



**The Corporation of the City of St. Catharines
GENERAL COMMITTEE AGENDA
Regular, Monday, October 19, 2020
Electronic Participation**

As part of the City's commitment to safety during the COVID-19 pandemic, this meeting of the General Committee will be held electronically.

This Meeting may be viewed online at 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 by Monday, October 19, 2020 before Noon. Comments submitted will be considered as public information and entered into public record.

Electronic Delegations: Those wishing to speak to an item on the agenda must complete the City's [Electronic Delegation Form](#) by Sunday, October 18, 2020 before 11:59 p.m. and attend a test session with City staff on Monday, October 19, 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 and Public Notice By-law)

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| 3 - 5 | 2.1 Financial Management Services, Billing
2021 Tax Due Dates and Interim Tax Billing By-Law |
| 6 - 17 | 2.2 Planning and Building Services, Planning Services
6-10 Dalhousie Avenue, Existing Residential Condominium
Apartment Building, Undersized Parking |

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| 18 - 23 | 2.3 | Planning and Building Services, Planning Services
Community Improvement Plan Brownfield Tax Incentive, Request for
Amendment, 100 Oakdale Avenue |
| 24 - 33 | 2.4 | Office of the Chief Administrative Officer
Waste Management Strategy |
| 34 - 39 | 2.5 | Municipal Works, Operations
Winter Storm Event Temporary On-Street Parking Prohibition
<i>(Approval of this report will set a Public Meeting for the November 2,
2020 meeting of Council to discuss winter storm event temporary on-
street parking prohibitions)</i> |
| 40 - 51 | 2.6 | Legal and Clerks Services, Office of the City Clerk
Council Correspondence |

3. Discussion Reports

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| 52 - 55 | 3.1 | Office of the Chief Administrative Officer
COVID-19 Update - October 19, 2020
[Addenda] |
| 56 - 81 | 3.2 | Planning and Building Services, Planning Services
Updating the St. Catharines Register of Non-Designated Cultural
Heritage Properties
<i>(Deferred at the General Committee Meeting of September 14, 2020)</i> |

4. In-Camera Session (General Committee)

Council will meet In-Camera for the following purposes:

5. Adjournment

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




Corporate Report City Council

Report from: Financial Management Services, Billing

Report Date: September 28, 2020 **Meeting Date:** October 19, 2020

Report Number: FMS-133-2020 **File:** 10.57.19

Subject: 2021 Tax Due Dates and Interim Tax Billing By-Law

Strategic Pillar: 

Recommendation

That Council authorize the 2021 Interim and Final property tax due dates established as follows:

Interim	Due Date
1 st Instalment	February 26, 2021
2 nd Instalment	April 30, 2021
Final	Due Date
1 st Instalment	June 30, 2021
2 nd Installment	September 30, 2021; and

That the 2021 interim tax levy be established as detailed below; and

That the City Solicitor be authorized to prepare the necessary by-law. FORTHWITH

Summary

This report requests Council to adopt the necessary by-law to levy interim property taxes for all property classes for 2021 and to prescribe applicable interim and final bill due dates. The interim levy will provide for the cash requirements for the City until such time as the 2021 Operating Budget and 2021 final property tax levy are approved by Council.

Relationship to Strategic Plan

Goal:

1. Be an affordable city for young people, families and retired older adults.

Actions:

- 1.1. Update financial controls and debt management strategy to better manage escalating costs of City operations and services.

Background

In January 2021, staff will begin to prepare the billing process for the 2021 Interim Tax levy. The City issued 49,457 tax bills in 2020 of which 28.87% of residents are enrolled on monthly or instalment payment plans. Staff continue to promote the monthly instalment plan process. For those taxpayers who budget towards fixed monthly expenditures, the City offers a monthly pre-authorized payment plan which runs for 10 months of the year. Staff will debit the provided bank account on the first day of each month from January to October (10 months). The City also offers an Installment Plan with withdrawals occurring on each of the four regularly scheduled installments (February, April, June and September).

Signing up for one of these methods ensures there are no missed due dates, late payment charges, no line ups, or mailing and postage costs. Residents who wish to sign up for 2021 can contact Citizens First for additional information. Property tax payments paid online or at a financial institution would continue to be considered “on time” if paid on the due date.

Staff recognize the importance of implementing a communication plan to share information with our citizens’ and we continue to work with our Corporate Communications department to educate the residents of any upcoming changes through the City’s website, Facebook, Twitter and the Garden City Current.

Report

Pursuant to the Municipal Act, 2001 317 (3) Interim Levy – Local Municipality – Rules, the amounts to be levied are subject to the following rules:

1. The amount levied on a property shall not exceed the prescribed percentage or 50 per cent if no percentage is prescribed, of the total amount of taxes for municipal and school purposes levied on the property for the previous year.

Interim tax rates for the all Property Classes (Residential, Pipeline and Farm, Multi-residential, Commercial and Industrial)) are based on 50% of the total amount of taxes for municipal (Region and City) and Education purposes levied on the property in the previous year (i.e. 2020).

Where the property taxes for a property have increased for a part of the previous year due to an increase in assessed value (e.g., to reflect building improvements or new construction), the interim levy for the following year is based on 50% of the previous year's taxes as though the tax increase had applied to the entire year. This ensures that the interim levy reflects, as nearly as possible, 50% of the taxes that will be levied in the coming year.

The interim levy by-law also provides that the interim levy will apply to assessments added to the tax roll for the current year that were not on the assessment roll when the by-law was passed.

Interim Levy

The interim tax levy is to be set at 50% of the previous year as detailed above.

Property Tax Due Dates

Pursuant to the Municipal Act, 2001 342 (1), a local municipality may pass by-laws providing for:

- (a) The payments of taxes in one amount or by instalments and date due or dates in the year for which the taxes are imposed on which the taxes or instalments are due.

Accordingly, the proposed 2021 property tax due dates are:

Interim	Due Date
1 st Instalment	February 26, 2021
2 nd Instalment	April 30, 2021
Final	Due Date
1 st Instalment	June 30, 2021
2 nd Installment	September 30, 2021

Financial Implications

This is an annual report which is procedural in nature. The interim levy is required to provide the necessary cash flow to meet the obligations of the municipality, including interim payments to the Region and the School Boards until the annual tax rate can be set and the final notices are prepared in June 2021. The interim levy is expected to raise approximately \$134.7 million, of which \$ 56.5 million is the estimated City share.

Prepared and Submitted by:

Lisa Read, Manager of Revenue

Approved by:

Kristine Douglas, City Treasurer, CPA, CMA
Director of Financial Management Services / City Treasurer



Corporate Report City Council

Report from: Planning and Building Services, Planning Services

Report Date: October 1, 2020 **Meeting Date:** October 19, 2020

Report Number: PBS-141-2020 **File:** 60.81.5644 & 60.51.916

Subject: 6-10 Dalhousie Avenue, Existing Residential Condominium Apartment Building, Undersized Parking

Strategic Pillar:



Recommendation

That Report PBS-141-2020, regarding 6-10 Dalhousie Avenue, Existing Residential Condominium Apartment Building, Undersized Parking, be received for information purposes. FORTHWITH

Summary

Staff have critiqued the review processes used for site plan and building permit approval for this project and identified improvements to those review processes. Additional measures have now been incorporated into the review processes so that the outcome experienced on this project is avoided in the future. With these review improvements in place, the integrity of those review processes is improved.

Relationship to Strategic Plan

The Strategic Plan includes a guiding principle of striving for operational and service excellence. The improvements implemented in the review process for both site plan approval and building permit approval, align with this guiding principle.

Background

The development in question is a condominium located at 6-10 Dalhousie Avenue comprised of 13 apartment units and one single dwelling, for a total of 14 units on the site. The total parking on the site is 25 spaces, two parking spaces provided in the driveway for the single dwelling, four parking spaces at grade, one accessible parking space at grade in a garage, and 18 parking spaces in the underground parking structure. As a result of an inquiry from one of the occupants of the apartment building, it was brought to the attention of staff that several underground parking spaces did not meet the minimum size requirements of the zoning by-law. Staff required that an “as built” plan be submitted by the developer to determine the exact dimensions of each parking space. The “as built” plans indicated most of the parking spaces were

undersized to varying degrees and did not meet the minimum parking space dimensions. All of the 18 underground spaces are undersized and the accessible parking space in the surface garage undersized as well.

In order to proceed to register the final condominium plan and transfer units to purchasers, the development must comply with the zoning by-law. The undersized parking spaces did not comply with the zoning by-law requirements and accordingly the condominium plan could not be registered and the sale of units not able to be finalized.

In order to achieve zoning compliance, the developer submitted an application to the Committee of Adjustment requesting the required parking in the zoning by-law be reduced to exclude the undersized parking spaces, although those spaces were still available and being used as parking by residents. Staff, in reviewing the application, recommended the parking reduction. The Committee of Adjustment approved the application, after hearing and considering submissions from the developer and members of the public. The decision was not appealed and is now in full force and effect.

A letter from Mr. Ed Smith, dated July 17, 2020, was submitted to Council raising concerns regarding circumstances that resulted in the construction of parking that was not in accordance with the zoning by-law (Appendix 1).

A memo from the Director of Planning and Building Services, dated July 20, 2020, was sent to Council to clarify the concerns raised in Mr. Smith's letter (Appendix 2).

At the Council meeting of July 27, 2020, staff was directed to report back to Council on the issues raised in Mr. Smith's letter of July 17, 2020. This report is in response to that directive from Council.

Report

Staff have reviewed Mr. Smith's letter dated July 17, 2020, the memo to Council dated July 20, 2020, from the Director of Planning and Building Services in response to Mr. Smith's letter, and a further email from Mr. Smith to staff dated July 31, 2020, seeking clarification on the following matters.

The Four Tests Determining a Minor Variance Application to Be "Minor"

There are number of tests that are routinely used to determine whether a minor variance application is appropriate. These four tests are addressed in every report to the Committee of Adjustment and are routinely used by members of the Local Planning Appeal Tribunal in hearing appeals on minor variance matters.

Test 1 - Is the variance minor?

In this case, staff determined that the reduction in parking to permit the "as built" undersized parking spaces was minor. The undersized parking spaces continue to function as parking spaces, albeit smaller spaces than required by the zoning by-law.

Test 2 - Is the variance appropriate and desirable for the development of the subject lands?

This site is already developed, and the underground parking constructed. There is no available space on the site to provide additional parking spaces to compensate for the undersized spaces. Staff determined that the parking, albeit undersized, may still be used as parking. Certain spaces may be cumbersome for larger vehicles but be acceptable for medium and smaller vehicles. There were several submissions to the Committee of Adjustment from residents of the building who had no issue with their assigned parking spaces, even though they did not meet the zoning standards. Staff determined the variance was appropriate and desirable for the development of the site.

Test 3 - Does the variance conform to the general purpose and Intent of the Official Plan?

The Official Plan is a land use policy document that provides policy direction on land use matters. It speaks to parking under the Urban Design policies in Section 4. Staff considered these policies and determined that parking was being provided on this site in accordance with the policies, and accordingly conforms to the purpose and intent of the Official Plan.

Test 4 - Does the variance conform to the general purpose and Intent of the Zoning By-law?

The undersized spaces on this site do not meet the requirements of the zoning by-law yet are being used as parking. There has been no indication that resident parking is being displaced to on-street public parking on Dalhousie Avenue. There will be undoubtedly some inconvenience in manoeuvring a vehicle into the smallest parking spaces; however, staff understand the developer is making every effort to reassign parking spaces based on occupants' vehicles to ensure ease of parking for all. Staff determined that since parking was still provided on site, albeit many of those spaces are undersized, that the approval of the variance maintained the purpose and intent of the Zoning By-law.

There was no appeal to the Committee of Adjustment decision to approve the variance from any of the occupants of the condominium, from any residents in the neighbourhood, nor from Mr. Ed Smith.

Accessible Parking is Provided

The letter submitted by Mr. Smith suggests that there is no accessible parking on this site. In fact, there is one accessible space located in the surface garage which is actively used by a resident of the building. The accessible space is undersized in the length for only a portion of the space. Submissions to the Committee of Adjustment indicate the resident using the space is satisfied with the size of the accessible parking space, even though it does not meet the zoning standard.

Review Process for Site Plan Approval and Building Permit Issuance

Normally site plan and building permit application reviews trigger plan revisions to provide greater detail and clarification prior to final approval. In the initial submission of plans for this development, the columns and walls in the underground parking garage were not identified. Accordingly, the parking spaces identified in the underground parking garage were in compliance with the zoning by-law at the outset, based on the plans submitted. In the final submission of plans, at the building permit stage, the columns and walls were identified but the resultant shortfall in parking space size was not identified in a zoning review of the final plans. As outlined in the Memo to Council dated July 20, 2020, staff have remedied that oversight on this application to ensure all final plans are reviewed in detail regarding compliance with zoning requirements. Additional zoning checks and advisories to developers early in the building design and review process are now incorporated into internal procedures to ensure builders are fully informed at the outset of zoning requirements and the oversight that occurred on this project does not occur on other projects.

Site Inspections

All building inspections occurred in accordance with Building Code requirements.

Third Party Process Review is Unwarranted

The letter submitted by Mr. Smith suggests an external process review is warranted. Staff have taken a critical look at the review process on this project and identified the critical point where a zoning check did not take place but should have. As outlined in the Memo to Council July 20, 2020, the following practices are now entrenched in our review protocols to avoid a similar outcome on other projects:

- Developers and builders be advised, as part of preliminary and pre-consultation discussions and prior to preparing building design plans, of the requirement for larger parking spaces in underground parking garages impacted by columns, support walls, utility infrastructure etc.;
- Planning applications that include plans for underground parking structures which have not yet been refined to the point that columns, wall etc. are identified, be cautioned to comply with the required zoning for parking spaces so impacted, prior to the submission of detailed plans as part of the building permit review and approval process; and
- All resubmission of plans at the building permit review process for underground parking be required to undergo a thorough zoning check to ensure compliance with zoning standards.

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

Staff have reviewed and improved the review processes to ensure the oversight resulting in the unfortunate parking outcome for this project is not duplicated.

Notifications

It is in order to notify Mr. Ed Smith of Council's decision on this matter.

