

The City's Meridian Centre continues to be significantly impacted by the COVID-19 pandemic. The Canadian Elite Basketball League (CEBL) Summer Series held at the Meridian Centre generated revenue for the facility in August. Details on the financial implications of hosting this event will be made available at a later date.

The Niagara Ice Dogs 2020/21 OHL season has a targeted return date of December 1, 2020. As of August 18<sup>th</sup>, the OHL return to play plan had not been provided to the venue management and current Ontario Reg. 364/20 does not allow for competitive hockey; therefore no revenues have been forecasted for the remainder of 2020. With the anticipated return to play by the hockey club later this fall, ASM Global is working with the tenant and the city as user group ice allocations and installation are confirmed.

SMG Canada ULC was successful in their application to the Federal government under the Canadian Emergency Wage Subsidy (CEWS). Receiving this subsidy allows the return to work of employees impacted by reductions and improves the facility's cashflow position. As of August 1, 2020, the forecasted year-end position for Meridian Centre is estimated to be \$1.085 million, which is \$419,000 over the 2020 approved budget amount of \$666,000. At this time the Meridian Centre has not needed additional cashflow from the City that has been approved by Council.

## FirstOntario Performing Arts Centre (PAC)

The PAC has revised their business continuity plan and 2020 budget forecast by limiting expenses where possible and exploring innovation in design and delivery. As of September 1, 2020, the PAC is forecasting a 2020 yearend favourable variance of \$28,000.

## Non-Residential Deferral Program

At the meeting of July 13, Council approved [FMS-094-2020](#) COVID-19 Property Tax Penalty and Interest Relief Program which recommended Council's approval to establish a COVID-19 Property Tax Penalty and Interest Relief Program. The report recommended the adoption of an application based residential property tax penalty and interest relief program for 2020 property taxes to allow residents who have no other financial options and are affected by the COVID-19 pandemic with more time to pay their remaining 2020 property taxes without incurring additional penalty and interest charges for the period of July 1 to November 30, 2020.

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Staff are proposing that an application-based program similar to the residential tax penalty and interest relief program be made available to non-residential property owners that are experiencing hardship as a result of the COVID-19 pandemic. The program would allow for a deferral of payment of the final property tax billing instalments to November 30th. Interest on the deferred payment would not accrue during the deferral period. This program will not alleviate a property owner's responsibility to pay their property tax obligation for 2020; it will only defer that obligation.

## **Summary**

The 2020 yearend tax levy deficit is forecasted to be \$10.9 million. The Library and PAC are estimating a small surplus for 2020, while The St. Catharines Transit Commission is estimating a yearend deficit of approximately \$3.0 million. All of these figures have been included in the 2020 yearend tax levy deficit calculation.

The Safe Restart Agreement with the Province will allow the City to reduce the tax levy gap from \$10.9 million to \$4.3 million. Phase 2 of the safe restart agreement could allow the City to further reduce that deficit, pending a successful application for additional emergency relief.

Additional cost containment measures further reduce the impact on the tax levy by \$3.5 million. Therefore, the updated net tax levy yearend forecast for 2020 is a deficit of \$800,000.

There are several ongoing costs that will continue to put pressure on City finances as it navigates a recovery from COVID-19. The 2021 budget in particular will be a challenge. It will require significant concessions to minimize the annual tax levy increase and continue to move the City forward in a strong financial position. It will also require adjustments to several longer-term financial strategies including capital contributions for infrastructure and the building of reserve funds. A reliance on debt financing should also be considered, as the lasting impacts of COVID-19 will span several years.

Staff will continue to explore ways to effectively manage the City budgets and mitigate costs and the impacts of COVID-19 moving forward. Additional updates to Council regarding the financial status of the City will be made available as required.

## **Conclusion**

The COVID-19 pandemic continues to evolve and is still a threat to the community. The MECG will continue to implement proactive responses and plan for potential developments with the safety and well-being of the community and staff at the forefront.

