



**The Corporation of the City of St. Catharines  
CITY COUNCIL AGENDA  
Eleventh Meeting, Regular, Monday, April 29, 2013  
Council Chambers, City Hall, 6:30 p.m.**

*His Worship Mayor Brian McMullan takes the Chair and opens the meeting*

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- 1. Invocation**
- 2. Opening Remarks, Mayor McMullan**
- 3. Presentations**
- 4. Adoption of the Agendas**
- 5. Declarations of Interest**
- 6. Public Meetings Pursuant to the Planning Act (Commencing at 7:30 p.m.)**

3-17

- a) Applications for Amendment to Garden City Plan and Zoning By-law to Permit Commercial-Residential Development with Permissions for Very Limited Outdoor Storage – 88 Merritt Street; Owner: 418159 Ontario Limited (Sam DeMita); Applicant: Stephen Bedford Consulting Inc. (see General Committee Minutes, April 22, 2013, Item 4.6) (Report Attached)
- 7. Adoption of the Minutes (Council and General Committee)**
  - a) Tenth Meeting of City Council, April 22, 2013
  - b) Tenth Meeting of General Committee, April 22, 2013
- 8. Delegations**
  - a) Vincent Atallah, Chair and Kiera Robinson, Vice Chair, Mayor's Youth Advisory Committee; Re: Mid-year Update (see General Committee Agenda, April 29, 2013, Item 3.1)
- 9. Call for Notices of Motion**

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**10. Motions**

**11. Resolve into General Committee**

**12. Motion Arising from In-Camera Session**

**13. Motion to Ratify Forthwith Recommendations**

**14. By-laws**

18-19

- a) Reading of By-laws

**15. Agencies, Boards, Committee Reports, and Extras**

20-21

- a) Committee Minutes to Receive: Spectator Facility Fundraising Committee

**16. Adjournment**

## Corporate Report

**Report from** Planning & Development Services, Implementation

**Date of Report:** April 3, 2013

**Date of Meeting:** April 22, 2013

**Report Number:** PDS-103-2013

**File:** 60.2.38

**Subject:** Applications for Amendment to the Garden City Plan and Zoning By-law, to Permit Commercial-Residential Development with permissions for very limited outdoor storage on a portion of the lands – 88 Merritt Street; Owner: 418159 Ontario Limited (Sam DeMita); Applicant: Stephen Bedford Consulting Inc.

### Recommendation

A. Official Plan Amendment (File 60.30.310 Vol. 2)

That approval be granted for an amendment to the Official Plan for the lands municipally known as 88 Merritt Street as follows;

- (i) That Schedule D1 General Land Use Plan and Schedule E9, Land Use Plan of the East Planning District be amended by changing the designation the lands shown as Area D on Appendix 5 from “Natural Area” to “Mixed Use”
- (ii) That Part E, Section 15.5.1 be amended by adding Policy (h) as follows;

h) Notwithstanding Part D, Section 12.1.viii) which prohibits auto related service facilities, outdoor storage is permitted on 88 Merritt Street only as an accessory use for the auto related service facility on adjacent lands at 186 Merritt Street. The outdoor storage area on 88 Merritt Street shall be limited to the north-west corner of the subject lands, and subject to a zoning by-law amendment.

B. Zoning By-law Amendment (File 60.35.975 Vol. 2)

That approval be granted to amend Zoning By-law 62-86 (Zone Area 7) for the lands municipally known as 88 Merritt Street as follows:

- 1. Area A, B, and D be rezoned from Environmental Protection Area (EPA) to Commercial Residential – Holding (CR-H) subject to the following special provisions:

- a. Minimum building setback from the easterly zone line 5.0m
  - b. Minimum setback to parking area from easterly zone line 3.0m
  - c. Maximum building height 11.0m
2. Notwithstanding Section 6A.2.1 of By-law 2004-263 as it amends By-law 62-86 (Zone 7), Area B shall only permit outdoor storage as an accessory use to the automotive repair use on the abutting lot at 186 Merritt Street, in addition to the uses permitted in the CR zone, without the removal of the Holding (H) provision.
3. To lift the Holding (H) designation, the following condition must be fulfilled:

The Holding (H) designation requires that a signed and stamped Environmental Site Assessment be prepared and submitted to the City of St. Catharines for approval prior to the zoning taking effect. If contamination above provincial guidelines is found, a Record of Site Condition, or other acceptable documentation, shall be required for submission to the Ministry of Environment prior to the removal of the Holding (H) designation.