Prepared and Submitted by

Judy Pihach, MCIP, RPP
Manager of Planning Services

Approved by

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

Appendices

- Appendix 1 - Letter from Mr. Ed Smith to Council dated July 17, 2020
- Appendix 2 - Memo to Council dated July 20, 2020 from Tami Kitay, Director of Planning and Building Services

17 July, 2020

St Catharines City Council
P.O. Box 3012, 50 Church St
St Catharines, ON L2R 7C2

Ref: Committee of Adjustment (COA) decision ref 6-10 Dalhousie Ave

Members of Council,

At its meeting of June 10 the COA approved “minor variances” requested by the developer of 6-10 Dalhousie Ave, also known as The Beaches. The approval allowed for the reduction of the required minimum parking of **21** to **5** spaces as well as the reduction of accessible parking from **1** space to **0**.

The decision by city staff to recommend this application be approved as a minor variance raises questions into the process. Questions I feel should be asked by the council.

Under the Ontario Planning Act (sec 45.1) a COA has the power to authorize minor variances if in the opinion of the committee the purpose and intent of the Official Plan (OP) is maintained.

The OP of St Catharines, aka the Garden City Plan (GCP) has this to say in regards to parking:

1. Vehicle parking standards **WILL** be established for all land uses in the implementing zoning by-law, and adequate off-street parking **SHALL** be provided for development/re-development in accordance with these standards. Zoning by-laws may establish maximum as well as minimum parking requirement for both vehicles and bicycles.
2. The City may consider the reduction or the elimination of vehicular parking requirements where:
 - i) shared parking is possible;
 - ii) transit is readily available or where transit facilities are provided;
 - iii) bicycle parking and facilities, or community facilities, are provided;
 - iv) land, beyond minimum requirements, is dedicated for safe active transportation facilities and connectivity;
 - v) land, beyond minimum requirements, is dedicated for greening and landscaping Initiatives.

The applicant **MUST** demonstrate that reduced vehicular parking standards will not aggravate the parking supply, and not result in unacceptable levels of spill-over parking in adjacent areas to cause negative impact to travel, traffic and parking management.
(all emphasis added)

Given the above information from the GCP it is difficult to understand what rationale allowed this situation to be dealt with as a minor variance, what would it take before a development is ruled to be non-compliant?

The issue of insufficient parking in Port Dalhousie is longstanding and well known. This recent decision (supported by staff), undermines much of the dialogue in regards to parking and development in Port and raises many questions. The scale of changes approved has eroded trust and can make it difficult for citizens to have faith in processes moving forward. In order to clarify how we got to this point and to prevent this from occurring again, I submit the following questions.

The following are the questions I have in regards to the City's role in this process:

- i. Given the highly prescriptive language (will, shall, must) of the GCP in regards to parking, and given the fact that the COA is only empowered to preside over minor variances, and given the fact that a reduction of 21 spaces to 5 and 1 accessible to zero, is not inline with the GCP, how was it decided that the COA could consider this application? Who decides that an application is in fact a minor variance and therefore eligible for consideration by the COA?
- li What data or studies did the city refer to in order to decide that the reduced parking standards will not aggravate the parking supply?
- iii. Why were these changes never analyzed until residents were already occupying the building?
- iv. How and when were staff made aware of the parking non-compliance issue?
- v. The applicant received draft plan approval on Oct 26 2018, were the parking non-compliance issues noted in that draft plan approval?
- vi. In speaking to the COA the developer reports that changes were made, columns were added on site. Does the City not have a role in approving those changes? If so at what stage should the impact on parking have been identified?
- vii. Has the City exposed itself to possible litigation once the property transfers occur? Was this considered by staff?
- viii. Was the Accessibility Advisory Committee consulted before a decision to allow a new development to provide no legal accessible parking was made?

The following questions are directed to the COA for response, although that does not preclude the fact that city staff may be in a better position to respond.

- a. What steps were taken to verify the claims made by the developer at the COA? For example in defending the changes to the COA the developer stated, “My building has been in occupancy for over a year, everybody has moved in, everybody is using their parking spots, we have not caused any traffic issues..”, yet standing on the beach in front of the building it is plain to see that all of the units are not occupied, and therefore it follows that neither are all of the parking spots yet occupied. Therefore how can we know the consequences at this point?
- b. Did the COA or any staff visit the site to verify the reports provided by the developer? If not, why not?
- c. When considering letters from occupants did the COA take into account that residents of the building may have an incentive to expedite the condo registration process? Unless the condo is finally permitted and registered the residents are prevented from owning their units and therefore it is easy to imagine that they feel pressure for this process to conclude as quickly as possible. This was commented on during the COA, it was duly noted by city staff that the unit transfers have not been closed and no property has been transferred to occupants and that without this minor variance being approved potential owners could not take ownership.
- d. The changes to the parking arrangements have effectively rendered parking spots unusable, did the COA or staff consider asking why no complaints were received from prospective owners who may have felt aggrieved by the situation?

Finally to the COA I would say this.

The planner for the developer made the following comment while explaining to the COA the reason for this application:

“At times there are decisions made on site during construction without understanding the zoning implications, it’s unfortunate and we understand the concerns of the residents that they’re seeing one set of plans during zoning stage, and then later on variances do occur through the Committee of Adjustment when we get to the as built stage”

How is it possible that the developer can admit to not understanding the implications of something as important as these issues and that statement goes unchallenged by the COA, the only voice from city staff at this meeting was advocating for the changes the developer requested. There was no critical dialogue and certainly no real explanations given.

In regards to the closing comment made by the Chair that:

“ultimately I feel it’s the people that bought the condos who paid for the parking stalls, if they’re not upset they’re the only ones that would be upset”

I would differ greatly. This “minor variance” has the potential to affect the entire neighbourhood and is not strictly an issue for those who bought the condos.

From an outside perspective it seems hard to imagine that design changes this drastic occurred so early in the building process but were not addressed until well after occupancy. The entire process at 6-10 Dalhousie has been fraught with controversy. From the comments made by the Auditor General of Ontario in her investigation into the NPCA, to the closing of the public stairways after commitments made to the contrary and now to the reduction in on-site parking.

Link to Auditor General report, the development at 6-10 Dalhousie is referred to at the bottom of pg 23.

https://www.auditor.on.ca/en/content/specialreports/specialreports/NPCA_en.pdf

This development has thrown public trust to the curb. The actions of the developer and the apparent inactions of city staff may have inadvertently exposed the city to litigation. I believe an after action report or investigation is warranted. This is about living up to commitments and it’s about citizens being able to trust the system. Only through the formal and public identification and correction of errors can we get there.

Thank you,

A handwritten signature in black ink, appearing to read 'Ed Smith', with a stylized, flowing script.

Ed Smith
Citizen



From: [Kitay, Tami](#)
Cc: [Nistico-Dunk, Bonnie](#); [Munro, Elaine](#); [Chemnitz, Shelley](#); [Pihach, Judy](#); [Thiessen, Brian](#)
Subject: RE: Official correspondence
Date: Monday, July 20, 2020 2:49:07 PM

Good afternoon, Mayor Sendzik and Members of Council.

The Committee of Adjustment is a committee appointed by Council to make decisions on its behalf, as they relate to applications for minor variances, consents, and other technical matters identified under the *Planning Act*. Once the Committee of Adjustment makes a decision, any person may make an appeal to the Local Planning Appeals Tribunal (LPAT) within the prescribed timeframe. If an appeal is not filed, the decision of the Committee of Adjustment is final. If an appeal is filed, the decision of the LPAT is final. Decisions of the Committee of Adjustment do not go to Council.

6-10 Dalhousie

The 6-10 Dalhousie development project began in 2011. The OPA, ZBA, and site plan applications submitted at the time for review, did not indicate all structural columns or walls in the interior of the parking garage. As such, the zoning review was conducted on unencumbered parking spaces and was found to comply. When the building permit application was first made, again, the first submission did not indicate all structural columns/walls in the parking garage and the zoning review indicated compliance.

Overall, the first building permit submission lacked sufficient structural details and was sent back to the applicant for revisions. When the re-submission was made, the structural columns were shown but a third zoning review was not undertaken. Once the building was constructed (with structural columns/walls in the parking garage) and partially occupied, one of the new residents' assigned parking space was found to be especially tight and a complaint was made. PBS requested an "as built" drawing to determine conclusively the shortfall in parking space sizes in the underground parking garage and in the surface parking area. That drawing indicated that of the 25 parking spaces on site, only 5 spaces meet the zoning requirements and 20 spaces were undersized to varying degrees. Notwithstanding the number of undersized parking spaces on site, the occupants of the building continue to use the spaces. Staff understand one of the spaces is extremely tight for one of the occupants and the developer is undertaking to remedy that situation.

As the applicants were seeking final approval of their plan of condominium which would allow the occupants ownership of their units, the applicants applied to the Committee of Adjustment for relief from the Zoning By-law. The request was to reduce the minimum number of required parking spaces from 21 to 5 (25 spaces are provided on site but only 21 are required by the Zoning By-law), recognizing only the 5 parking spaces that met the size requirement in the Zoning By-law, albeit the remaining 20 parking spaces were being used and available for parking purposes. The Committee of Adjustment evaluated the application for minor variance, supplemented by the support of a majority of the unit holders, and found the application to meet all four tests under the *Planning Act*:

- (a) That the request for relief generally meets the intent of the Official Plan;
- (b) That the request for relief generally meets the intent of the Zoning By-law;
- (c) That the request is minor; and
- (d) That the request is desirable for the appropriate development or use of the

property.

The decision of the Committee of Adjustment was not appealed within the legislated timeframe.

This does not mean that 20 parking spaces are unusable. It does mean that 20 parking spaces are undersized and persons with larger vehicles may experience challenges accessing an undersized parking space. Any further recourse is between the unit owners and the developer.

Since this situation came to light, the Planning and Building Divisions have made several process changes to ensure this scenario does not occur again:

- At pre-consultation, applicants proposing projects that have parking structures will be specifically advised of the requirements to upsize parking stalls encumbered by structural columns and walls, as per the requirements of the zoning by-law;
- At OPA, ZBA, and site plan, proposed parking structures that do not indicate structural columns or walls will only receive conditional approvals;
- At building permit review, parking structures with inadequate details will be required to go through additional zoning review.

If you have any further questions, please feel free to contact me.

Thank you,

Tami Kitay

Tami Kitay M.P.A., M.C.I.P., R.P.P.

Director of Planning & Building Services

Email: tkitay@stcatharines.ca

Tel: 905.688.5601 x1713

From: Nistico-Dunk, Bonnie

Sent: Friday, July 17, 2020 12:54 PM

To: Mayor & Council

Cc: Kitay, Tami ; Munro, Elaine

Subject: FW: Official correspondence

I am forwarding this "Official correspondence" to you. I have logged it and I will have a hardcopy on file in the Clerk's vault.

The attachments can be opened. You will need to open in Chrome or when you get 'suspicious link' hit analyze and then go to site. Hopefully that will work. Let me know if you are having trouble.

Thank you.

Bonnie Nistico-Dunk CMO, B.A.

City Clerk

Email: bdunk@stcatharines.ca

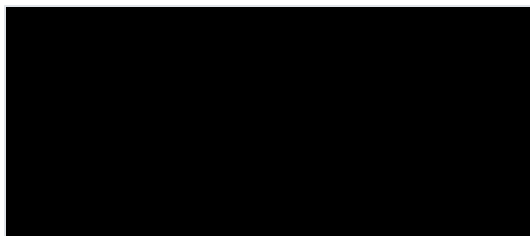
Tel: 905.688.5601 x1506

From: Ed Smith [REDACTED]
Sent: Friday, July 17, 2020 12:25 PM
To: Nistico-Dunk, Bonnie <bdunk@stcatharines.ca>
Subject: Official correspondence

CAUTION: This email originated from outside of City of St. Catharines email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Bonnie,
Please find attached a letter from me that I wish to register as official correspondence with council. The second attachment is a list of residents who have sent me emails endorsing the letter. I realize that this does not equate to a petition, however I felt it was important for council to know that the questions in my letter reflect a very widespread concern, many citizens feel the system failed us in regards to 6-10 Dalhousie and would like to play a part in preventing this from happening again. These citizens agreed to having their names on this list.
I have kept all the emails and can forward them on request.
Thank you Bonnie,
Ed

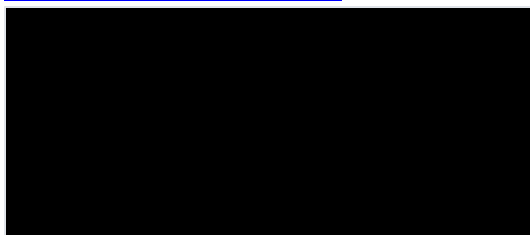
[6-10 Dalhousie](#)



6-10 Dalhousie

17 July, 2020 St Catharines City
Council P.O. Box 3012, 50 Church St
St Catharines, ON L2R 7C2 Ref:
Committe...

[Resident endorsements](#)



Resident endorsements

Residents endorsing a request for
an investigation/report in regards
to the construction of 6-10
Dalhousie Ave. ...

Click [here](#) to report this email as spam.



Corporate Report City Council

Report from: Planning and Building Services, Planning Services

Report Date: October 7, 2020 **Meeting Date:** October 19, 2020

Report Number: PBS-135-2020 **File:** 60.32.636

Subject: Community Improvement Plan Brownfield Tax Incentive, Request for Amendment, 100 Oakdale Avenue

Strategic Pillar:



Recommendation

That Council approve an amendment to the original Community Improvement Plan BTIF approval granted for 100 Oakdale Avenue (previously addressed as 112 Oakdale Avenue) to reflect the re-designed development project, as outlined in Appendix 2. FORTHWITH

Summary

Staff have received a request to amend the previously approved CIP application for 100 Oakdale Avenue to accommodate a change in design and to have the property reassessed under the CIP financial incentive program. Staff support the revision to the site design, but the current CIP program does not permit a change in financial incentive since no updated MPAC assessment has been submitted.

Relationship to Strategic Plan

The recommendations of this report tie into several aspects of the City's Strategic Plan. Related goals are identified below:

Economic Prosperity:

- Urban Regeneration
- Implementation of the Economic Development Strategy

Social Well-Being:

- Strive for the highest quality of life for all citizens.
- Build and support strong, inclusive neighbourhoods
- Provide high quality of life for residents of all ages

Environmental Stewardship:

- Responsible community planning

Background

On February 13, 2017, Council approved the application for a Brownfield Tax Increment Finance incentive under the 2015CIP, equivalent to an 80% tax rebate over a 10-year period for the property currently addressed as 100 Oakdale Avenue (previously addressed 112 Oakdale Avenue). The 2017 Council report is [linked here](#). Council's original approval was based on a development design which has since been modified by the developer.