The MECG will continue to focus on recovery for the City of St. Catharines while remaining committed to the four objectives and three considerations for reopening facilities and services.

For the latest information on the City's recovery, visit <http://www.EngageSTC.ca> and the City's social media platforms.

**Prepared and Submitted by**

The City of St. Catharines Municipal Emergency Control Group (MECG)

**Approved by**

Shelley Chemnitz

Chief Administrative Officer

David Oakes

Deputy Chief Administrative Officer



## Corporate Report City Council

**Report from:** Community, Recreation and Culture Services, Business Planning and Strategic Services

**Report Date:** August 5, 2020      **Meeting Date:** September 14, 2020

**Report Number:** CRCS-118-2020      **File:** 68.31.10, 68.31.189

**Subject:** Happy Rolph's Playground Naming Rights Agreement with Rotary Club of St. Catharines

**Strategic Pillar:**



### Recommendation

That Council authorize a Naming Rights Agreement with the Rotary Club of St. Catharines to name the Playground at Happy Rolph's Animal Farm, incorporating the terms outlined within this report; and

That Council pre-approve \$95,000 from the Parks Legacy Fund in the 2021 Capital Budget to match the Rotary Club of St. Catharines contributions; and

That the City Solicitor be directed to prepare the necessary agreements and by-laws, subject to the negotiation of terms and conditions satisfactory to the City Solicitor and the Director of Community, Recreation and Culture Services. FORTHWITH

### Summary

On [September 11, 2017](#), Council approved the Sponsorship and Advertising Policy. As directed by Council, all opportunities over \$50,000 will be approved by Council until the Revenue Generation Strategy has been reviewed and approved by Council. As the development of the City's Sponsorship and Advertising Revenue Generation Strategy is in-progress, Council direction is required to enter into negotiations with the Rotary Club of St. Catharines (RCSC) to negotiate the terms of a proposed Naming Rights Agreement. Staff are presenting this opportunity to Council for consideration and approval.

### Relationship to Strategic Plan

The Naming Rights Agreement between the City and RCSC supports the principle of Social Well-Being.



## Background

Community, Recreation and Culture Services (CRCS) staff were invited by the RCSC to attend its Civic Affairs and Environmental Committee meeting on November 7, 2019. At this meeting, the committee was presented with a potential partnership opportunity at the Happy Rolph's Animal Farm. The presentation was well received by the Civic Affairs and Environmental Committee and staff were subsequently invited to present to the Rotary Club membership. On January 23, 2020, CRCS presented the Rotary Club with the potential partnership opportunity for the park improvements at the Happy Rolph's Animal Farm including the possibility of utilizing the Parks Legacy Fund to match any donation or sponsorship. Communication between the City and RCSC continued after the presentation and on July 9, 2020, RCSC voted unanimously to contribute \$95,000 (inclusive of HST) towards the Happy Rolph's Animal Farm playground improvements based on the terms outlined within this report.

## Report

### Proposed Terms of Naming Rights Agreement

The proposed terms of the Naming Rights Agreement are as follows:

- (i) The exclusive name of the Happy Rolph's Playground shall be "Rotary Club of St. Catharines' Centennial Playground"
- (ii) The City shall cause the Name and the Service Club's logo to be placed on the following locations:
  - a. Signage on the west entrance (Washrooms Side) and, at the direction of the Service Club, may include logos of or reference to other organizations or persons in the lower portion of the signage provided there is sufficient space;
  - b. Logo on the picnic pavilion; and
  - c. Logo stamped on poured concrete, subject to the Service Club providing a stencil to the City.
- (iii) The specific location, size and colour of the signage shall be mutually agreed to by the parties.

The term of the agreement is for a fixed period of 20 years, commencing on the date of final execution of the Naming Rights Agreement.

