



Corporation of the City of St. Catharines
DEVELOPMENT PROCESS REVIEW COMMITTEE MEETING

Thursday February 28, 2013

St. Catharines City Hall, 50 Church Street: CR # 1 , Third Floor

MEETING NOTES

Present: Mayor McMullan

Staff: Jim Riddell, Judy Pihach, Sandy Burrows (PDS), Shelley Chemnitz (FMS),
Christopher Cooper (Legal), Marco Marino (EDCS)
Kathy Lerette, Daniel Roberge, Glenn Barr, Terri Johns, John Ravenda

Regrets: Councillor Bill Phillips, Brian Thiessen (PDS)

David Cooperman, Rob Baiocco, Tony Difruscio, Ken Gonyou, Emilio Raimondo

Welcome from Mayor

Review of October 25, 2012 meeting notes

- Motion by Glenn Barr to accept
- All in Favour
- Carried

1. Development Manual ~ Judy Pihach

- Incorporates all stds & specs (planning, eng, fire) and UDGs into one document
- Goal is to design this communication piece to make it easy to understand, graphic and a time saver for development community
- Roll out end of March to be reviewed by this committee

2. Comprehensive Zoning By Law ~ Judy Pihach

- The current 11 zoning By Laws have been incorporated into one
- This document has been completely redone in house using city staff resources
- Council March 18
- On March 25, a full council meeting will be held as "Zoning Primer"
- Public open houses by neighbourhood, stakeholder meetings, Facebook and online surveys will solicit input from the community on the document
- Staff will review all input over summer and complete any necessary re-drafting of the By Law for the Fall

3. Site Plan Process ~ Judy Pihach

- Dec 10, 2013 staff report was approved at Council
- Phased release of securities still being researched by staff, studying other municipalities

- Process to be finalized by end of March as part of Development Manual
- Details to be reviewed by this committee

4. Review of City's policy to install bulk meter readers in condo dev'ts ~ Glenn Barr

- See appendix
- Rising water bills have started to create problems for dev'ts with bulk meters
- Since water bill is included in condo fee; there are no conservation efforts by individual owners, paying a high condo fee becomes a deterrent to purchasing a condo (especially with "snowbirds"), condo owners pay for more regional/city services within the context of their water/tax bills than freehold owners do
- Within St. Catharines, the future of housing will be infill projects and inevitably more condo development
- Terri reports that Ancaster and Burlington condo projects only build with individual meters and have a shared meter (included in condo fee) for landscaping requirements
- Shelley Chemnitz reports that staff re-examined water delivery in 1997 and commits to analyzing installation costs, ongoing labour costs of reading along with engineering requirements of individual unit meters vs bulk meters

5. Streamlining development approval processes across Niagara ~ Mayor McMullan

- Meeting Mar 4 with Pelham's Mayor Augustyn and CAO to discuss form-based zoning
- Meeting Mar 19 with Niagara Mayors and CAOs to discuss pursuing some common and complimentary planning processes which would serve to reduce the duplication of requirements by each municipality from development community across Niagara

6. CIP ~ Jim Riddell

- Next agenda

Adjourned: 3:50pm

Planning Manual to be distributed end of March in preparation for next meeting

Next meeting: Wed Apr 17

11am-12:30 pm

Committee Room 1