The Holding (H) designation shall be removed by Council, without further public hearing, once the above conditions have been met to the satisfaction of the Municipality.

C. That the existing Site Plan Agreement for 186 Merritt Street be amended to include those lands shown as Area B on Appendix 1, and

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

That upon expiration of the appeal period, staff be directed to forward any appeals to the Ontario Municipal Board for consideration and final decision; and further

That the Clerk be directed to make necessary notifications. FORTHWITH

### **Summary**

The above noted applications propose to permit Commercial-Residential development on the subject lands, together with a very limited amount of outdoor storage for the adjacent automotive repair use at 186 Merritt Street.

An Official Plan Amendment is required to recognize the limited physical extent of the natural area on the subject lands and to permit the automotive related outdoor storage on a small portion of the property.

A Zoning By-law amendment is required to permit commercial-residential development and to permit limited outdoor storage on a small block only as an accessory use to the automotive repair use on abutting lands. The eastern corner of the property is to remain in a natural state, with the existing zone and land use designation. A concept plan for future development is attached as Appendix 3, although no development is proposed at this time.

## **Report**

### **a) Location:**

The site is located in the City's East Planning District. More specifically, the property is located on the north side of Merritt Street, east of Sun Collision and west of Ball Avenue (see Appendix 1).

### **b) Existing Land Use:**

#### **i) Site:**

The site is irregular in shape with a lot area of approximately 0.69 hectares (1.7 acres); a lot frontage of approximately 217m (711.94') on south side of Merritt Street and a lot depth of approximately 67.23m (219.82').

In recent years, the site has been occupied with outdoor storage (sea container units and vehicles) on the majority of the site. This use is not permitted in the existing Environmental Protection Area (EPA) zone, nor would it be permitted by the proposed amendment. At the time of writing of this report, the outdoor storage remains in place on the majority of the site. The site has been graded and is relatively flat. Only the far east edge of the site contains vegetation.

#### **ii) Neighbourhood:**

North: Trillium Railway (former railway, no longer in operation), Valleyview Municipal Park, single and semi-detached dwellings

South: Automotive repair, industrial uses, office space on the south side of Merritt Street

East: Trillium Railway, single and semi-detached dwellings

West: Sun Collision (adjacent commercial automotive repair use at 186 Merritt Street)

### **c) Official Plan:**

The Garden City Plan designates the subject lands as Mixed Use and Natural Areas (Appendix 4). The Mixed Use designation permits a variety of commercial and residential land uses.

The Natural Areas designation permits the conservation of land. Section 12.1.viii prohibits automotive related uses.

An Official Plan amendment is required to recognize the limited extent of the natural features on the site (Area C on Appendix 5), and to permit limited outdoor storage (608 square metres) for the adjacent automotive repair use. Compliance with the Garden City Plan, and the requested amendment is addressed in the Planning Analysis section of this report.

### **d) Zoning:**

By-law 62-86 (Zone 7) as amended by By-law 2004-263 zones the entire site as Environmental Protection Area (EPA) (Appendix 2) which does not permit development, nor does it permit outdoor storage.

An amendment to the Zoning By-law is required to permit Commercial-Residential development and a small amount of outdoor storage only as an accessory use to the abutting automotive repair use.

### **Proposed Development**

The applicant is proposing to permit future commercial-residential development and recognize the limited extent of the existing natural area on the site. In addition, the applicant requests a limited amount of outdoor storage in the north-west corner of the site to function as an accessory use to the automotive repair use on the abutting lot to the west (186 Merritt Street, Sun Collision). The majority of the property will be used for future development in accordance with the proposed Commercial-Residential Zone. The eastern corner of the property is to remain in a natural state.

The outdoor storage which has been occupying the bulk of the site is to be removed, except for those areas where the proposed amending by-law would permit it. The site will be subject to a future application for Site Plan Approval when development is proposed. There is no current development application.

### **Circulation Comments**

The applications for an Official Plan and Zoning By-law amendment were circulated to all appropriate City departments and agencies for comments and requirements. No objections were received, however, several comments were offered.