Council approved \$330,000 in the 2020 Capital Budget for the Happy Rolph's Animal Farm project. The addition of the proposed \$95,000 (inclusive of HST) and the proposed \$95,000 from the Parks Legacy Fund would support the following:

- New accessibility loop throughout the park linking the play area, accessible washrooms, animal pens and accessible parking spots
- New toddler play area
- Enhanced picnic area
- Additional swings

Without the additional funds from RCSC and the Parks Legacy Fund, these items would not be included with the Happy Rolph's project.

## **Leaders in accessibility and inclusivity with playgrounds**

This project continues to demonstrate the City of St. Catharines as a leader in accessibility and inclusivity with playgrounds. On [March 18, 2019](#), Council approved additional clauses to the Outdoor Play Spaces Design requirements within the Facilities Accessibility Design Standards (FADS) Policy to enhance our current policies and practices. Accessibility and inclusivity highlights within this project include:

- Accessibility loop throughout the park linking the play area, accessible washrooms, animal pens and accessible parking spots
- Accessible Routes
- Accessible Entry / Exit Points
- Accessible Ground Surfaces
- Accessory Components
- At Grade Components

In addition to the highlights above, new accessible washrooms were completed in 2014 at Happy Rolph's.

## **Rotary and other service club partnership history**

RCSC has a long-standing history of supporting the community within St. Catharines. Their stewardship is in many areas, and in the area of parks is most significant through their advocacy and continued financial contributions towards the development of Rotary Park. These improvements have included a picnic shelter, a washroom shelter, a bus turnaround, trail enhancements and significant tree plantings. In 2017, the RCSC furthered their contribution to the St. Catharines community through park improvements to Lakeside Park which included a Naming Rights Agreement for the Lakeside Park Bandshell.

The City has a history of partnering with service clubs and recognizing their contributions, including with the Kiwanis Club of St. Catharines for the Aquatics Centre and Artificial Turf Field.

## **Agreement aligns with Parks Legacy Fund**

On [July 4, 2019](#), the Budget Standing Committee approved the Parks Legacy Fund policy. The goal of the Parks Legacy Fund is to maintain and sustain City parks through leveraging alternative sources of funding such as donations and legacy giving. The Fund will annually provide matching funding towards community projects in City parks.

The Parks Legacy Fund will help to alleviate the financial implications of the Parks Renewal Plan by leveraging City funds with matching community donations. The Naming Rights Agreement between the RCSC and City directly aligns with the Parks Legacy Fund policy.

## Sponsorship and Advertising Revenue Generation Strategy

Although the development of the City's Sponsorship and Advertising Revenue Generation Strategy is in-progress, staff have worked closely with the third-party consultant to ensure both the valuation and strategy with this agreement aligns with future policies.

## Financial Implications

The 2020 Capital Budget for the Parks Renewal Plan has been previously approved by Council.

The RCSC contribution would add a funding source of \$95,000, inclusive of HST, to the project.

With the RCSC contribution, the Parks Legacy Fund matching as funding source provides \$95,000 to the project. The draft 2021 Capital Budget includes \$125,000 for the Parks Legacy Fund with \$95,000 targeted for this project. If the Naming Rights Agreements is approved, \$30,000 would remain in the Parks Legacy Fund for 2021 partnerships.

Budget - Account	Project Funding
2020 Capital Budget - Parks Renewal Plan	\$330,000
Naming Rights Agreement - Rotary Club of St. Catharines*	\$95,000
2021 Capital Budget - Parks Legacy Fund**	\$95,000
<b>Total Proposed Project Funding***</b>	<b>\$520,000</b>

\* Funding is inclusive of HST and pending Council Approval

\*\*Pending Council Approval

\*\*\* Final Project Funding is \$509,000 when HST is excluded

## Environmental Sustainability Implications

There are no environmental sustainability implications associated with this report.