This report addresses the revised development scheme and provides a recommendation to Council accordingly.

Report

A CIP approval is based on several factors including, but not limited to, a specific development scheme for a property and a related MPAC assessment estimate. The MPAC assessment estimate provides a projected value of the property after construction is completed and provides a basis for the financial incentive under the CIP. In this case the development design for the property has been revised but the revised MPAC assessment has not been provided to reflect the changes.

The original proposal was for a 93-unit stacked townhouse residential development. The original site plan is attached as Appendix 1. The new design is for three, three-storey high, apartment buildings comprising of a total of 99 units. The new site plan is attached as Appendix 2. The new proposal includes an affordable housing component with 35 of the proposed 99 units being "affordable". (as deemed by CMHC). The applicant has qualified for a CMHC affordable housing development program that requires confirmation of the municipal contribution to the project (CIP funding) by the end of October.

Typically, an applicant is required to submit an updated MPAC post development assessment estimate as part of an application for amendment of a previous CIP approval. The post development assessment is required to calculate the new estimated incentive value, which provides Council with the change in value of the incentive that is being requested and allows staff to properly budget for the future payout. Due to complications related to the severance of the rear portion of the lands, MPAC has not yet been able to provide a new roll number to the parcel and is therefore unable to provide a post development assessment at this time. Due to the critical timeline associated with the CMHC program, this request is presented to Council for consideration now, rather than wait for a revised MPAC assessment estimate.

Staff recommends the existing CIP approval be amended to reflect the new site design. There is no policy framework in the current CIP program that allows for a reassessment of the financial commitment already approved (\$338,935.22 over 10 years) without an updated MPAC assessment.

To approve a revision to the existing CIP financial incentive without an updated MPAC assessment to reflect the new development design, would commit the municipality to

paying out an undetermined incentive amount based on the actual post development assessment (once construction is completed). The actual incentive amount could potentially be significantly higher than the approved and budgeted amount of \$338,935.22.

The applicant has suggested consideration be given to alternative benchmarks (total construction cost estimates) to establish future value for the purposes of CIP funding. Staff are not supportive of alternatives intended to replace the required MPAC assessment estimate. Alternative benchmarks to establish value are not acceptable for the purposes of approving financial incentives. They are outside the terms and requirements outlined in the approved 2015CIP plan. Should Council grant exceptions to application requirements it could set a precedent for other applicants who wish to avoid the cost of obtaining an updated MPAC assessment estimate.

MPAC assessment estimates are a cornerstone of both CIP policy and Council's CIP approvals. The City should remain consistent in the fundamental manner in which CIP applications are considered and approved. Consistency supports transparency and accountability of tax dollars committed to the CIP program. Any alternative to an MPAC assessment estimate to establish value for the property, and subsequent CIP funding, is unacceptable and severely compromises the integrity of the CIP program.

The new site design is in accordance with permitted land uses and density limits outlined in the official Plan and Zoning By-law. The site redesign is currently in the final stages of site plan approval and the inclusion of affordable housing in the revised development scheme aligns with the City's focus on providing housing choices that align with affordable housing initiatives. Staff are supportive of the site redesign and, provided the financial incentive does not exceed the original approval amount of \$338,935.22, staff are supportive of the amendment to the original CIP approval.

Financial Implications

As recommended, the amendment would have no financial impact, as the maximum incentive amount would be limited to the previously approved amount of \$338,935.22.

Environmental Sustainability Implications

The proposal supports the redevelopment of a brownfield site which includes remediation of contaminated lands.

Conclusion

Incentives help offset a portion of project costs related to redevelopment, reuse and rehabilitation of the built environment, and brownfield remediation. In turn, completed projects enhance the value of the site, the neighbourhood, the municipal property tax assessment, and increase the amount of property taxes collected by the City. Staff recommend approval of the amendment to the previous CIP approval to recognize the site redesign for the lands at 100 Oakdale Avenue, but, in the absence of an MPAC

assessment estimate, the financial incentive be limited to the amount previously approved, being \$338,935.22.

Prepared by

Margaret Josipovic
Project Expeditor

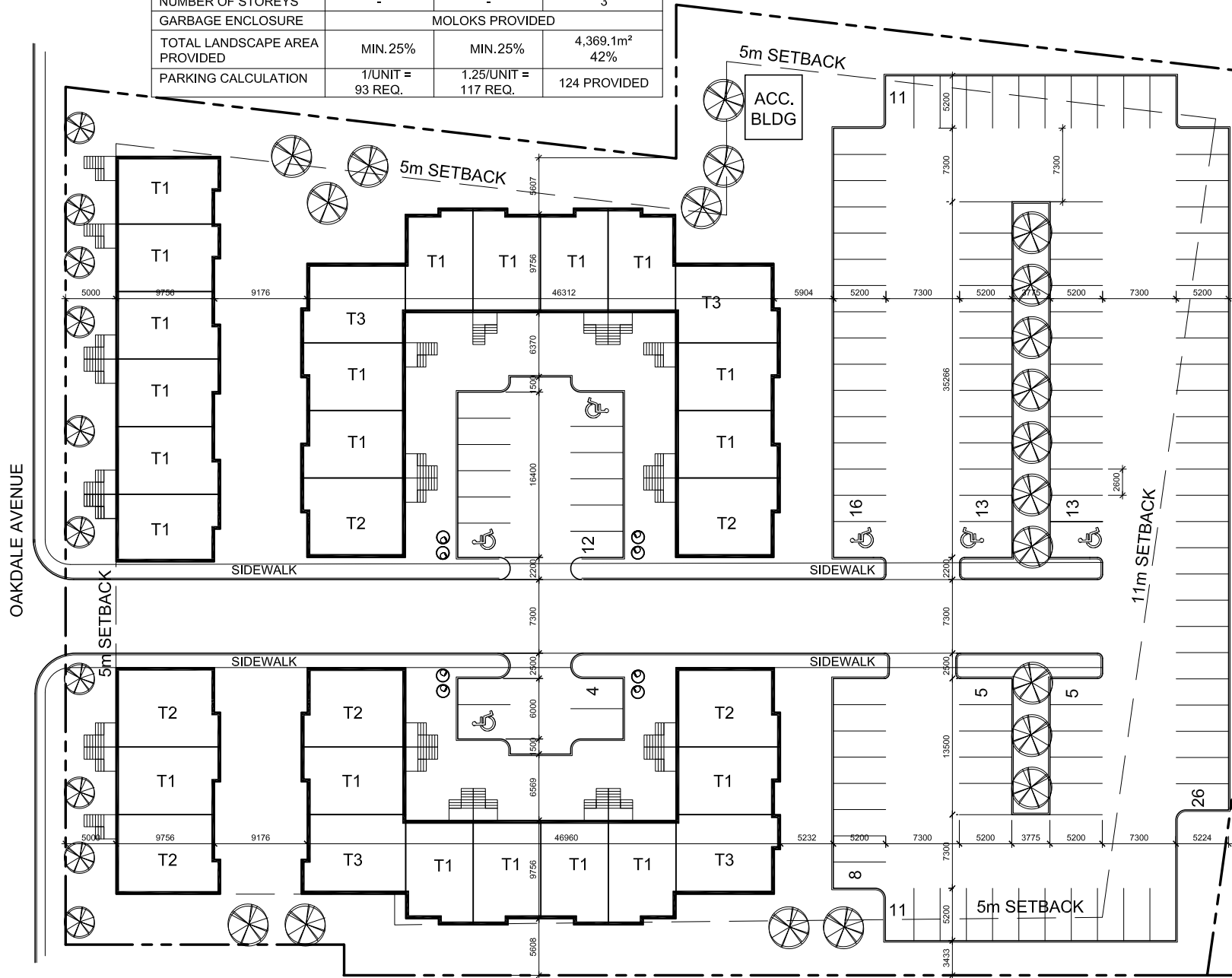
Submitted and Approved by

Judy Pihach, MCIP, RPP
Manager of Planning Services

Appendices

- Appendix 1: Previous Proposal
- Appendix 2: New Proposal

112 OAKDALE AVENUE ST. CATHARINES				
DATA		REQUIRED FOR TOWN HOUSE	REQUIRED FOR APARTMENT	PROVIDED
ZONING	R3-H1 MEDIUM DENSITY RESIDENTIAL			
SETBACKS	FY	3.0m	5.0m	3.0m
	RY	6.0m	11.0m	6.0m
	W. SY	1.2m	5.0m	1.2m
	E. SY	1.2m	5.0m	1.2m
LOT FRONTAGE	6m PER UNIT		30m	85m
LOT AREA	-		-	10,489.4m²
NUMBER OF UNITS	-		45-182	93
DENSITY CALCULATIONS	-		min.25 max. 99 UNITS /ha	89 UNITS /ha
	-		27-104	89
BUILDING AREA (GRD. FL.)	-		-	2,286.9m²
BUILDING COVERAGE	-		-	21.8%
BUILDING HEIGHT	11m MAX.		16m MAX.	8.5 TO 10m
NUMBER OF STOREYS	-		-	3
GARBAGE ENCLOSURE	MOLOKS PROVIDED			
TOTAL LANDSCAPE AREA PROVIDED	MIN.25%		MIN.25%	4,369.1m² 42%
PARKING CALCULATION	1/UNIT = 93 REQ.		1.25/UNIT = 117 REQ.	124 PROVIDED



PROPOSED RESIDENTAL DEVELOPMENT
ASTA PROPERTIES INC.

112 OAKDALE AVENUE
ST.CATHARINES

PROPOSED SITE PLAN

JANUARY 20, 2017



MASRI O Inc.
ARCHITECTS
609 KUMPF DRIVE, UNIT 101
WATERLOO, ONTARIO. N2V 1K8
PH. 519.579.0072
www.MasrIO.ca



OWNER'S NAME
SIGNATURE
THE CORPORATION OF THE CITY OF ST. CATHARINES
DIRECTOR OF PLANNING & BUILDING SERVICES
DATE: _____, 20____
NOTE: THE DIMENSIONS, AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN THE FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH. FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL SITE SERVICES, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS APPROVED BY THE ENGINEER.

100 OAKDALE AVENUE, St. Catharines

O.B.C. = Part 9 Group C - Multi-unit Residential

Zoning = R3

Lot frontage = 84.43m

Lot depth = 125.43m

Lot area = 10,079m²

Landscape area (min) = 35% = 3,528m²

Sod/plant = 2,831m²

Walkways = 802m²

Provided = 3,633m², exceeded

Max. units = 99, provided

Provided units:

Bldg A = 12x3 = 36 units

Bldg B = 12x3 = 36 units

Bldg C = 9x3 = 27

Total = 99 units

Required parking = 1.25/unit = 124

Provided parking = 129, incl. 5 access.

+ 13 (tandem)

Total = 142, exceeded

Min Lot Frontage = 30m

Provided = 84.43m

Front Yard = 5m

Provided = 3m

Deficient 2m

Rear Yard = Hgt. of Bldg.

Bldg. Hgt. = 10m

Deficient 5.0m

Int. Side Yard = Half Hgt. Bldg.

Half Hgt. Bldg. = 5m, provided

Max. Bldg. Hgt = 16m

Provided = 10m, where adjacent to side and rear yard

Bicycle Parking = 13 required

Provided = 40

Landscape Buffer @ parking lot to sideyard = 4m, provided

Note:

Balconys do not project beyond building face

SURVEY INFORMATION PROVIDED BY:

THE LAROCQUE GROUP, O.L.S.