### **Niagara Escarpment Commission (NEC)**

The property is designated "Urban Area" in the Niagara Escarpment Plan (NEP) and is regulated by municipal zoning since it is outside of the Development Control Area. The Niagara Escarpment Commission was satisfied with a proposed 3 storey height limit to maintain the characteristics of the area. The NEC offered no further objection provided they are circulated future applications for site plan approval.

### **Niagara Region**

The Niagara Region noted that the proposal will facilitate future development / intensification of the land within the built up area of the city in accordance with the surrounding Mixed Use designation in the Garden City Plan. It was further noted that future residential development should be subject to a Record of Site Condition (RSC).

### **Niagara Peninsula Conservation Authority**

The Niagara Peninsula Conservation Authority (NPCA) has advised that the subject property is not impacted by any lands regulated by their Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses (O. Reg. 155/06).

The NPCA further noted that the Niagara Region's Core Natural Heritage Mapping identifies the most eastern portion of the subject lands as being an Environmental Conservation Area (ECA) because of the presence of a Significant Woodlot. The NPCA notes that this woodlot is separated from the majority of the property by a fence.

Policy 7.B.1.1 of the Regional Environmental Policies permits development within an ECA if it has been demonstrated that over the long term that will be no significant negative impacts to the core natural feature or it's ecological functions. In this case, it has been confirmed through the Planning Justification Report submitted with the application, that the proposed amendments will involve only the lands within the existing fenced portion of the property (Areas A, B, and D in Appendix 1). All lands to the east of the fence line on the subject property will remain in the existing Environmental Protection Area (EPA) zoning. As the Significant Woodlot is contained on the lands to the east, this ECA will remain protected.

### **Recreation and Community Services**

Recreation and Community Services commented that proposed development should be subject to landscaping requirements for the Commercial-Residential zone.

### **Planning and Development Services – Development Division**

Existing fencing is located within the Merritt Street municipal right of way and should be removed. Servicing and access to the site may require an easement over 186 Merritt Street; this will be addressed through detailed design through a subsequent application for Site Plan Approval.

### **Other comments**

The Traffic Division of Transportation and Environmental Services offered no objections with respect to the application. Trillium Railway was circulated the application twice but did not provide any comments. They will be circulated future applications for Site Plan Approval for comment.

### **Public Open House**

A public open house was hosted by Planning and Development Services on February 26, 2013. The purpose of the meeting was to present the applicant's proposal and provide an opportunity for questions to be asked and comments to be received by City Staff before formulating a recommendation.

There were two (2) members of the public in attendance and three (3) representatives on behalf of the applicant. The comments and concerns are summarized below:

- Illegal dumping and grading of contaminated waste has taken place on the site.
- There are drainage problems along Pinecrest Avenue and Ker Street which are caused by the grading on the subject lands, and the development of surrounding properties.

In addition to the Open House, one letter of comment was received. This letter reflected the same concerns as above.

These comments and concerns will be addressed in the Planning Analysis section of this report.

## **Planning Analysis**

### **Provincial Policy**

The Niagara Region has advised that the subject property is within a settlement area under the 2005 Provincial Policy Statement (PPS) and identified as a Built Up Area in the Places to Grow Growth Plan for the Greater Golden Horseshoe (Growth Plan). The plan directs growth to areas where appropriate levels of services and infrastructure exist and encourages the development of complete communities with a diverse mix of land uses, and range and mix of employment and housing types, high quality public open space, and easy to access stores and services. Land use patterns shall be based on densities and a mix of land uses that effectively use land, resources, infrastructure, and public service facilities which are planned or available. The proposed amendment will facilitate the use and future development of this land.

### **Regional Policy**

According to the Region's Official Plan, the property is within the Urban Area Boundary for the City of St. Catharines and within the Built Boundary under Amendment 2-2009 (Niagara 2031 Sustainable Community Policies / Conformity Amendment). A full range of residential, commercial, and industrial uses are permitted generally within the Urban Area. Policy 7.B.1.1 of the Region's Environmental Policies permits development within an Environmental Conservation Area (ECA) if it has been demonstrated that, over the long term, that there will be no significant negative impacts to the core natural feature or its ecological functions. Since the Significant Woodlot is contained on the most eastern part of the subject lands, this ECA will remain protected.