## **Conclusion**

This Naming Rights Agreement presents a revenue opportunity for the City. While it precedes the development of the Sponsorship and Advertising Revenue Generation Strategy, staff is supportive of the proposal given the alignment with the intent of a future policy. The approval of the recommendations within this report will allow the City to further enhance the Happy Rolph's Animal Farm project, providing greater benefit to the community and further the City's positive relationship with the Rotary Club of St. Catharines.

## **Notifications**

Rotary Club of St. Catharines

### **Prepared and Submitted by:**

Eric Lamothe, Manager of Strategic and Business Services

### **Approved by:**

Phil Cristi, Director of Community, Recreation and Culture Services



## Corporate Report City Council

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

**Report Date:** July 24, 2020 **Meeting Date:** September 14, 2020

**Report Number:** PBS-111-2020 **File:** 10.64.2

**Subject:** Updating the St. Catharines Register of Non-Designated Cultural Heritage Properties

**Strategic Pillar:**



### Recommendation

That Council approve the properties identified in Appendix 1 for listing on the St. Catharines Register of Non-Designated Cultural Heritage Properties (the "Register"), pursuant to Section 27 of the *Ontario Heritage Act*, being a list of properties that shall be subject to further review for heritage significance *only* where a building or structure is proposed for demolition or removal. FORTHWITH

### Summary

The St. Catharines Register of Non-Designated Cultural Heritage Properties (the "Register") is list of *potentially significant* heritage properties. Inclusion on the Register provides for a 60 day pause for any demolitions or removals that may be proposed for buildings or structures on the property.

Within the 60 day pause period, a further assessment of the building would be completed by staff in conjunction with the Heritage Advisory Committee and staff would advise Council of one of two outcomes:

- 1 that upon further investigation, that the building is worthy of Heritage Designation and the demolition permit not be issued, or
- 2 that upon further investigation, that the building is not worthy of Heritage Designation and the demolition permit may be issued.

The 60 day pause that is triggered by a listing on the Register is to provide Council with an opportunity to review the heritage significance of a building, prior to a demolition permit being issued.

Only those properties listed on the Register are subject to this review.

A property listed on the Register is not a Heritage Designated property that requires a review by the Heritage Permit Advisory Committee and does not require Heritage Permits for exterior renovations, alterations, physical improvements, etc. prior to a building permit being issued.

Properties on the Register are subject to a further review only if demolition or removal is proposed for the building or structure.

Staff are recommending the addition of several properties to the Register, as recommended by the St. Catharines Heritage Advisory Committee (SCHAC) identified in Appendix 1.

This report does not recommend any specific property for Heritage Designation at this time. It simply adds properties to the Register that *may* have significant heritage value, and, should demolition be proposed, that a 60 day pause be applicable to assess the heritage significance.

## Relationship to Strategic Plan

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

## Background

There are two categories that apply to properties in the City that exhibit some level of heritage interest.

**Heritage Register** (*only applies if demolition is proposed by a property owner*)

This listing is authorized under Section 27 of the *Ontario Heritage Act* and is relevant to property owners, *only if demolition or removal is proposed*. Properties on the Register do not require Heritage Permit Advisory Committee review, or heritage permits.

**Heritage Designation** (*applies if certain alterations are proposed by property owner*)

These properties are designated under the *Ontario Heritage Act*. Any demolition, renovation or major alteration to the identified heritage attributes of the building is subject to review and recommendation by the Heritage Permit Advisory Committee and subject to a heritage permit being issued prior to a building permit. A Heritage Designation is registered on title to the property. This is the highest level of heritage protection under the *Ontario Heritage Act*. The issuance of a heritage permit is a delegated approval to the Director of Planning and Building Services, except for when full demolitions are proposed; City Council is then the approval authority.

On July 13, 2009, Council approved the initial Register and directed that staff continue to work on expanding the Register and report back to Council in due course.