12 LYMAN ST., ST. CATHARINES, ONTARIO

DATED: MAY 2, 2017

FILE # 1984-063D-07

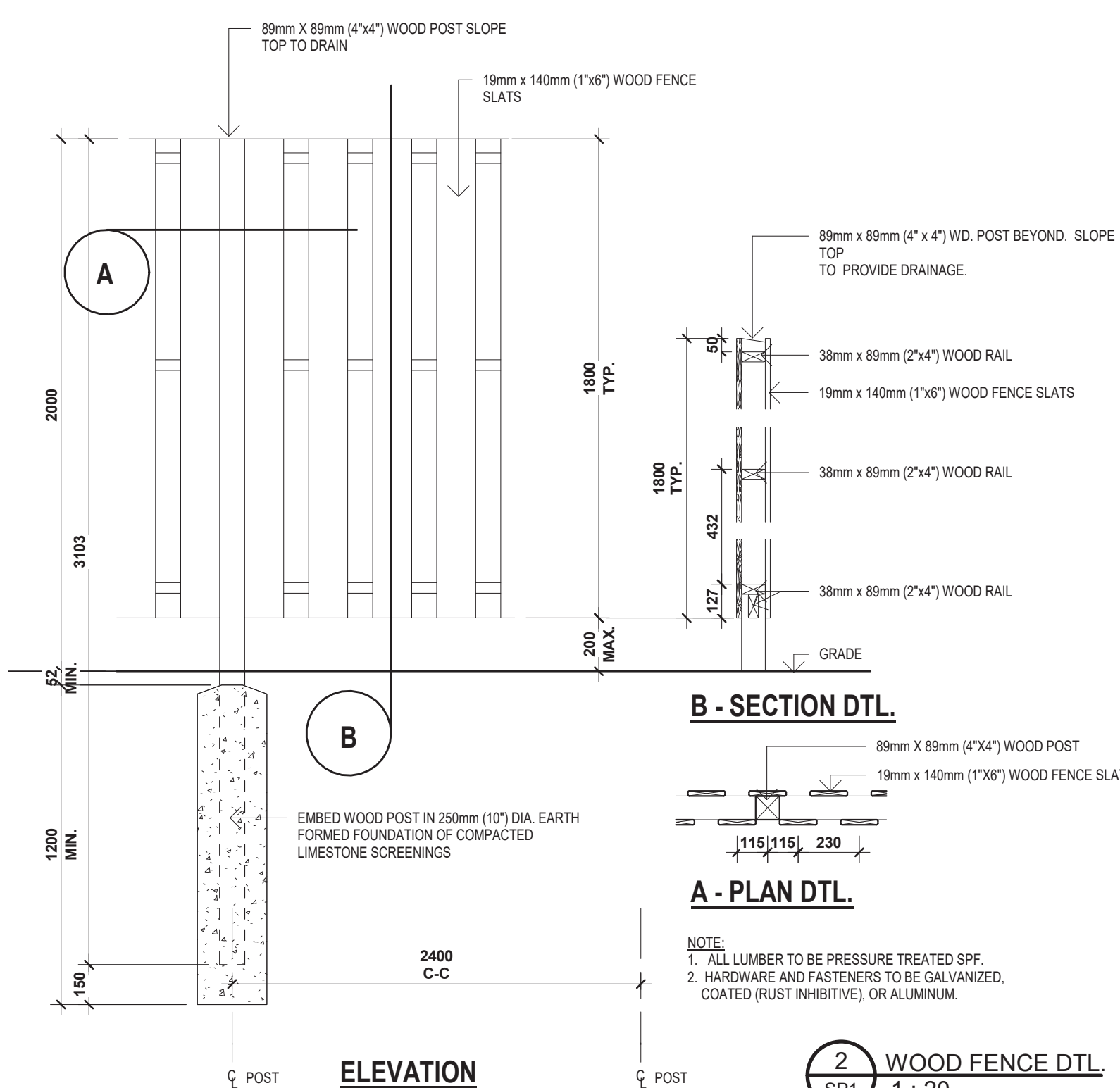
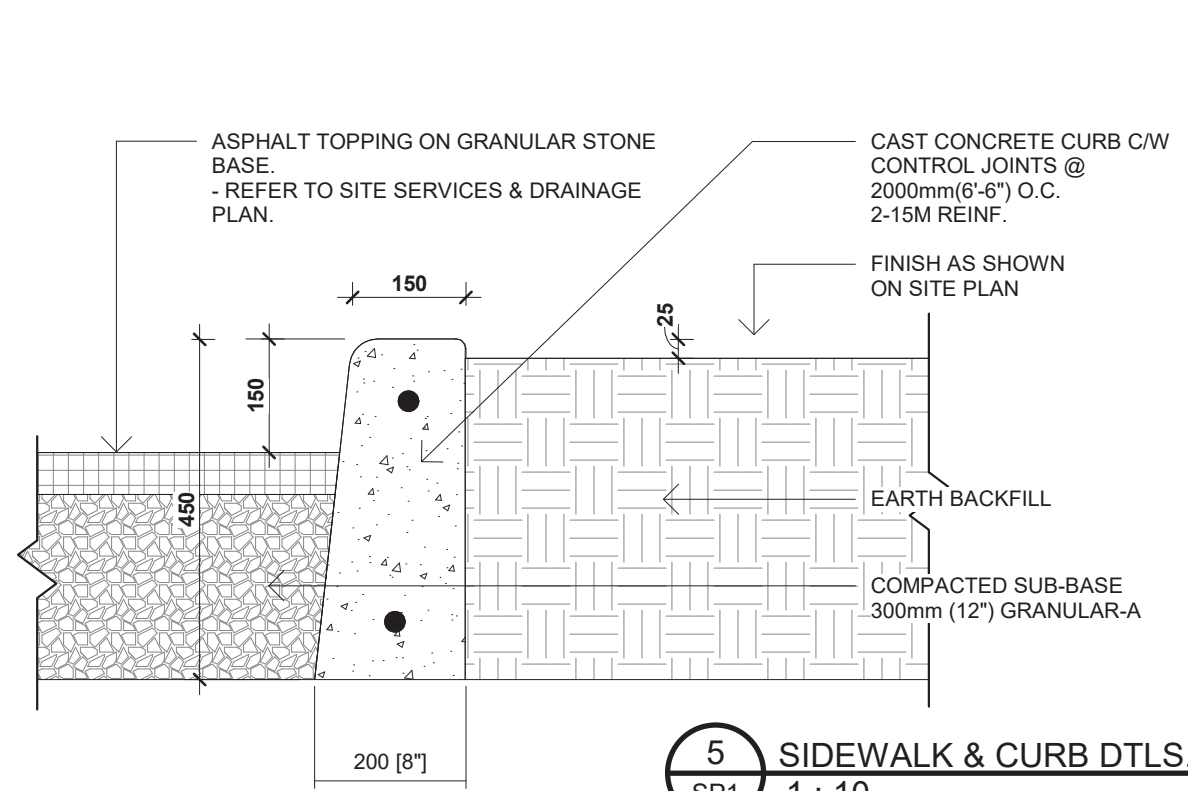
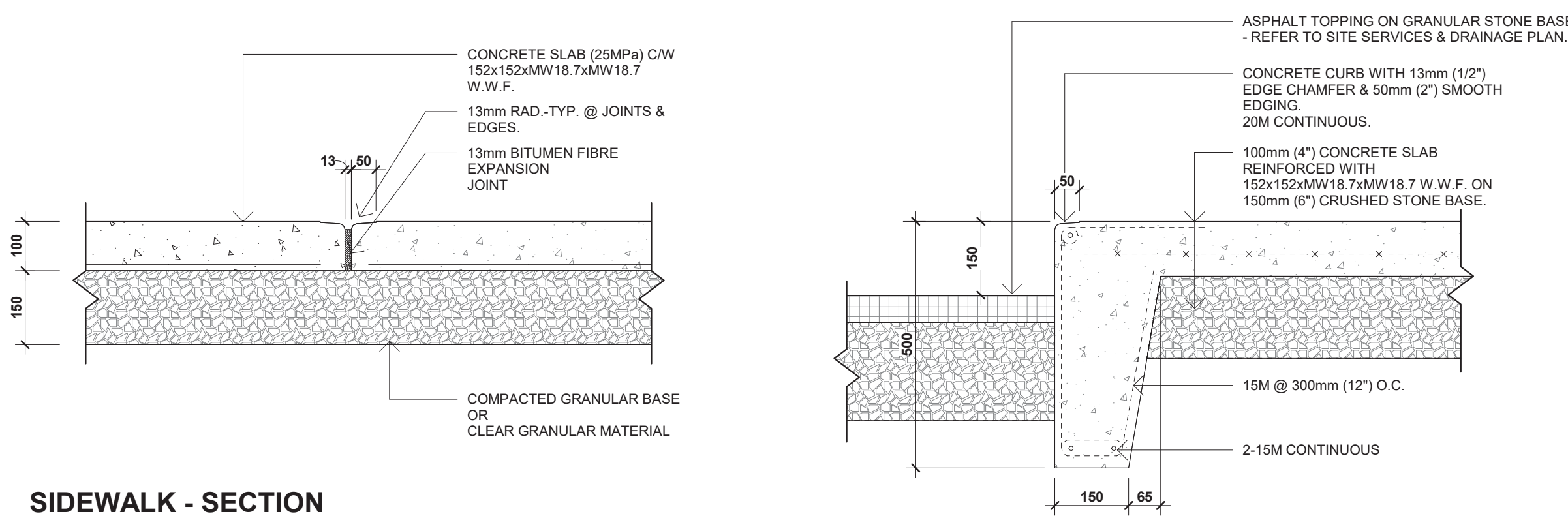
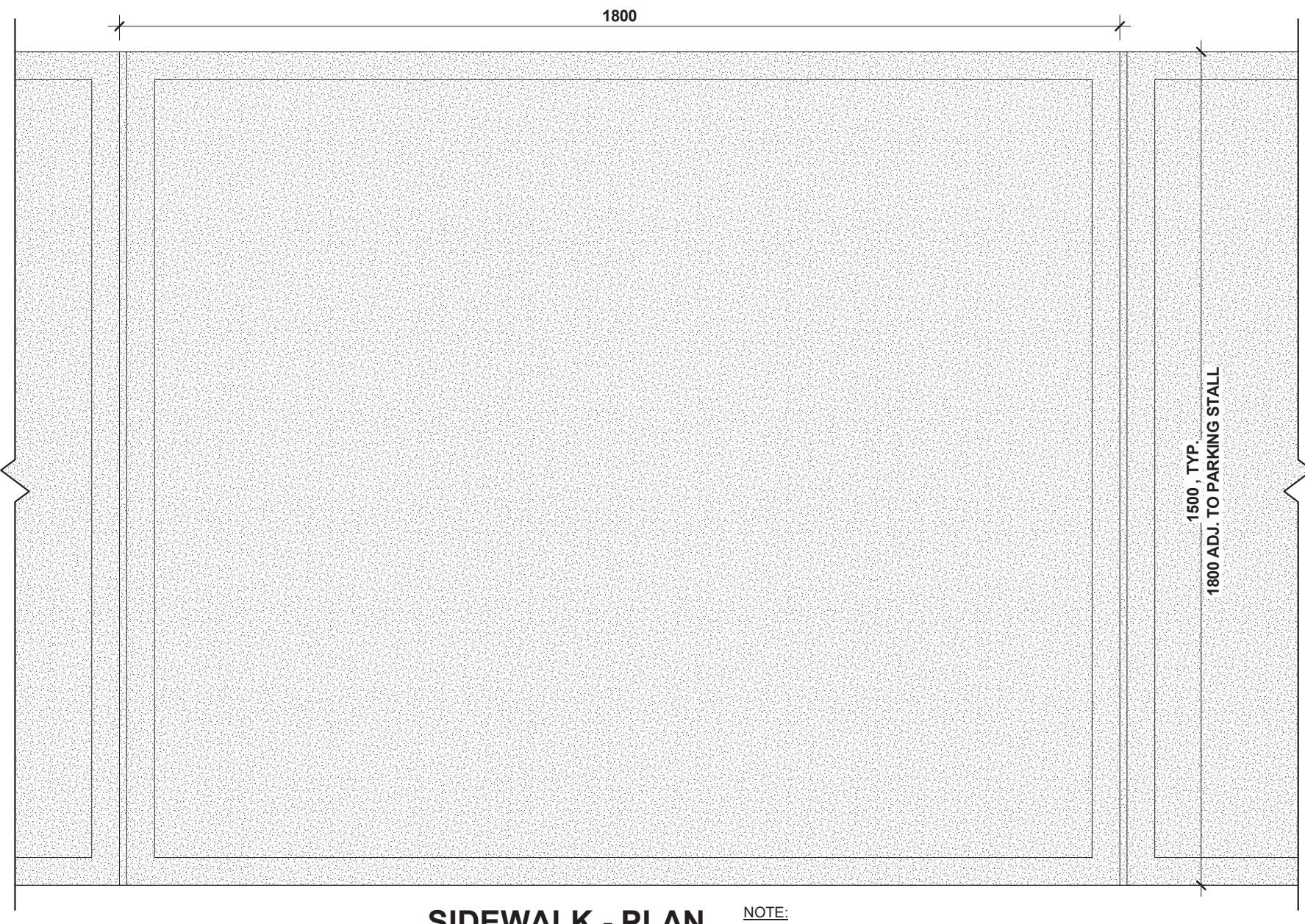


TYP. HANDICAPPED SIGNAGE (HS)

REQUIRED SIGNAGE

- SIGNAGE NOTES:
- ALL PARKING STALLS FOR PHYSICALLY CHALLENGED PERSONS SHALL BE INDICATED BY TYPICAL HANDICAPPED SIGNAGE (as shown on this drawing) CENTERED UPON STALL.
 - THE SIGN SHALL BE MOUNTED @ A HEIGHT OF 2-3 METRES FROM TOP OF CURB TO BOTTOM OF SIGN.
 - ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL & HIGHWAY TRAFFIC ACT.
 - ALL SITE SIGNS MUST MEET REQUIREMENTS OF THE CITY SIGN BY-LAW FOR THE MUNICIPALITY.

OWNERSHIP AND USE OF DRAWINGS	DATE
Drawings of professional services "as instruments of professional service" are not to be used in whole or in part for any other purpose, or for any other project, without the written consent of the architect. These documents are the property of the architect and shall be returned to the architect upon completion of the project.	20-06
MACDONALD & ZUBEREC	Scale: As indicated
ENSSLER Architects Inc.	Drawn By: MZE
STUDIO 403	Plot Date: 7/10/2019 4:45 AM
39 QUEEN STREET, ST. CATHARINES, ON L2R 5C6	Issue Date: Issue Date
WWW.MZEAARCHITECTS.COM	Revised:
P 905.485.8467 INFO@MZEAARCHITECTS.COM	By:



OAKDALE Suites Inc.	100 Oakdale Avenue, St. Catharines, Ontario
RESIDENTIAL DEVELOPMENT	SITE PLAN
SP1	



Corporate Report City Council

Report from: Office of the Chief Administrative Officer

Report Date: October 9, 2020 **Meeting Date:** October 19, 2020

Report Number: CAO-148-2020 **File:** 10.4.99

Subject: Waste Management Strategy

Strategic Pillar: 

Recommendation

That Council endorse the preliminary waste management strategy outlined within this report; and

That Council approve a preliminary waste diversion target of 65% to be reviewed after the conclusion of a waste management pilot project. FORTHWITH

Summary

The City is responsible for managing the operation of waste and recycling collection at its municipal properties and facilities. Over the past several years, efforts have been made to better understand how successful the City is with waste diversion through audits at individual facilities with mixed results.

Council has since requested that staff create a Waste Management Strategy for the City.

This report addresses the following:

1. The process behind the review of, and creation of, waste management practices;
2. The current state of the City's waste management practices; and
3. The preliminary strategy moving forward.

A report on this topic was initially included on the March 23, 2020 Council agenda. Due to COVID-19, the timelines to implement a number of deliverables were impacted, and staff were required to re-evaluate what aspects of the implementation strategy were feasible for 2020. The report has been revised and all adjustments for COVID-19 are detailed at the end of this report.

Relationship to Strategic Plan

The recommendation in this report supports the strategic plan in the following way:

One of the goals in the Environmental Stewardship pillar includes establishing corporate waste reduction targets and sustainable building guidelines (Goal 3.1)

Background

The City has never had a corporate waste management strategy, nor policy or guidelines with respect to waste and recycling at its facilities. While the City does offer both waste and recycling services, these services are not consistent across facilities and have rarely been measured to ensure ongoing effectiveness.

On April 29, 2019, City Council declared a climate emergency. In addition to the declaration of a climate emergency, Council's strategic plan includes the desire to establish corporate waste reduction targets.