### **Official Plan**

The Official Plan (The Garden City Plan) designates the subject lands as Mixed Use and Natural Areas (Appendix 4 – Land Use Designations).

The Mixed Use designation is intended to provide a broad array and mix of medium and higher density housing, work, live accommodation, commercial, local office, institutional, indoor recreation, and cultural uses. This designation recognizes areas that have evolved as mixed use corridors over time, or where significant opportunities for development, re-development, or intensification have been identified.

The Natural Areas designation is located at the east end of the property (currently Areas C and D shown on Appendix 5) but does not appropriately represent the extent of the natural feature (Area C on Appendix 5). An Official Plan Amendment is required to recognize the limited extent of the natural feature on the subject land. Older air photos of the land indicate that there was some vegetation which may have led to the current designation of the property, however the extent of any environmental significance of the property is not well documented. The bulk of the site has been cleared and graded. Neither the NPCA, nor the NEC, have indicated any environmental concerns, nor have they offered any objections or concerns with respect to the proposed amendment. As such, the current Natural Areas designation shown on Area D is considered to be no longer relevant.

The Mixed Use designation on the bulk of the site permits a variety of commercial and residential uses. The applicant has submitted a concept plan demonstrating



the site's capacity for building within the proposed Commercial-Residential (CR) zoning including proposed outdoor storage on a small portion of the site. This plan is included as Appendix 2 and demonstrates the construction of a 1007 square metre (10,839 square foot) building with sufficient parking to meet current zoning requirements. The concept plan maintains all required setback and landscaping requirements and demonstrates that the subject lands can provide for the limited outdoor storage while maintaining site function for future development which meets the requirements of the Mixed Use designation. Further, the concept plan provides additional screening of the proposed outdoor storage area, further reducing any potential visual impacts along Merritt Street or land use conflicts. Lands north of the proposed outdoor storage will continue to be buffered by existing vegetation, the Trillium Railway lands, and the municipal park.

Section 12.1(viii) of the Garden City Plan does not permit automotive related service facilities in the Mixed Use designation. The applicant is proposing to amend the Official Plan to permit outdoor storage in conjunction with the adjacent automotive repair shop at 186 Merritt Street, known as Sun Collision. This use is recognized as a legal use. This use is proposed for Area B only (see Appendix 1). Permissions for this small outdoor storage area will assist in the day to day function of Sun Collision which has recently undergone a number of site improvements. It should be noted that Sun Collision owns the subject lands, albeit on separate lots.

This small outdoor storage area is specifically limited in scale and location, and is tucked at the back corner of the property. The proposed location and size will ensure that the Mixed Use Corridor along Merritt Street is maintained. In the short term, the extensive setback from Merritt Street, combined with Site Plan requirements for fencing and landscaping, will reduce any visual impact along the Merritt Street Mixed Use Corridor. The urban design requirements to be applied at time of site plan approval should have the effect of improving the Merritt Street streetscape, as was shown with the recent improvements to the Sun Collision property.

In light of the above, staff are supportive of the proposed Official Plan amendment.

### **Zoning By-law**

#### *Commercial-Residential Zone*

The subject lands are zoned Environmental Protection Area (EPA) (Appendix 2). However only the far east corner of the property is impacted by a small woodlot. The applicant is proposing to change the zoning to Commercial-Residential only for the lands which are not impacted by the woodlot (Areas A, B and D on Appendix 1). This proposed zone is both consistent with the Garden City Plan's Mixed Use designation, and with the zoning of the other properties fronting onto Merritt Street which are also zoned Commercial-Residential.

Prior to the subject land's use as outdoor storage, the land was vacant. As discussed above, the origin and extent of any environmental significance of the property is not well documented. The bulk of the site has been cleared and graded. Neither the NPCA, nor the NEC, have indicated any concerns with respect to any environmental concerns, nor have they offered any objections or concerns with respect to the proposed zoning by-law amendment. As such, the current

Environmental Protection Area (EPA) zoning of the majority land is considered to be no longer relevant.