The St. Catharines Heritage Advisory Committee – Research and Inventory Sub-Committee has been conducting research on an ongoing basis to determine which new properties should be added to the Register due to their cultural heritage value or interest. Staff are recommending the properties identified in Appendix 1 for listing. It is important to note that no properties are specifically recommended for Heritage Designation in this report, however, Appendix 1 does identify *candidate* properties for Heritage Designation. Further Council approvals would be necessary to proceed to designate candidate properties for Heritage Designation.

The St. Catharines Heritage Advisory Committee (SCHAC) is recommending that the properties identified in Appendix 1 be added to the Register. Staff concur with its recommendation. The properties have been surveyed by Staff and/or members of the SCHAC to determine whether the properties exhibit some level of cultural heritage value or interest.

This report summarizes the background, conclusions of the preliminary heritage research, consultation, and Provincial and Official Plan policies that support heritage conservation in St. Catharines. This report fulfills the Council direction of July 13, 2009.

## Report

The *Ontario Heritage Act* allows a property that has not been designated, but that Council believes to be of cultural heritage value or interest, to be placed on the Municipal Heritage Register, commonly referred to as listing. Though a description is sufficient to identify the property is all that is required, the St. Catharines Heritage Advisory Committee and/or Staff has conducted preliminary research to determine why they believe the properties have cultural heritage value or interest.

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).

## Ontario Heritage Act (OHA)

Listing a property on a Municipal Heritage Register, as per 27(3) of the *Ontario Heritage Act*, enables municipalities to require at least 60 days' notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. This allows time for the municipality to decide whether to begin the designation process to give long term protection to the property. Should Council choose not to designate a property on the Register during the interim protection period, this time could also be used to further document the property for archival purposes. Unlike designation under the OHA, listing on the Register is not registered on the title of the property.

*Ontario Regulation 9/06 - Criteria for Determining Heritage Value or Interest* (O.R. 9/06) provides criteria for determining whether a property is of cultural value or interest under Section 29 of the *Ontario Heritage Act* (OHA). These criteria are found in the Garden

City Plan (GCP) in Part C, Section 3.2 (1). This criterion is to be taken into account when evaluating a site for designation under the *Ontario Heritage Act*.

## **The Provincial Policy Statement (2020)**

The *Provincial Policy Statement* (PPS) “provides 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 or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.”

The properties identified in Appendix 1, through the listing process, would be identified by Council as built heritage resources as set out by the PPS. Listing these properties on the Register 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) 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 *Heritage Property Evaluation* addresses listing properties on a Municipal Heritage Register. It notes that, “Cultural heritage properties can be added to the register at any time by Council. In municipalities where there is a municipal heritage committee, the Ontario Heritage Act requires that Council consult with the committee before a non-designated property is added or removed from the register.” Further, “listed (non-designated) properties are candidates for protection under section 29 of the Ontario Heritage Act.”

In this context, the listing of properties on the Register identified in Appendix 1, is the first step that Council should take in the identification and evaluation of properties that may warrant some form of heritage conservation, recognition and/or long-term protection such as designation under the *Ontario Heritage Act*.

## **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.

Updating the St. Catharines Register of Non-Designated Cultural Heritage Properties conforms with the Garden City Plan.

## **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 (see Appendix 2).

Although enacted to assess cultural heritage value or interest within the context of Section 29 of the *Ontario Heritage Act* (i.e., individual property designation under Part IV), it is also appropriate to use proactively in consideration of listing properties on a Municipal Heritage Register prior to a full cultural heritage evaluation. A decision regarding listing a property on the Register should be based on the belief that the property contains 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).

## **Rating System for Built Heritage Resources**

Prior to revisions to the *Ontario Heritage Act* in 2005, Council endorsed the Rating System for Built Heritage Resources. The purpose of this system is to provide a systematic, objective way of assessing and comparing the significance of structures based on standardized criteria (architectural, historical, and contextual).