On June 24, 2019, Council further approved the following motion:

WHEREAS Niagara has achieved a residential waste diversion rate of 57% and set a target of 65% of blue box recycling diversion by 2020, to increase the diversion of blue / grey box materials from the landfill; and

WHEREAS a 2017 waste audit at City Hall determined a waste diversion rate of 53% and that there is no organics recycling program at City Hall and an ad hoc approach to waste management across city facilities; and

WHEREAS Council has identified corporate waste reduction as a goal for environmental sustainability in the strategic plan;

THEREFORE BE IT RESOLVED that Council provides direction for staff to prepare a report and plan for a corporate waste reduction strategy including best practices for municipal waste diversion and organics at city facilities, parks, beaches, public spaces and events at city facilities, including an implementation strategy and budget for 2020.(Councilor Dodge)

Subsequently, a cross-functional team was formed in June 2019 to undertake the direction from Council. The goal of the team was to deliver a report outlining a proposed corporate waste strategy for future implementation.

It should be noted that the motion did not include direction to review the following which were considered to be outside the scope of this report:

- Hazardous waste
- Construction waste
- Service to private property (Provided by the Region of Niagara)

Subsequently, the City has been working towards the implementation of other initiatives related to waste management:

In December 2019, staff began executing a pilot project that focused on eliminating a number of excess outdoor waste receptacles throughout the City in response to the Region of Niagara changing pickup frequency. The pilot identified specific locations to remove excess receptacles with the intent of reducing the frequency of illegal dumping. To date, the pilot has yielded positive results.

Additionally, on March 9, 2020, Council directed staff to inform the Region of Niagara that the City would be opting into the Requested Enhanced Services being offered through the Region of Niagara Waste Collection Contract.

Report

The Process

In order to compile the required information for this report, the cross-functional team assigned to the Waste Management Strategy set out to complete the following tasks:

- Inventory of existing waste management services offered at municipal facilities and review past reports;
- Review of best practices at comparable municipalities;
- Review of available services from external vendors; and
- Survey of City staff regarding waste management.

The findings resulting from these tasks have been summarized under the Current State section of this report. A description of each task and the methodology behind them have been outlined below:

Inventory of Existing Waste Management Services

Early on in the review process it was determined that in order to effectively recommend a Waste Management Strategy, the City needed to better understand what waste management options were currently in place. A review was completed of all City operated facilities to understand what receptacles and what service levels were currently available at each facility. In all, over 50 facilities were reviewed, many of which were found to have individual solutions for waste management.

The largest takeaway from the inventory was that the majority of facilities do not have the same types of recycling available. While most facilities have both blue and grey bin service, the majority do not have an organics program (green bin). Additionally, a number of facilities, including several arenas, have no recycling service available at all.

Review of Best Practices

Staff reviewed waste management practices from other municipalities. In terms of best practices, some of the key findings were:

- Employee engagement is critical to a successful program. This required significant and repeated efforts to clearly get the key messages across;
- It is important to have consistent services across facilities. This reduces confusion and improves outcomes;

- Each site should have all waste options available (e.g. waste, blue bin, grey bin and organics etc.);
- Having similar messaging in corporate program to household programs also reduces confusion and improves waste diversion;
- Auditing waste can identify areas to improve;
- Taking action and focusing on continual improvement; and
- Having a clear waste diversion target.

Review of Available Services

In order to better understand what services were available for City facilities, staff obtained information from various vendors offering waste management services in the area.

The intent of this comparison was to understand:

1. If services differed between facilities, was there a “one size fits all” solution that existed?
2. The financial implication of increasing or changing the level of waste management service at City facilities.

Without moving forward with a formal Request for Proposal process, it was determined that multiple vendors could offer the improved waste management services at the majority of City facilities that were being considered.

Staff Survey

While the City can conceivably provide the required tools to improve waste management, it's just as imperative that staff and the public buy-in to any type of initiative or program that is implemented. In February 2020, the project team issued a survey to all staff soliciting feedback on waste and recycling practices that were available at each of their facilities, and their overall thoughts on waste and recycling efforts at the City.

The survey observed a response rate of 14.16% (85 of 600 eligible respondents), and the data obtained from the survey supported the opportunities and challenges identified throughout the review. Several key takeaways were identified from the survey: Almost 9 out of 10 respondents indicated they would use an organics (green) bin if it was available to them, and over 9 out of 10 respondents indicated the City could improve its recycling efforts.

Current State

Overview

The City currently has approximately 50 facilities as well as numerous parks, sports fields and trails that require some form of waste management services. The services available at any given facility can include:

- Garbage/Waste
- Paper
- Plastic/Cans
- Shredding

- Organics
- Cardboard
- Battery recycling

Very few facilities offer all of the above services. Most facilities also offer different waste management services based on a number of variables, including:

- Type of facility
- Size of facility
- Public Use of facility
- Indoor / Outdoor
- Location of facility

For some facilities, the need for these services is seasonal.

Given these factors, waste management services are often managed on a site-specific basis. Certain facilities may require on-site pickup more frequently, or a higher level of service, while other facilities have internal custodial staff who oversee the majority of services provided or required.

Additionally, the current practice for waste management does not typically include measuring of the amount of waste generated. Therefore, as part of this report, staff were unable to determine the total volume of waste generated at City facilities or the current diversion rate (the amount of waste that does not end up in a landfill).

This inconsistency in service delivery has allowed for the review team to identify opportunities for improvement and challenges that should be considered when considering a corporate waste management strategy.

Opportunities

Throughout the review process, staff have identified a number of opportunities with respect to waste management at the City:

- Consistency in Service Level – Having consistent options available will reduce confusion and lead to high rates of waste diversion.
- Improvement of Education and Educational Resources – A well-designed employee engagement program will allow all staff to know what options are available and encourage proper waste diversion.
- Lead by Example: Model Service for the Public – The public expects options for recycling at public facilities such as pools, arena and community centres. Lack of options can negatively impact the City's image to staff, residents and visitors.
- Reduce Operational Environmental Impact – Well designed waste management programs can divert significant amounts of waste from landfills.

Challenges

Staff also identified a number of challenges related to waste management at the City that would need to be considered and mitigated before the implementation of a corporate waste strategy:

- **Space Limitations** – As the City operates a wide variety of facilities, of varying ages there are significant constraints to the physical space available. These limitations are impacted by the number of services offered. For example, it may be challenging for some locations to find enough space for separate containers for garbage, blue bins, grey bins, shredded paper, and organics, without significant capital expenditures.
- **Measurement** – Since currently the amount of waste generated and the percentage of waste diverted from landfills is not measured, it is not possible to quantify the benefits. To do this properly would require significant efforts at all facilities for an extended period of time. The additional work and amount of resources required to undertake this type of measurement, and the delay in preparing the preliminary strategy (> 1 year) are not worth the benefits that would be realised.
- **Operational Impact** – Changes to waste management practices can have various, typically increased, demands on staff. For example, for any type of curbside collection, containers must be placed at the curb by 7:00 am and removed by 5:00 pm. Depending on the nature of the facility, this may involve staff having to travel from another site for that one task. Other examples would be ensuring that bins are unlocked on the scheduled pick up day / time. This can be especially a challenge at facilities without full time staff.
- **Cost** - There can be significant costs for containers, enhanced service levels, staff training and education campaigns etc.
- **Effectiveness** – It is important that the proper materials are sorted and go into the proper containers. When too much contamination is present in recycling containers the entire container is sent to landfill. This is a common challenge to all waste management programs, but if unaddressed results in very ineffective recycling rates. The City does not have the staff resources or facilities to sort through garbage and recycling containers to address this.

Preliminary Strategy

Given the research completed by staff, and the opportunities and challenges identified throughout the review process, a preliminary waste management strategy has been developed. This preliminary strategy has the following major steps associated with it:

1. Setting a Waste Diversion Target at municipal facilities;
2. Developing a Corporate Waste Management Policy;
3. Developing a waste management guide for both internal staff use and for use at public events;

4. Pilot Project at Specified Locations; and
5. Future Implementations and Staggered Role Out.

Waste Diversion Target

The City does not currently have any target related to waste management for its municipal operations. Staff believe the most logical target is to match Niagara Region's target of a 65% diversion rate. Given that the current diversion rate is unknown, this would have to be a long-term target. Moving forward, staff recommend setting a preliminary target of 65% until an audit and analysis of the pilot project are completed, at which time a more permanent target can be established.

Corporate Waste Management Policy

The City does not currently have any clear policies regarding waste management. This has lead to inconsistent approaches across City facilities and departments. Having a corporate waste management policy would clarify expectations, develop consistency and ultimately improve waste management outcomes. The policy would be expected to include items such as:

- standardized containers, messaging and service options;
- health and safety considerations for staff;
- internal staff education; and
- public outreach.

A complete corporate waste management policy will be drafted once the pilot project has completed.

Waste Management Guide

As the team was working on this initiative, it became clear that there is lots of confusion about waste management. If the City moves forward with enhanced waste management it is likely that confusion and misinformation will increase. For example, not all plastics are recyclable, and not all products marked as "compostable" are suitable for the Region's organics program. Providing clear information will help reduce the confusion and improve outcomes.

A complete waste management guide will be drafted once the pilot project has completed.

Pilot Project

Given the challenges associated with implementing a corporate wide waste management strategy, staff recommends a phased approach. The first phase would involve piloting several recommended changes at specified City facilities.

The pilot project would be undertaken in 2020, with results available by the end of the year. It would implement a number of changes to the existing waste management process:

- Recycling and organics services: Each of the identified facilities would incorporate recycling and organics pick-up services as suited for that facility.

- Reduced number of receptacles: Each facility will be reviewed and have a significant number of personal garbage cans and recycling bins moved to a centralized location. The intent is to create a communal space for recycling and organics, and to reduce the number of bins staff need to check on a daily basis for materials.
- Measurement: Each facility will be audited prior to the implementation of the above changes to establish a baseline measurement for waste diversion. Once the changes are in place, facilities will have a second audit during the pilot to measure the effectiveness of the changes and the amount of waste diversion.
- Communications Plan: Facilities will be signed, directing people to recycling, organics, and waste containers. High-level education materials may also be provided to help people distinguish between what is recyclable and what is compostable, over what is simply waste. For the public, the communications pieces could be as simple as over-bin signage. For staff, the opportunity for more specific instructions on reducing waste would be provided.

The success of the pilot would ultimately be dependant on an increase in the rate at which the selected facilities divert waste.

In addition, the pilot program will identify challenges and barriers which need to be overcome as well as corresponding solutions. It will also provide actual cost breakdowns which can be used for budgeting purposes at other facilities in future years.

Several facilities have been chosen for this pilot. The reasons these facilities were selected are varied, but in general these facilities are higher usage, house both City staff and serve the public, and have fewer physical limitations (space, location) to contend with.

The facilities that will be hosting the pilot project are:

- City Hall
- St. Catharines Kiwanis Aquatics Centre
- Lester B. Pearson Park
- Dunlop Drive Older Adult Centre
- Fire Hall #3
- Seymour-Hannah Sports & Entertainment Centre

Future Implementations

Given the scope of a corporate wide rollout, and the challenges associated with doing so, staff recommends a staggered roll out that would see similar facilities implemented at the same time. Staff have grouped facilities into five categories, although that could change pending the results of the pilot:

1. City Buildings
2. Arenas
3. Fire Halls
4. Parks
5. Other

The intent is to integrate a solution similar to what has been outlined for the pilot project for each group of facilities, knowing that within each group there will be unique challenges and solutions required. For instance, parks are not used or staffed year round, and therefore require different procedures for waste collection.

By taking a staggered approach, staff will be better able to control when and how facilities implement the changes identified by the pilot and will be better able to track the effectiveness of those changes.

While there is no specific time frame established for rollout for each of the groups of facilities, staff is prepared to begin as soon as the results of the pilot are finalized.

COVID-19 Adjustments

The COVID-19 pandemic has forced staff to make adjust the preliminary strategy due to the restrictions and facility closures still in place. Staff is still planning on implementing the full preliminary strategy when possible and have adjusted several elements of the strategy to be implemented during the COVID-19 pandemic. All adjustments have been outlined below.

Pilot Project

Due to facility restrictions and closures, staff have elected to limit new installations to three facilities: City Hall, the St. Catharines Kiwanis Aquatics Centre and Seymour Hannah Sports & Entertainment Centre.

At this time, the Pilot Project will not include measurement, as the resources used to carry out regular measurement will not be available due to COVID-19. Any waste audits done at the present time would not reflect the typical amounts and types of waste being generated in a non-COVID-19 time period.

Results for the pilot project will also be delayed and are not expected until sometime in Q4 2021 at the earliest. This delay will allow staff to install and monitor bin usage and carry out some form of measurement, if possible. This delay will also impact other deliverables, including a finalized Waste Diversion Target, Corporate Waste Management Policy and Waste Management Guide.

Financial Implications

The 2020 Operating budget included \$25,000 for actions relating to the proposed Waste Management Strategy. None of the recommendations in this report require additional funding beyond those funds already approved.

Conclusion

Staff have prepared a preliminary Waste Management Strategy. The strategy is intended to improve the way waste is managed at City owned facilities and increase the amount of waste recycled or otherwise diverted from landfills.

Staff recommends Council endorses a preliminary target of 65% waste diversion, which aligns with the target previously set by the Region of Niagara.

Prepared & Submitted by

Jacob Ledda

Approved by

Anthony Martuccio

Darrell Smith



Corporate Report City Council

Report from: Municipal Works, Operations

Report Date: September 21, 2020 **Meeting Date:** October 19, 2020

Report Number: MW-142-2020 **File:** 77.34.1

Subject: Winter Storm Event Temporary On-Street Parking Prohibition

Strategic Pillar:



Recommendation

That the Staff Recommendation in Report MW-142-2020, regarding Winter Storm Event Temporary On-Street Parking Prohibition, be referred to City Council for consideration after a public meeting to be scheduled as part of the next Regular meeting of City Council for which notice will be duly given. FORTHWITH

Staff Recommendation

That Council proceed with on-street temporary event-based winter parking restrictions (S'no Parking), as outlined in Report MW-142-2020; and

That the on-street temporary event-based winter parking prohibitions be applied across the city, save and except the exemption areas noted in Appendix 1; and

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

Summary

Unrestricted street parking during winter events hampers the ability of the City to deliver effectual ice mitigation and / or snow removal. Furthermore, the impact of climate change on the characteristics and variability of winter storms as described later in this report, make it all the more pressing for the City to the utilize mechanisms it does have to improve its ability to mitigate winter related road hazards.