Comments from the NPCA indicate that only the far east wooded corner of the property is impacted by natural features and should remain zoned as Environmental Protection Area (EPA). Buildings should be setback 5.0m from this area, and the parking area should be setback 3.0m. The side and rear yard setback requirements for the Commercial-Residential zone are zero adjacent to the EPA zone. In light of comments from the Niagara Escarpment Commission, a maximum height of 11.0m is recommended to preserve the backdrop and views of the Escarpment.

#### *Outdoor Storage*

Section 6A.2.1 of the Zoning By-law 2004-263 does not permit outdoor storage in the Commercial-Residential zone. The applicant has requested that outdoor storage be permitted as an accessory use to the adjacent automotive repair use at 186 Merritt Street in Area B only. As noted in the above comments pertaining to the proposed Official Plan Amendment, the proposed outdoor storage will assist the adjacent use in day to day functions while ensuring that any outdoor storage and staging areas are out of view. As well, the proposed location and size of the storage area are limited in scale to ensure that the remainder of the site can accommodate future development in accordance with the proposed Commercial-Residential (CR) zone. The storage area will be subject to Site Plan Control in order to address matters such as fencing and landscaping. The proposed storage area is already sufficiently buffered to the north by existing vegetation, the Trillium Railway lands, and a municipal park. The Zoning By-law permits a maximum fence height of 1.8m (6.0 feet) which will ensure adequate screening of the storage area.

#### *Holding Zone Provision*

The subject lands have and continue to be used for outdoor storage. This use is in contravention of the zoning by-law. Given the unknown nature of the materials stored on these lands, as well as the history of development in the area, a Holding (H) provision is recommended for the lands. This provision will ensure that an Environmental Site Assessment be prepared and submitted to the City of St. Catharines for approval prior to any other use being permitted. If contamination above provincial guidelines is found, a Record of Site Condition, or other acceptable documentation, shall be required for submission to the Ministry of Environment prior to the removal of the Holding designation. As the proposed outdoor storage is not considered by the Ministry of the Environment (MOE) to be a more sensitive land use, removal of the Holding provision will not be required for this use only.

In light of the above, staff are supportive of the proposed zoning by-law amendment, subject to the recommendation in the report.

#### **Open House Comments**

With regard to the comments expressed at the Open House, the following is offered.

*Comment:* Illegal dumping and grading of contaminated waste has taken place on the site

*Response:* With respect to the potential of contamination on the lands, the City has provided information to the Ministry of Environment (MOE) and met onsite with

MOE staff. It is understood that the Ministry of Environment has been onsite several times to investigate complaints of soil contamination. The MOE has advised that they find no evidence of soil contamination.

The recommended zoning of the lands includes a Holding (H) provision. This provision will ensure that an Environmental Site Assessment be prepared and submitted to the City of St. Catharines, prior to development. If contamination above provincial guidelines is found, a Record of Site Condition, or other acceptable documentation and mitigation measures, shall be required for submission to the Ministry of Environment prior to the removal of the Holding designation. Development cannot occur until the Holding (H) designation is lifted.

*Comment:* There are drainage problems along Pinecrest Avenue and Ker Stret which are caused by the grading on the subject lands and the development of other properties in the area.

*Response:* Staff have determined that complaints regarding drainage in this area are largely because of seasonal snow melt and heavy rain conditions. Site plan approval required for any future development will insure new development does not impact abutting properties.

### **Planning Analysis Conclusion**

In summary, staff are supportive of the applications to permit commercial-residential development on the subject lands and to recognize the site's limited natural features. A limited amount of outdoor storage in the north-west corner of the site to function as an accessory use to the automotive repair use on the abutting lot will not interfere with the site's development and is in accordance with the Mixed Use land use designation and the Commercial-Residential zone provisions. The eastern corner of the property is to remain in a natural state, and will remain zone Environmental Protection Area (EPA).

Staff note that the existing use of the site for outdoor storage is not consistent with the proposed amendments. Staff will be pursuing enforcement of the Zoning By-law, once the proposed amendment takes effect.

In accordance with established procedures the date for the public meeting is provided in the recommendation and notices for the public meeting have been circulated.

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

### **Financial Implications**

Not applicable.

**Conclusion**

In summary, the proposed amendments are appropriate for the long term development of the area in accordance with the Mixed Use designation of the Garden City Plan. Staff is satisfied that the recommended zone provisions are appropriate for the successful development of this proposal.