The rating system has three categories: Priority 1 (70-100 points), Priority 2 (40-69 points) and Priority 3 (0-39). A Priority 1 resource is considered to be a resource of major significance, with intrinsic (architectural and/or historic) and contextual value. The Heritage Advisory Committee will focus its efforts towards heritage designation for Priority 1 resources, though they may still be recommended for listing on the Register as a first step. A Priority 2 resource is a medium priority resource of some significance, with limited intrinsic (architectural and/or historic) value. Depending on where these resources are in the point scale, the Heritage Advisory Committee may consider

recommending that they be designated. A Priority 3 rating is generally considered to be a low priority resource of little or no significance and would not be recommended for designation.

The St. Catharines Heritage Advisory Committee – Research and Inventory Sub-Committee members or Staff have filled out rating sheets for all properties they researched and evaluated as part of the process to update the Register. Four Priority 3 properties were not recommended for listing on the Register or designation.

## **Consultation with the St. Catharines Heritage Advisory Committee (SCHAC)**

At an Advisory Committee meeting on Thursday, July 23, 2020, Staff presented the recommendations of the Research and Inventory Sub-Committee to the St. Catharines Heritage Advisory Committee (SCHAC). The SCHAC was in full support of the Sub-Committee's recommendations and the following motion was carried:

“That the St. Catharines Heritage Advisory Committee support the recommendations of the Research & Inventory Sub-Committee regarding the addition of new properties to list on the St. Catharines Register of Non-Designated Cultural Heritage Properties (the Register), as identified in the presentation made by Chloe Richer, Heritage Planner, on July 23, 2020, including listing properties recommended for designation on the Register.”

## **Financial Implications**

There are no direct financial implications to the Corporation should Council approve this Recommendation.

## **Environmental Sustainability Implications**

Retention and reuse of built heritage resources can include positive environmental sustainability implications such as construction and demolition waste reduction, and energy savings/embodied energy, according to the Architectural Conservancy Ontario. Further, a new study commissioned by the National Trust for Canada found that 86% of Canadians agree preserving a historic building is more environmentally-friendly than demolishing it and building something new.

## **Conclusion**

The land use policy applicable to heritage resources directed by the Provincial Policy Statement, the City's Official Plan and the City's Strategic Plan prioritizes retention of the City's cultural heritage resources. The St. Catharines Heritage Advisory Committee has recommended the properties in Appendix 1 as the first step that Council should take in the identification and evaluation of properties that may warrant some form of heritage conservation, recognition and/or long-term protection such as designation under the *Ontario Heritage Act*. Any Heritage Designation of a specific property would be subject to future review and Council approval. Staff concurs with the recommendation of the SCHAC.

**Prepared by**

Chloe Richer, BA, MScPI  
Heritage Planner

**Submitted by**

Judy Pihach, MCIP, RPP  
Manager of Planning Services

**Approved by**

Tami Kitay, M.PA., MCIP, RPP  
Director of Planning and Building Services





## **Appendices**

1. Appendix 1: Properties Recommended for Listing on the St. Catharines Register of Non-Designated Cultural Heritage Properties
2. Appendix 2: *Ontario Regulation 9/06 - Criteria for Determining Heritage Value or Interest*

# Properties Recommended for Listing on the St. Catharines Register of Non-Designated Cultural Heritage Properties

1

## Ward 1 Merritton

9 Oakdale Avenue		
12 Oakdale Avenue		
30 Oakdale Avenue		
34 Oakdale Avenue		

**Properties Recommended for Listing on the St. Catharines Register of Non-Designated Cultural Heritage Properties**

38 Oakdale Avenue		
101 Oakdale Avenue		
129 Oakdale Avenue		
133 Oakdale Avenue		

**Properties Recommended for Listing on the St. Catharines Register of Non-Designated Cultural Heritage Properties**

137 Oakdale Avenue		
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**Ward 2 St. Andrew's**

None.

**Ward 3 St. George's**






None.