When vehicles remain parked during flurries, the impact on snow removal operations is particularly acute. First, the time required for initial lane clearing is greatly protracted, as the plow operators must carefully navigate around parked vehicles. Subsequent to the initial clearing, plows must again be dispatched, often numerous times, as parked vehicles gradually leave a street, to remove ridges and piles left remaining on the road.

In addition to the significant costs associated with reattendance efforts, response thresholds for compliance with service level standards are frequently compromised. This represents a heightened risk to the driving public, and in some instances may also impact response of emergency vehicles. The result is increased liability both financially and to the City's credibility.

To mitigate the situation, staff is proposing that Council move forward to adopt a city-wide winter event-based temporary parking prohibition.

Relationship to Strategic Plan

This report aligns with Strategic Goal 2.2 - "Improve transportation and overall connectedness (all modes, including GO Rail, VIA Rail, and inter-municipal transit and active transportation), incorporate urban design guidelines and provide complete streets in City neighborhoods."

Background

The topic of event-based winter parking prohibitions was last brought forward in 2016, as detailed in two companion reports: [TES-262-2015](#) and [TES-297-2016](#). In these reports, staff advised that significant improvement in efficiency of snow removal operations could be realized by implementing city wide temporary on-street parking prohibitions in advance of anticipated flurries. At that time, in lieu of moving to full implementation, Council approved a phased approach, the initial action being a scoped pilot program to gauge the level of voluntary compliance and public support for temporary event-based winter parking restrictions. Briefly put, the results of the pilot were of limited value due to several factors, as detailed in Report TES-297-2016.

Nonetheless, while the pilot could not predict the timeframe for the community to acclimate to the proposed seasonal parking restrictions, the improvements to efficiency of winter operations associated with preventing vehicles from parking on roads during a significant winter weather are evident. Therefore, Report TES-297-2016 recommended moving forward with seasonal event-based parking prohibitions. That recommendation was not endorsed by Council.

Report

In the last decade, significant changes have occurred that hinder the City's ability to deliver effectual winter operations. These include direct factors such as: population growth and related expansion of both the road network and types of users on the roads; budget constraints / reduction in use of supplemental contracted equipment; provisions in collective agreements; and stricter Provincial regulatory limits on staff driving hours with, increased expectations in Provincial Minimum Maintenance Standards.

In addition, climate change has also had a profound impact on the types of winter storms the city experiences and is a recognized challenge across the municipal sector in Canada. In the Niagara Region, mid-winter rapid thaw-freeze cycles followed by snow

flurries were once rare. This however is no longer the case and these types of winter events are particularly resource intensive.

Another effect of climate change is that there is often a significant variability in the ground effects of a winter front, even within a relatively small geographic area. For example, the same storm front may initially produce snowfall at the Lake Street Service Centre and concurrently, produce freezing rain at Burleigh Hill. Only to then (within a short time frame) deposit snow on Burleigh Hill. In an example like this, the City has little control (and in some cases no control) over a factor that hinders delivery of effectual winter ice mitigation and snow removal. Therefore, it is even more important for the City to take advantage of any mechanism it can to better utilize our limited financial, personnel and equipment resources. One of the ways we can improve the efficiency of winter operations is by moving forward with winter event based temporary on-street parking prohibitions.

As detailed in Report TES-262-2015, staff previously undertook a comprehensive review of the various parking restriction programs other municipalities utilize, including the pros and cons of each. During this review staff confirmed that St. Catharines was one of a very few municipalities with no system at all.

In an effort to strike a balance between the desire for residents to utilize on-street parking and the necessity for parking prohibitions during winter events, in 2015 / 2016 staff recommended that Council adopt a bylaw to enact city wide "Winter Storm Event Temporary on-street Parking Prohibition." With this system, residents would be notified at the onset of a significant event that they must remove their parked vehicles from the road until the end of the event is announced.

In 2020, staff is still advising that this is the best option for the city.

Based on a review of historical snow information, it is anticipated that for a large snowfall event, a typical ban would be in effect for 72 hours from the on-set of a snow fall. This timeframe would be considerably shorter for small events.

Finally, as detailed in Report TES-262-2015, staff is aware that there are certain older neighborhoods where parking is already very limited and arguably insufficient. As such, exemption zones are proposed, as shown on the maps found in Appendix 1. The extent and sufficiency of these would be refined after public input is received.

Financial Implications

Staff advise that costs associated with preparing enhance education and notification material, including web-based information for the public, will be offset by savings in winter operating costs and as such, can be accommodated in the existing budget.

Environmental Sustainability Implications

Environmental sustainability implications with winter control were discussed in a previous report to the Budget Standing Committee in Report [MW-B007-2020](#).

Conclusion

There are many factors that affect winter events and associated responses that are beyond the City's control. Therefore, it is crucial for the City to take advantage of any mechanism we can to better utilize our limited financial, personnel and equipment resources. One of the most obvious means to improve the efficiency of winter operations is by implementing winter event based temporary on-street parking prohibitions.

Prepared and Submitted by

John Kukalis, C.E.T.
Manager of Operations

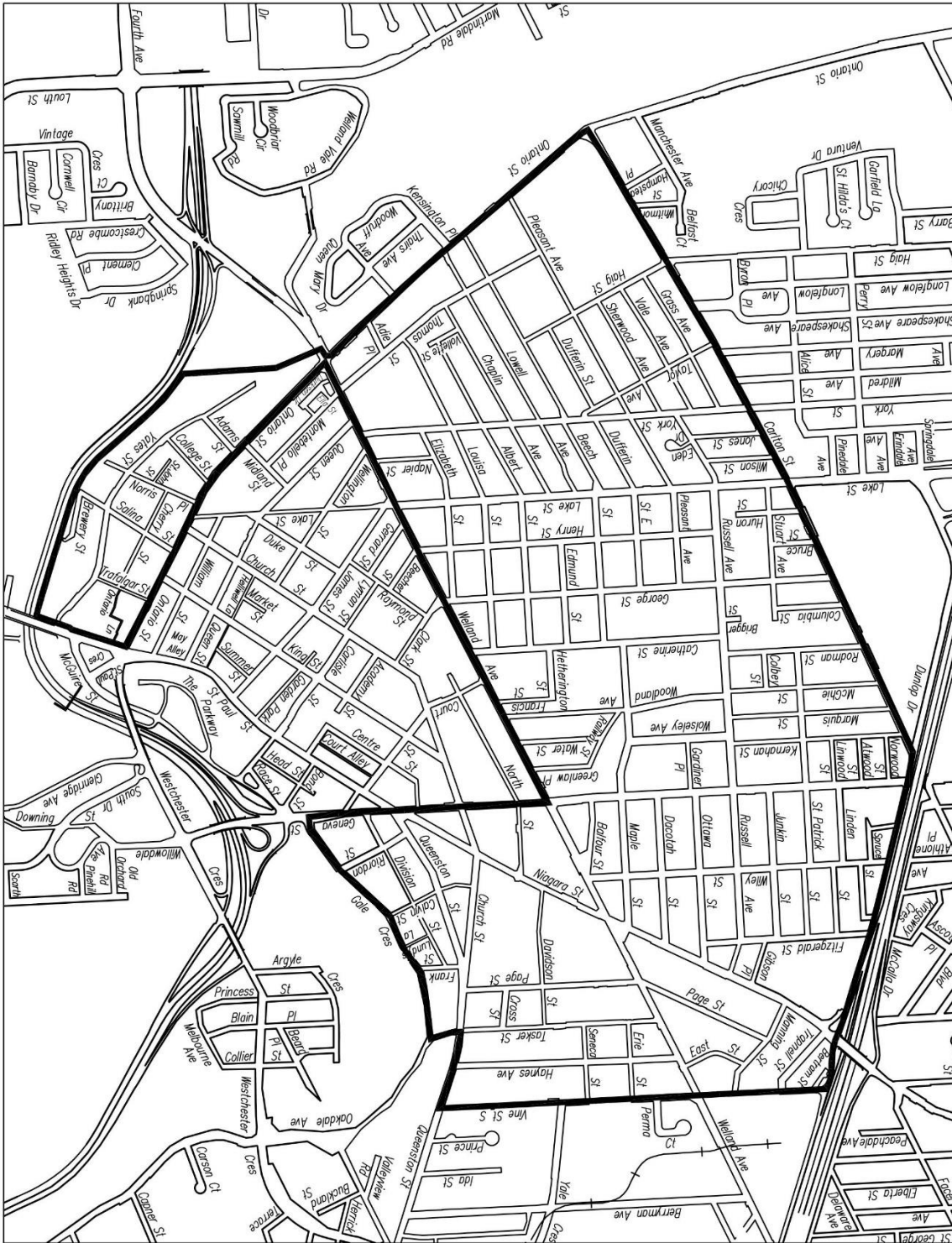
Approved by

Darrell Smith, P.Eng.
Director of Municipal Works

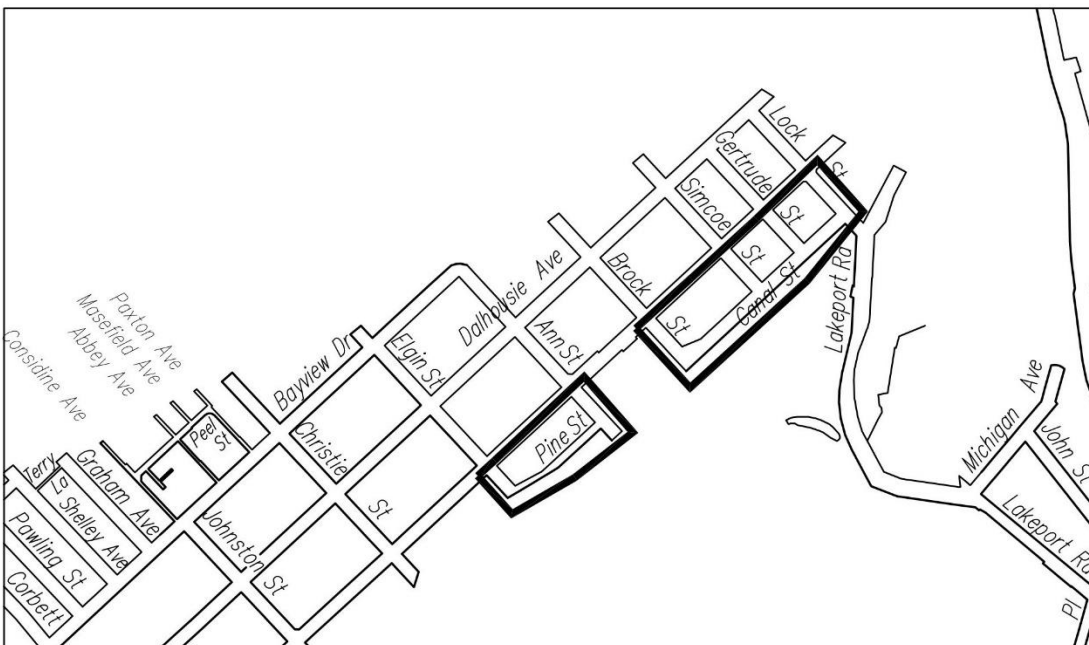
Appendices

- Appendix 1 - Exemption zones from winter event based temporary on-street parking prohibitions

S'No Parking Proposed Exemption Areas



S'No Parking Proposed Exemption Areas





Corporate Report City Council

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

Report Date: October 9, 2020 **Meeting Date:** October 19, 2020

Report Number: LCS-144-2020 **File:** 10.12.1

Subject: Council Correspondence

Strategic Pillar:

Recommendation

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

That Council receive and file additional correspondence distributed for the meeting held October 19, 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 September 25, 2020 to October 8, 2020.

Resolutions

1. Town of Fort Erie – re. Request Province of Ontario to investigate the Level of On-Site Licensed Nursing Care - Private Sector Retirement Homes
2. Township of Asphodel-Norwood – re. Cannabis Production

Correspondence

3. Email from Health Canada – Response to August 10, 2020 City Council Resolution regarding Long-Term Care Homes
4. AMO Watchfile – October 8, 2020

Reports Requested by Council

5. Outstanding Reports List – updated October 9, 2020

Prepared by

Evan McGinty, Council and Committee Coordinator

Submitted and Approved by

Bonnie Nistico-Dunk, City Clerk



Community Services

Legislative Services

October 6, 2020

File #120203

Sent via email: premier@ontario.ca

The Honourable Doug Ford, Premier of Ontario
Room 281, Legislative Building, Queen's Park
Toronto, ON M7A 1A1

Honourable and Dear Sir:

Re: Request Province of Ontario to Investigate the Level of On-Site Licensed Nursing Care - Private Sector Retirement Homes

Please be advised the Municipal Council of the Town of Fort Erie at its meeting of October 5, 2020 passed the following resolution:

Whereas the Town of Fort Erie has received multiple concerns from families that their loved ones are being discharged from hospital to Retirement Homes and not to Long-Term Care Homes, and

Whereas the Town of Fort Erie recognizes Long-Term Care Homes, considered part of the health care system, are funded by the Province (along with resident co-pay requirements) and have very specific legislation under the *Long-Term Care Homes Act, 2007*; to ensure the care needs of residents are met, and

Whereas the Town of Fort Erie recognizes that Retirement Homes are entirely funded through the payments of residents and can vary quite widely in cost, care and housing offerings and quality, and that while they do have some oversight through the Retirement Homes Regulatory Authority, that is not part of the legislation under the *Long-Term Care Homes Act, 2007*, and

Whereas the Long-Term Care Homes have a formal complaint process with the Ministry of Long-Term Care to deal with complainants not satisfied, by an internal complaint process, and

Whereas the private sector Retirement Homes do not have the same level of consistent family and patient satisfaction processes, complaint mechanism, clear health and safety protocols or adequate methods for communicating with residents and families, and

Whereas the Town of Fort Erie has concerns that the COVID-19 pandemic has revealed the inability of the Long-Term Care Homes to accept the high numbers of patients waiting for placement from Complex and Continuing Care at hospitals, and

.../2

Mailing Address:

The Corporation of the Town of Fort Erie
1 Municipal Centre Drive, Fort Erie ON L2A 2S6

Office Hours 8:30 a.m. to 5:00 p.m. Phone: (905) 871-1600 FAX: (905) 871-4022

Web-site: www.forterie.ca

Whereas many of these patients are being discharged to the Independent Living Retirement Homes where the level of on-site Licensed Registered Nursing care is not adequate to meet the needs of these individuals, and

Whereas the Town of Fort Erie feels that there is an opportunity and a need for Ontario Health to address this gap in care with provincially funded health care professionals on-site in the Retirement Homes to ensure that residents receive the care that they require and deserve;

Now therefore be it resolved,

That: The Council of the Town of Fort Erie hereby requests that the Province of Ontario investigate the level of on-site licensed Nursing care being provided at the private sector Retirement Homes, and further

That: The Province of Ontario ensure patients are being discharged from hospitals to facilities that provide the level of care they require and deserve, and further

That: The Province of Ontario direct Ontario Health to ensure the appropriate level of care required by patients discharged from hospitals to Retirement Homes when Long-Term Care accommodations are not available and provide the necessary level of funding for Ontario Health to do so, and that the Province of Ontario establish clear, consistent and effective rules to regulate Retirement Homes as a vital component of the continuum of care as our residents age and require various care needs, and further

That: A copy of this resolution be circulated to The Honourable Doug Ford, Premier of Ontario, The Honourable Merrilee Fullerton, Minister of Long-Term Care, The Honourable Christine Elliott, Minister of Health, and Niagara MPP's, The Regional Municipality of Niagara, and all Niagara Area Local Municipalities, for their support.