**Notification**

It is in order to advise Stephen Bedford Consulting Inc.

**Submitted by:**

Judy Pihach, M.C.I.P, R.P.P  
Manager of Planning and Development Services

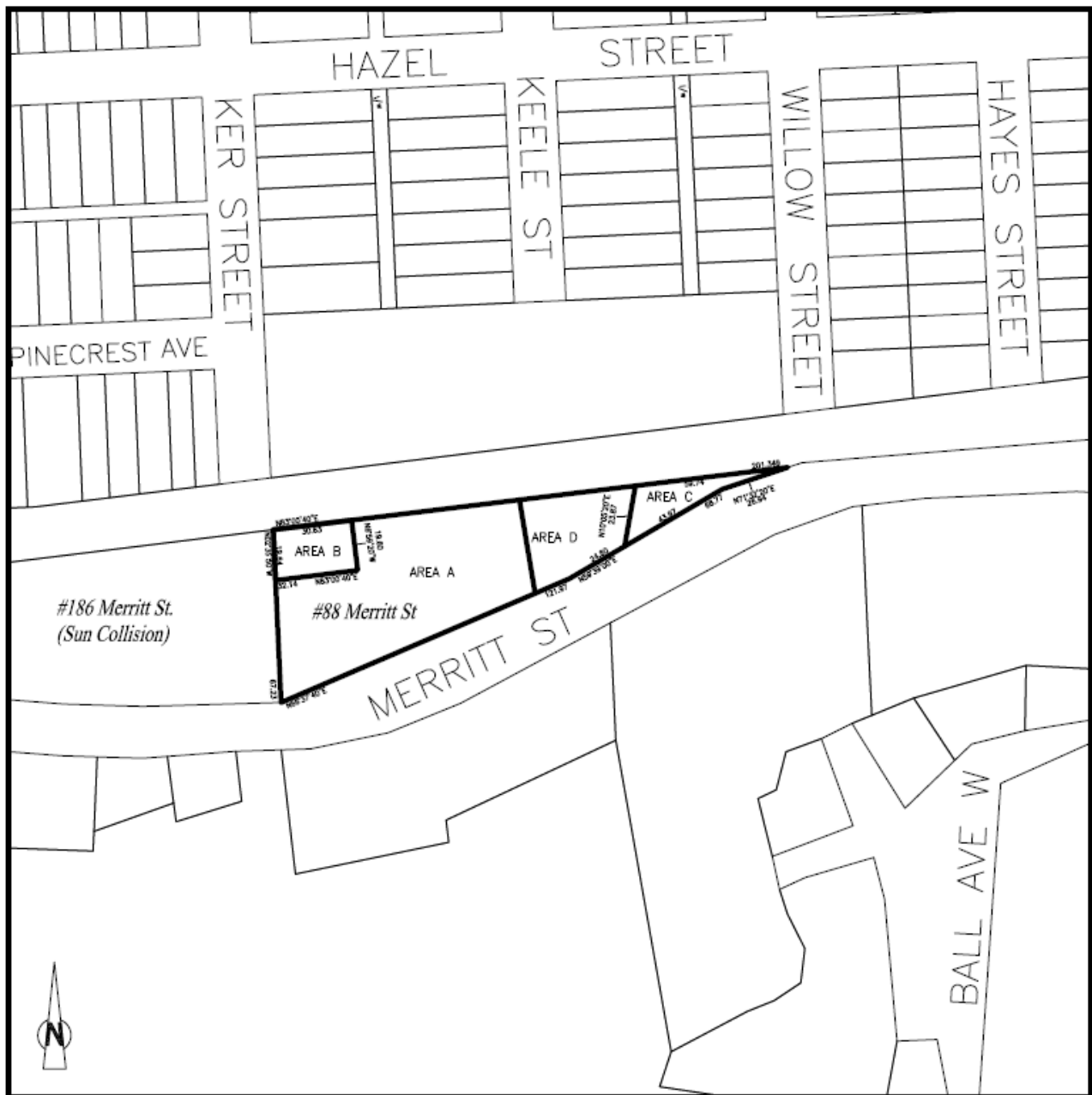
**Prepared by:**

Jessica Button, M.C.I.P, R.P.P  
Planner I

**Approved by:**

James N. Riddell, M.Pl., M.C.I.P, R.P.P  
Director of Planning and Development Services