**Ward 4 St. Patrick's**

3 Adie Place		
27 Academy Street		
85 Albert Street		



**Properties Recommended for Listing on the St. Catharines Register of Non-Designated Cultural Heritage Properties**

95 Albert Street		
96 Albert Street		
97 Albert Street		
105 Albert Street		
109 Albert Street*		
123 Albert Street		







\*Also recommended by the Research and Inventory Sub-Committee as a candidate for designation under the *Ontario Heritage Act*. A formal heritage designation is subject to further review and approval by Council.

## Properties Recommended for Listing on the St. Catharines Register of Non-Designated Cultural Heritage Properties

5-7 Duke Street		
10-12-14 Duke Street		
13 Duke Street*  *Also recommended by the Research and Inventory Sub-Committee as a candidate for designation under the <i>Ontario Heritage Act</i> . A formal heritage designation is subject to further review and approval by Council.		
15 Duke Street		
21 Duke Street*  *Also recommended by the Research and Inventory Sub-Committee as a candidate for designation under the <i>Ontario Heritage Act</i> . A formal heritage designation is subject to further review and approval by Council.		
23 Duke Street*  *Also recommended by the Research and Inventory Sub-Committee as a candidate for designation under the <i>Ontario Heritage Act</i> . A formal heritage designation is subject to further review and approval by Council.		









## Properties Recommended for Listing on the St. Catharines Register of Non-Designated Cultural Heritage Properties

<p>25 Duke Street*</p> <p>*Also recommended by the Research and Inventory Sub-Committee as a candidate for designation under the <i>Ontario Heritage Act</i>. A formal heritage designation is subject to further review and approval by Council.</p>	
<p>37 Duke Street*</p> <p>*Also recommended by the Research and Inventory Sub-Committee as a candidate for designation under the <i>Ontario Heritage Act</i>. A formal heritage designation is subject to further review and approval by Council.</p>	
<p>72 Henry Street</p>	
<p>20 St. Paul Street</p>	
<p>66 St. Paul Street</p>	
<p>67 St. Paul Street</p>	

**Properties Recommended for Listing on the St. Catharines Register of Non-Designated Cultural Heritage Properties**

73 St. Paul Street		
81 St. Paul Street		
90-92 St. Paul Street		
98 St. Paul Street		
104 St. Paul Street		
114 St. Paul Street		

**Properties Recommended for Listing on the St. Catharines Register of Non-Designated Cultural Heritage Properties**

145 St. Paul Street		
155 & 157 St. Paul Street		
163 St. Paul Street		
165 St. Paul Street		
170-176 St. Paul Street		
200-204 St. Paul Street		




# Properties Recommended for Listing on the St. Catharines Register of Non-Designated Cultural Heritage Properties

214-216 St. Paul Street	
220-222 St. Paul Street*  * Already listed on the Register as 224-226 St. Paul Street; included due to update in address.	
227-229 St. Paul Street	
233 St. Paul Street	
237 St. Paul Street	
348 St. Paul Street	

**Properties Recommended for Listing on the St. Catharines Register of Non-Designated Cultural Heritage Properties**

373-375 St. Paul Street		
393 St. Paul Street		
405 St. Paul Street		
406 St. Paul Street		
412-414 St. Paul Street		
439 St. Paul Street		

**Properties Recommended for Listing on the St. Catharines Register of Non-Designated Cultural Heritage Properties**

459 St. Paul Street		
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**Ward 5 Grantham**

325 Lakeshore Road		
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**Ward 6 Port Dalhousie**

75 Lakeport Road		
89 Lakeport Road		
91 Lakeport Road		

**Properties Recommended for Listing on the St. Catharines Register of Non-Designated Cultural Heritage Properties**

<p>2 Michigan Avenue*</p> <p>*Also recommended by the Research and Inventory Sub-Committee as a candidate for designation under the <i>Ontario Heritage Act</i>. A formal heritage designation is subject to further review and approval by Council.</p>	
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## 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.