Thank you for your attention to this very important and compassionate matter.

Yours very truly,



Carol Schofield, Dipl.M.A.

Manager, Legislative Services/Clerk

cschofield@forterie.ca

CS:dlk

Sent via email

The Honourable Merrilee Fullerton, Minister of Long-Term Care merrilee.fullerton@pc.ola.org

The Honourable Christine Elliott, Minister of Health Christine.elliott@pc.ola.org

Wayne Gates, MPP-Niagara Falls, Legislative Assembly of Ontario wgates-co@ndp.on.ca

Sam Oosterhoff, MPP-Niagara West-Glanbrook, Legislative Assembly of Ontario sam.oosterhoff@pc.ola.org

Jennifer Stevens, MPP-St. Catharines JStevens-CO@ndp.on.ca

Jeff Burch, MPP-Niagara Centre JBurch-QP@ndp.on.ca

The Regional Municipality of Niagara

Niagara Area Local Municipalities



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f. 705-639-1880
info@antownship.ca
www.antownship.ca

2357 County Road 45
P.O. Box 29
Norwood, ON
K0L 2V0

Office of the Mayor Rodger Bonneau

October 7, 2020

Sent via E-mail

Re: Cannabis Production

Dear Ministers, Members of Parliament, and Members of Provincial Parliament,

Please be advised that the Council for the Corporation of the Township of Asphodel-Norwood passed the following resolution at its regular meeting of September 22, 2020:

Motion No. 239/20 | Moved by: Councillor Walsh | Seconded by: Deputy Mayor Burt

WHEREAS the Ontario Federation of Agriculture has adopted the position that licenced cannabis production for medical and/or recreational-use purposes should be considered a farming activity;

AND WHEREAS the Government of Canada introduced Bill C-45 (the Cannabis Act) to create the foundation for a comprehensive national framework to provide restricted access to regulated cannabis, and to control its production, distribution, sale, importation, exportation, and possession;

AND WHEREAS Section 7 of the Cannabis Act requires that any person who intends to submit an application for a licence for cultivation, a licence for processing, or a licence for sale that authorizes the possession of cannabis must provide written notice to: a) The local government, b) The local fire authority, and c) The local police force or the Royal Canadian Mounted Police detachment responsible for providing policing services to the area in which the site is referred to in the application;

AND WHEREAS Section 35(1) of the Act requires a holder of a licence for cultivation, a licence for processing, or a licence for sale that authorizes the possession of cannabis to provide a written notice to the local authorities within 30 days of issuance, amendment, suspension, reinstatement or revocation of a licence and provide a copy of said notice to the Minister; and



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Norwood, ON
K0L 2V0

FURTHER BE IT RESOLVED THAT the Township of Asphodel-Norwood requests a governing body in cannabis production that:

1. Takes a unified approach to land use planning restrictions;
2. Enforces the regulations under the Cannabis Act on behalf of the licencing agency and ensures local authorities are in fact provided with notification of any licence issuance, amendment, suspension, reinstatement, or revocation within their region;
3. Communicates more readily with local governments; and
4. Provides local governments with more support.

AND FURTHER BE IT RESOLVED THAT the Township of Asphodel-Norwood will forward this motion to the following partners: All municipalities in Ontario, the MP and MPP of Northumberland-Peterborough South, the MP and MPP of Peterborough-Kawartha, the Minister of Agriculture, Food and Rural Affairs, and the Minister of Agriculture and Agri-Food with the request that they enact legislation to support local governments with land use management and enforcement issues.

Thank you for your time and consideration.

Sincerely,

Rodger Bonneau, Mayor
Township of Asphodel-Norwood

- c. E. Hardeman, Minister of Agriculture, Food and Rural Affairs
M. Bibeau, Minister of Agriculture and Agri-Food
D. Piccini, MPP Northumberland-Petrborough South
P. Lawrence, MP Northumberland-Petrborough South
D. Smith, MPP Peterborough –Kawartha
M. Monsef, MP Peterborough-Kawartha
All municipalities in Ontario

Dear Mr. McGinty

Thank you for your correspondence of August 17, 2020, on behalf of the St. Catharines City Council to the Honourable Patty Hadju, Minister of Health, on whose behalf we are responding. We appreciate you taking the time to share the City Council's motion regarding long-term care in light of COVID-19.

COVID-19 has resulted in heart-breaking tragedies in long-term care facilities and nursing homes right across the country – over-worked staff, under-staffed residences, and grieving families. While long-term care is primarily a provincial and territorial responsibility, in light of COVID-19, all governments are working collaboratively to address the significant challenges that have arisen in long-term care. In particular, the federal government has responded in a number of ways:

- . Up to \$3 billion in federal funding is being provided to provinces and territories to support increased wages of low-income essential workers, which can include front-line workers in hospitals and long-term care facilities.
- . The Government of Canada is also adapting the Investing in Canada Infrastructure program to respond to the impacts of COVID-19. A new temporary COVID-19 Resilience stream has been created to provide provinces and territories with added flexibility to use existing resources to fund quick-start, short-term projects, including health infrastructure, such as long-term care homes.
- . The Public Health Agency of Canada released evidence-informed guidelines to help residents, seniors and health care workers in long-term care homes remain safe and healthy. *Infection Prevention and Control for COVID-19: Interim Guidance for Long-Term Care Homes* provides recommendations that complement provincial and territorial public health efforts to prevent and control health care-associated infections and can be accessed here: <https://www.canada.ca/en/public-health/services/diseases/2019-novel-coronavirus-infection/prevent-control-covid-19-long-term-care-homes.html>.
- . Complementing this, the Public Health Agency of Canada released new guidance on the care of residents in long-term care homes during the COVID-19 pandemic. This guidance provides health care providers working in long-term care homes with interim advice on important aspects of care for all long-term care residents during the COVID-19 pandemic, and on the timely and safe supportive management of residents with suspected or confirmed COVID-19. It can be accessed here: <https://www.canada.ca/en/public-health/services/diseases/2019-novel-coronavirus-infection/guidance-documents/residents-long-term-care-homes-covid-19.html>.
- . Health Canada continues to work with the Canadian Red Cross to support provinces and territories facing outbreaks in long-term care. Specifically, the Canadian Red Cross is recruiting and training paid volunteers in order to support epidemic prevention and control, basic care for long-term care residents and long-term care site administration.

- . In collaboration with partners, the Health Canada-funded Canadian Foundation for Healthcare Improvement and Canadian Patient Safety Institute have launched an initiative to spread promising practices in preventing and mitigating the impact of COVID-19 on long-term care and retirement homes. The goal of the initiative is to better position participating facilities to prevent and manage any future outbreaks.

COVID-19 has exposed a number of issues and challenges in the way we care for seniors in Canada. With an aging population, increasing rates of chronic disease and cost pressures tied to new drugs and technologies, our health system must adapt if it is to deliver better care and better outcomes at a cost that is affordable.

That is why the Government of Canada is providing \$6 billion over ten years for provinces and territories to improve access home and community care services, including palliative care. Although funding is not specifically targeted to facility-based long-term care, this investment is expected to help more Canadians receive the care and services they need so that they may remain at home longer, and also allow the provinces and territories to optimize the long-term care resources at their disposal. Details of the bilateral agreements, including how federal funding will be spent, can be found on Health Canada's website at: <https://www.canada.ca/en/health-canada/corporate/transparency/health-agreements/shared-health-priorities.html>.

You may also be interested to know that the Government of Canada and provincial/territorial governments have finalized a Safe Restart Agreement. The Agreement involves investment of over \$19 billion in federal funding that will help provinces and territories restart the economy over the next six to eight months, while making Canada more resilient to possible future waves of the virus. This includes funding to support our most vulnerable populations, including infection prevention and control measures to protect those in long-term care, and those receiving home care and palliative care. Additional information can be found here: <https://www.canada.ca/en/intergovernmental-affairs/services/safe-restart-agreement.html>.

The federal government continues to work in collaboration with provinces and territories to address pressing needs in long-term care facilities, and to explore measures that could increase the resilience of long-term care facilities and prevent such significant challenges from reoccurring.

Thank you again for writing. We hope this information has been helpful.

Yours sincerely,

Strategic Policy Branch

Health Canada



October 8, 2020

In This Issue

- Seeking expressions of interest for 2 municipal staff vacancies on AMO Board.
- Save the date! ROMA Annual Conference January 25-26, 2021.
- Space still available for AMO's Land Use Planning training.
- LAS Blog: Cyber Security.
- Vendor Spotlight: Municipal Group Buying Program.
- Investments 101 Training now available.
- Ontario Trillium Foundation: Resilient Communities Fund.
- Infographic on reserves and reserve funds.
- IPAC's Virtual Conference-AC2020: Building the New Normal.
- Careers with Bruce County, Northumberland, Casselman, Halton and Windsor.

AMO Matters

There are 2 vacancies on the AMO Board: staff positions on Rural and Large Urban Caucuses. Details about qualifications & appointment process are [here](#). Deadline, including Council resolution, is November 30.

Eye on Events

ROMA is pleased to announce the launch of ROMA: Connecting Rural Ontario. ROMA's 2021 Conference will be a virtual event. Registration, exciting program news and more will be available soon. Contact events@roma.on.ca with questions.

AMO's Land Use Planning workshop offers municipal decision makers deep understanding of the principles and key elements of land use planning that inform implementing and managing the land use policy framework in Ontario. [Register now!](#)

LAS

Cyber security is a key priority for Ontario's municipalities. With more services delivered online and reliance on internet connected technologies for day-to-day work, municipalities are exposed to potential cyber threats. [Learn more](#) about what AMO and LAS are doing to help members with cyber security.

The [Municipal Group Buying Program](#) just added an Automotive Aftermarket Accessories category. Buy discounted items from ladder racks and lights to towing parts from [Action Car & Truck Accessories](#) through the LAS program. To learn more or to get a list of all Program suppliers, [contact Tanner](#) today.

ONE Investment

Online Investments 101 Training is available now. To register [click here](#). Learn about

fundamentals of investing under the Legal List and Prudent Investor Standard.

Municipal Wire*

The Ontario Trillium Foundation is offering one time funding for eligible municipalities that can assist with managing the re-opening or expansion of cultural and recreation services impacted by COVID-19. [Join the webinar](#) on Thursday, October 15 at 1:30pm (EDT) and learn more.

The Municipal Finance Officers' Association (MFOA) has recently released [an infographic](#) on the basics of reserves and reserve funds, why they are a strategic management tool, and the drawbacks to improper use of the funds.

Join the Institute of Public Administration of Canada's [virtual annual conference](#) from November 16-18, 2020 and gain the insight and practical knowledge needed to succeed in a post-pandemic public service.

Careers

Business & Human Services Integration Manager - County of Bruce. Reports to: Director of Human Services. Position status: Full Time. Interested applicants should review the entire job posting, and then apply online at [County of Bruce](#), following the outlined process. Deadline for applications is 12:00 midnight on Tuesday October 20, 2020.

Chief, Paramedics - Northumberland County. Position Status: Permanent, full-time. We invite you to submit your application by 4:30pm on Tuesday, October 20th, 2020 to: Human Resources, County of Northumberland, 555 Courthouse Road, Cobourg, ON K9A 5J6. Email: hr@northumberlandcounty.ca; Fax: 905.372.3046.

Urbaniste / Planner - Municipalité de Casselman / Municipality of Casselman. Position status: Full-Time. Reports to: Chief Administrative Officer. The complete job description is available on demand. Please submit your application in writing to the attention of the human resources at: Municipality of Casselman, P.O. Box 710, 751 St-Jean Street, Casselman, ON K0A 1M0. Fax: 613.764.5709; EMAIL: RH-HR@casselman.ca

Manager, Project Portfolio Services - Region of Halton. Department: Strategic Transformation Group. Reports to: Director of Business Planning & Corporate Initiatives. Position Status: Full Time, Permanent. Posting Number: STG-360-20. Apply online at [Halton Job Postings](#).

Chief Administrative Officer - City of Windsor. Due to the retirement of the incumbent, the City of Windsor is seeking a new Chief Administrative Officer (CAO) to provide strategic and inclusive leadership during a period of change and growth. To apply for this position, please submit your application and related materials to cmorrison@boyden.com and state the title of the position in the subject line of your e-mail.

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](#)

*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.