Appendix 1 – Proposed Zoning By-law Amendment

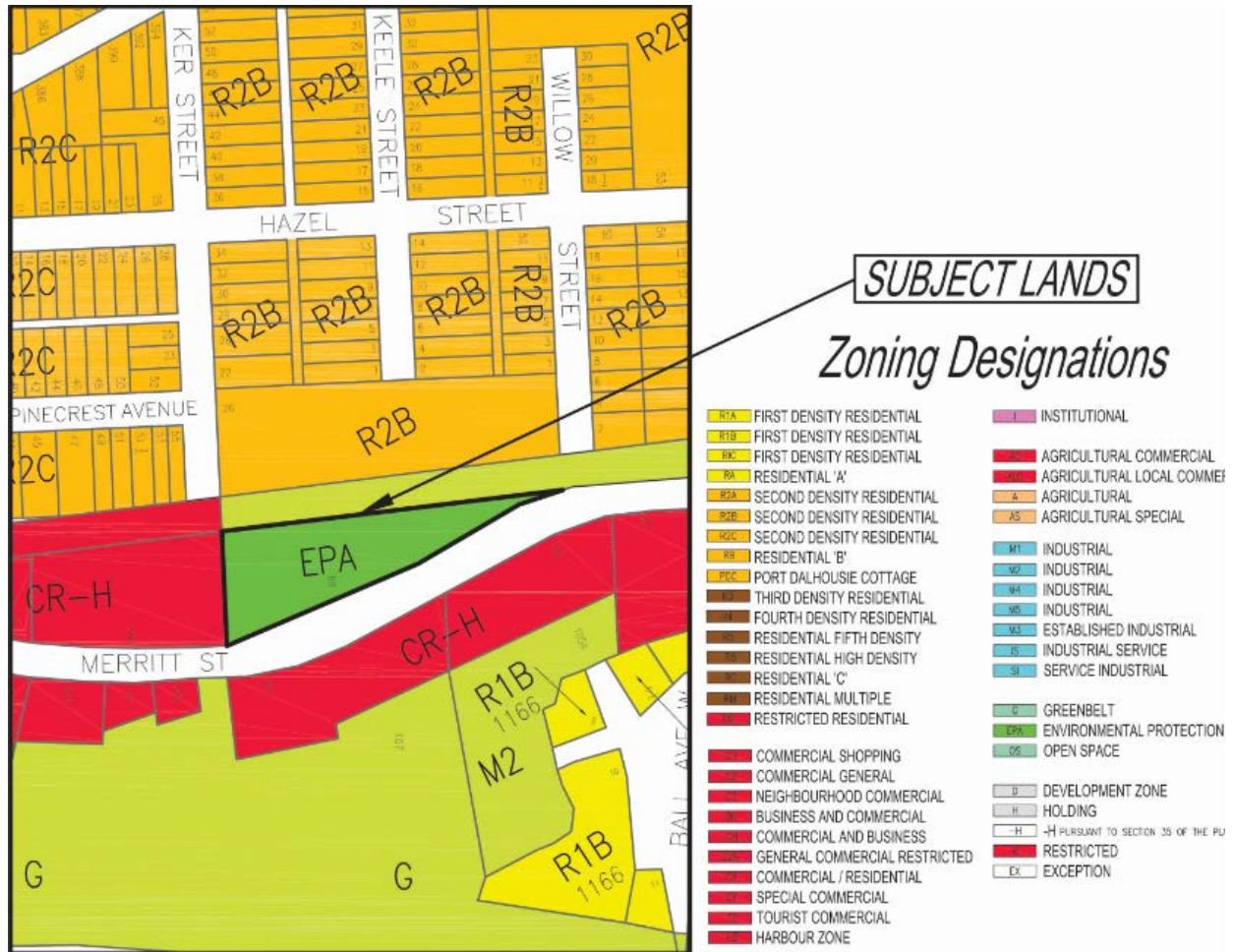


Areas A, B, and D to be re-zoned from Environmental Protection Area (EPA) to Commercial-Residential-Holding (CR-H) in the Zoning By-law.