City Council Outstanding Reports List

Sub-Item 5

Reports by Strategic Pillar

Cultural	1	Economic	5
Environmental	3	Social	12

Reports Related to Strategic Plan 21

Reports Unrelated to Strategic Plan 2

Updated: October 9, 2020

Relation to Strategic Plan	ORL #	Requested	Requested by	Request	Lead Dept.	Expected Return Date	Comments
Cultural	2019-44	2-Dec-19	Porter	That staff be directed to gather the appeal processes for all grant programs and report back to Council	CRCS	Q4 2020	From BSC minutes of October 28, 2019
Economic	2019-22	15-Jul-19	Townsend	Amend sign by-law to permit digital signage on City-owned properties and buildings, including the appropriateness and ability to include third-party advertising as part of digital signage on City-owned properties.	PBS / COMMS	November-2020	Appeal Information Report - Application for Sign By-law Variance; 142 St. Paul Street; Owner: 2400795 Ontario Inc. was deferred 8-12-19 until ORL #2019-22 is presented to Council. Requested return Q4 2019
Economic	2020-11	10-Aug-20	Porter	Support programs for musicians and live music venues, including but not limited to property tax relief or rebate programs for live performance venues	CRCS / FMS	Q4 2020	Scheduled for BSC meeting of September 21. Report will go to Council following BSC
Economic	2020-12	14-Sep-20	Siscoe	Lessons learned from this year's food and hospitality industry support programs. Include consultation with residents and businesses and recommendations for modifications to this programs for 2021	EDTS	Q1 2021	Requested return date of January 2021
Environmental	2019-20	24-Jun-19	Mayor Sendzik	Corporate waste reduction strategy including best practices for municipal waste diversion and organics at city facilities, parks, beaches, public spaces and events at City facilities, including an implementation strategy and budget for	EFES / MW	Fall 2020	Report going to Environmental Sustainability Committee prior to going to Council
Environmental	2019-39	4-Nov-19	Townsend	Single-use plastic bag ban	EFES / LCS / EDTS	Q4 2020	
Social	2019-03	11-Feb-19	Porter	Policy and funding methods for how the City could support requests for assistance for affordable housing endeavors in the future	PBS	Q4 2020	To be incorporated in CIP Review Process. Should be considered with 2021 Budget
Social	2019-41	2-Dec-19	Littleton	That staff report back regarding the Conversion of Grantham South to a one-way street heading north from Queenston Street to Eastchester Avenue	EFES	Q3 2020	
Social	2020-05	24-Feb-20	Littleton	Family Care and Accommodation Policy	LCS	Q4 2020	Develop family care and accommodation policy (including but not limited to barrier-free access to childcare, transportation, dependent care) to improve equitable access and reduce systemic barriers to public participation in all city-initiated public meetings, citizen advisory committees and statutory meetings. Report going to BSC prior to Council
Social	2019-29	09-Sep-19	Littleton	Report back on the existing street naming process with ways to include more public engagement, perhaps similar to the park naming process	PBS	Q2 2021	
Social	2019-43	2-Dec-19	Kushner / Phillips	That staff utilize the EngageSTC portal to gather public feedback and report back end of Q1 2020 regarding a national ban on handguns and the joining with other municipalities that are advocating for a national ban on handguns.			Return requested for Q1 2020
Social	2020-10	27-Jul-20	Porter	Strategy and options for the relocation of the Private Watson statue	CRCS	Q2 2021	See Council Minutes from July 27, 2020 for list of groups to be consulted for the report
None	2019-47	16-Dec-19	Miller / Mayor Sendzik	That the request for funds to be used to record in-camera meetings be referred to 2020 for a report including the upgrading of screening services for all meetings (open and closed sessions).	LCS		
None	2020-09	27-Jul-20	Williamson	Parking concerns regarding 6-10 Dalhousie Avenue	PBS	October 19, 2020	See Council Minutes from July 27, 2020 for additional information on the report request

Follow Up Reports

Relation to Strategic Plan	ORL #	Requested	Requested by	Request	Lead Dept.	Expected Return Date	Comments
Relation to Strategic Plan	ORL #	Requested	Requested by	Request	Lead Dept.	Expected Return Date	Comments
Economic	2020-03	15-Jul-19	Porter	Living Wage Employer Implementation Plan, including financial impacts to the City.	CSS	Q4 2020	Follow up report. Initial report (CAO-144-2019) approved July 15, 2019. Report will go to BSC prior to City Council.
Environmental	2020-08	03-Jun-20	Porter	That staff prepare a report and budget in advance of the 2021 budget deliberations regarding a cul-de-sac program	MW	Q1 2021	Follow up report. Initial report (FMS-085-2020, Sub-Item 10.2) approved June 3, 2020. See minutes of June 3, 2020 General Committee Meeting for additional information requested for inclusion in the report.
Social	2020-02	13-Jan-20	Townsend	E-Scooter report with results of consultation with stakeholder groups and risk management analysis	EDTS / EFES / MW		Follow up report. Initial report (EDTS/CRCS-006-2020) approved January 13, 2020
Social	2020-07	24-Feb-20	Porter	Revised Graffiti Program: Consult with the community, the relevant cultural committees and downtown stakeholder groups to modernize the graffiti program and by-law by 2021.	PBS	Q4 2020	Follow up report. Initial report (PBS-010-2020) approved February 10, 2020
Social	2019-49	16-Dec-19	Mayor Sendzik	That the needle pick-up team be a pilot project that includes tracking of the number of needles picked up, the cost of cleaning up spaces that have been subjected to abuse by people using needles and other drugs; and other issues around homelessness and addictions found in city parks and that the findings be reported back to Council by November 2020; and That data be used to secure future funding from Regional, provincial and federal governments to deal with this epidemic	MW	November-2020	Update report going to Council in November 2020

Reports Affected by COVID-19

Relation to Strategic Plan	ORL #	Requested	Requested by	Request	Lead Dept.	Expected Return Date	Comments
Economic	2019-45	16-Dec-19	Porter	That staff be directed to consult with the public and report back to Council in Q2 with recommendations for how to use the telephone town hall money	FMS	2021	Due to COVID-19, Council approved deferring the proposed budget engagement plan until the 2022 budget cycle and that the Telephone Town Hall continue for the 2021 budget process.
Social	2019-12	15-Apr-19	Porter	Review of Citizen Appointments to Boards and Committees Policy	LCS	2021	Report was postponed due to COVID-19. Motion passed by Council requested draft policy for review by Council by Q1 2021.
Social	2019-23	15-Jul-19	Littleton	Opportunities and strategies for the City to support neighbourhood associations and neighbourhood-based community groups, including best practices and information gathered from the forum	CRCS	TBD	Staff report will come forward following the neighbourhood association forum. Forum was scheduled for March 28 but was postponed to a later date due to COVID-19
Social	2019-34	23-Sep-19	Mayor Sendzik	That additional staffing be considered for RZone in the 2021 budget deliberations and come back to Council with a report in Q3 2020	CRCS	Q3 2021	Given the financial implications of COVID-19, this report will be deferred to Q3 2021 for the 2022 budget deliberations.



Corporate Report City Council

Report from: Office of the Chief Administrative Officer

Report Date: October 16, 2020 **Meeting Date:** October 19, 2020

Report Number: CAO-145-2020 **File:** 10.4.19

Subject: COVID-19 Update – October 19, 2020

Strategic Pillar:



Recommendation

That Council supports the submission of an application to be completed and attested to by the City Treasurer for additional funding under the Safe Restart Program: Phase 2; and

That report CAO-145-2020, regarding COVID-19 Update – October 19, 2020, be received for information purposes. 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.

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 twelfth update from the MEGC regarding COVID-19. Details regarding preparedness, response, recovery and future planning.

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 focusing on recovery and resurgence.

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; and
4. To ensure the organization remains in a financially stable condition during this pandemic.

Provincial Orders

On October 9, 2020, the Province of Ontario announced new restrictions targeted towards three specific regions, including Peel, Ottawa and Toronto.

The restrictions, which went into effect on October 10, 2020, include:

- Prohibiting indoor dining and drinking at bars, restaurants and nightclubs;
- Prohibiting the use of: Indoor Gyms, Cinemas, Casinos, and Performing Arts Centres;
- Limiting team sports to training only; and
- Limiting public gatherings to 10 people indoors and 25 people outdoors

These restrictions have been targeted towards "COVID-19 hotspots" in an effort to prevent provincewide restrictions.

Staff is closely monitoring restrictions and preparing for a scenario where restrictions could be applied to the Niagara Region in the coming weeks.

Safe Restart Fund Application

The Safe Restart Agreement – Municipal Operating Fund was announced by the Ministry of Municipal Affairs and Housing (MMAH) in August 2020 and is being allocated in two phases. Phase 1, which was allocated based on the total number of households in a municipality, was pre-determined and did not require an application. On October 2, 2020, the MMAH released the application necessary to apply for Phase 2, which

provides additional funding for Municipalities who's COVID-19 related deficit was not sufficiently covered by Phase 1. Phase 2 funding is not guaranteed, and is dependant on the financial information submitted with the application.

Staff is in the process of collecting the necessary information required to complete the Phase 2 application, which is due on October 30, 2020.

One of the requirements for a completed application is a resolution from City Council requesting additional funding from the Province of Ontario through Phase 2 of the Safe Restart Program.

The purpose of this report is to provide Council with the necessary information to support the recommended motion that will be included with the City's submission.

An overview of the City's financial position has been included in the Financial Implications section of this report.

Financial Implications

Safe Restart Fund: Phase 2

To be considered for Phase 2 funding, in addition to the Council resolution requesting provincial funding, municipalities are required to submit several reports – including the 2020 Municipal budget, actual operating expenses and operating revenues up to September 30, 2020 and a forecast from October 1 to December 31, 2020 – which detail the City's COVID-19 operating costs, pressures, mitigation efforts and reserve balance projections in a template provided by the ministry. These reports must be submitted by November 6, 2020.

Staff most recently presented a 2020 financial forecast detailing pressures from COVID-19 to Council via report [CAO-129-2020](#) on September 14, 2020, and will continue to update and refine that work in preparation of the submission of the Safe Restart Fund Phase 2 application. Upon completion, staff will return to Council before the end of Q4 2020 with the details of the funding requested through this program.

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 resurgence and 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

To: Mayor Sendzik, Members of Council
Cc: Senior Leadership Team
From: Judy Pihach, Manager of Planning Services
Date: October 9, 2020
Subject: Updating the St Catharines Register of Non-Designated Cultural Heritage Properties, Report to Council September 14, 2020

On September 14, 2020 Council deferred consideration of this report to allow further time for property owners to connect with staff with questions, concerns and clarification regarding inclusion on the St Catharines Register of Non-Designated Properties ("The Register").

Since September 14, 2020, two additional submissions have been received requesting exclusion from The Register, as follows:

- Appendix 1 - 66 St Paul Street
- Appendix 2 - 91 Lakeport Road

This correspondence is attached as Appendix 1 and 2 respectively to this memo.

Staff continue to recommend these properties for inclusion in "The Register", as outlined in the September 14, 2020 report.

Seaman, Michael

From: Lou Marcantonio [REDACTED]
Sent: Thursday, September 24, 2020 1:31 PM
To: "'clerks@stcatharines.ca.'" [REDACTED]
Cc: Seaman, Michael; [REDACTED]
Subject: FW: 66 St paul
Attachments: September 11 Letter to Irena Zariczniak-66 St. Paul St. St. Catharines 3.pdf

CAUTION: This email originated from outside of City of St. Catharines email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day

Our client Irena Zariczniak, owner of 66 St Paul Street, St Catharines has asked us to forward response on her behalf regarding "proposed Listing of 66 St Paul Street, St Catharines Register of Non Designated Cultural Heritage Properties"

The report in Council Agenda does not identify any justification for this request and we also find no Cultural or Heritage Justification for this request.

Accordingly on behalf of the owner, we would request 66 St Paul Street not be included in this "Listing".

Regards,

From: Lou Marcantonio [mailto:[REDACTED]]
Sent: September-24-20 8:43 AM
To: 'Seaman, Michael'
Cc: [REDACTED]
Subject: 66 St paul

Good day



Welcome to St Catharines.. On behalf of our client and owner of 66 St Paul Street,

Please accept this email as note that we do not wish to be on list of Non Designated Culturally Significant Properties. Please advise if we need to officially object and or make a presentation to Council. The owner of the property was never notified or consulted. We also cannot find or see any written justification re the reason and or need for this.

Thank you

Regards,



From: Irena Zariczniak [[mailto:](#) 
Sent: September-22-20 12:23 PM
To: 
Subject:

Click [here](#) to report this email as spam.

From: [Colleen Beard](#)
To: [Seaman, Michael](#)
Subject: Fwd: Proposed property listings for Heritage Register
Date: Friday, October 9, 2020 9:45:57 AM
Attachments: [BEARD_91-LAKEPORT-heritage.pdf](#)

CAUTION: This email originated from outside of City of St. Catharines email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Michael,

I am contacting you at the recommendation from Brian Narhi re my request for information on my property. From him, I understand that the results of the property research that was completed by a member of the SCHAC sub-committee is available from you.

It would be very helpful to know what specific reasoning and criteria was used to decide why my property at 91 Lakeport Rd was considered for listing with the Register which has gone to Council. Ideally, it would be preferred to have a discussion with the member that actually did the research on my property. Is this possible?

I too am a local historic researcher (mostly with old Welland canals), and have a passionate understanding for local heritage. However, I have very specific reasons for being skeptical about the proposed listing of this initiative - as outlined in my letter to Council (attached).

Thank you for your response.

I can also be reached at [REDACTED]

Colleen Beard

----- Forwarded message -----

From: Colleen Beard <[REDACTED]>
Date: Sat, Oct 3, 2020 at 2:26 PM
Subject: Proposed property listings for Heritage Register
To: [REDACTED]

Hi Brian,

You will have received my letter from Chloe re the issue discussed at Monday's Council meeting, Sept. 14. My letter outlines concerns that are unique with the area in question. (I have attached a copy.)

It seems that Council found it necessary to defer this item until property owners have had a chance to understand the process. I wonder if a public meeting is possible to address these concerns? What are the next steps to resolve the issues?

Although Chloe made a good presentation, and indicated that she spoke to all 50 property owners that are affected by this initiative, there still is uncertainty surrounding the process. Chloe also indicated that she provided property owners with all necessary information. I tend to disagree. I think the most important information has yet to be disclosed - the results of the sub-committee's research on the individual properties that warrants them of heritage value and

interest.

I would be better informed knowing WHY my property was one of few in my area selected. I am requesting from you, as Chair of the SCHAC, to share the research on my property if possible.

Thanks for addressing this in a timely manner.

Colleen Beard

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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.P.A., 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

2 Michigan Avenue*

*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.





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.