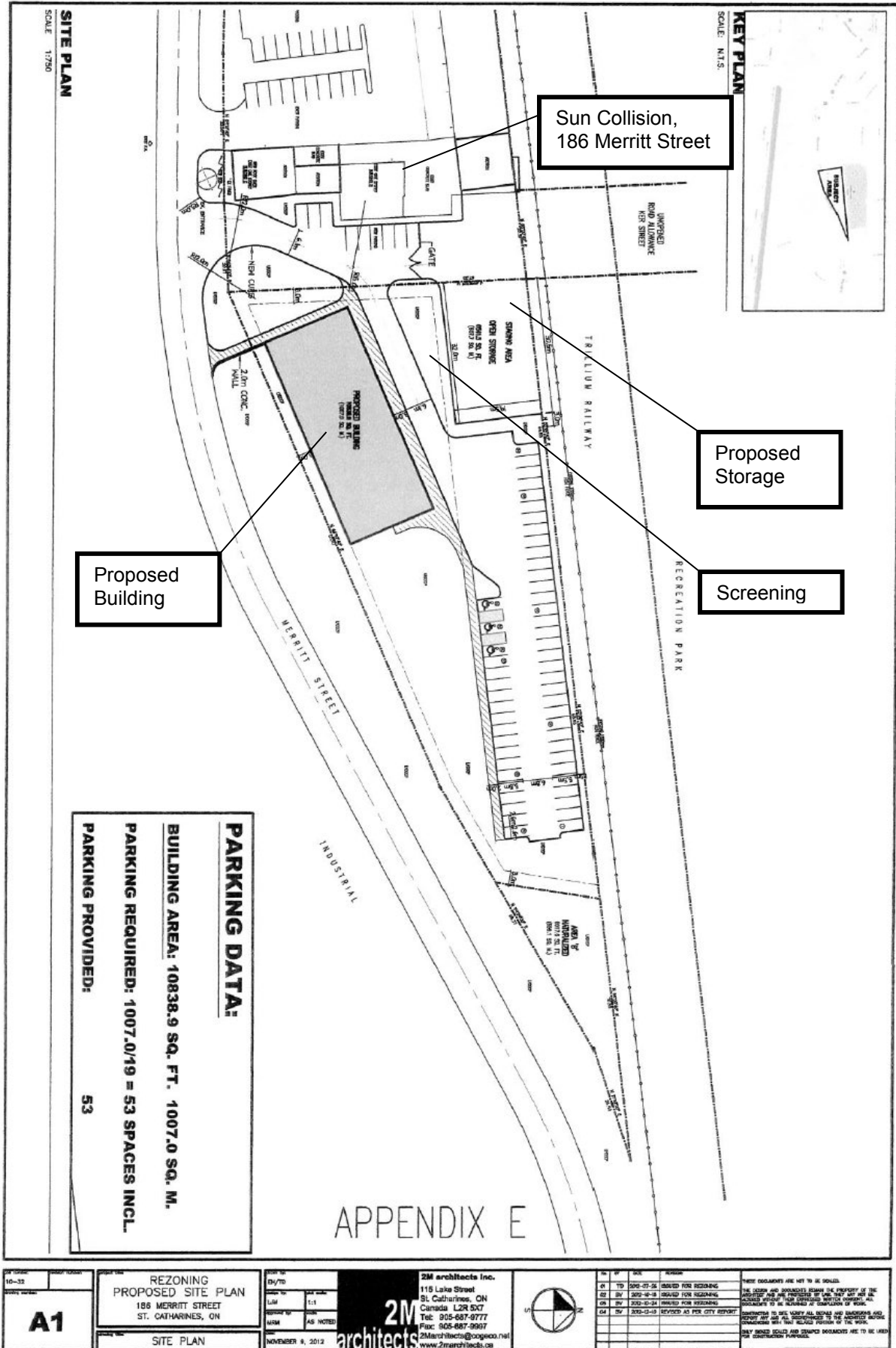
Area B to permit automotive related outdoor storage as an exception to Section 6A.2.1 of By-law 2004-263 of the Commercial-Residential (CR) zone in the Zoning By-law.

Area C to remain Environmental Protection Area (EPA) in the Zoning By-law.

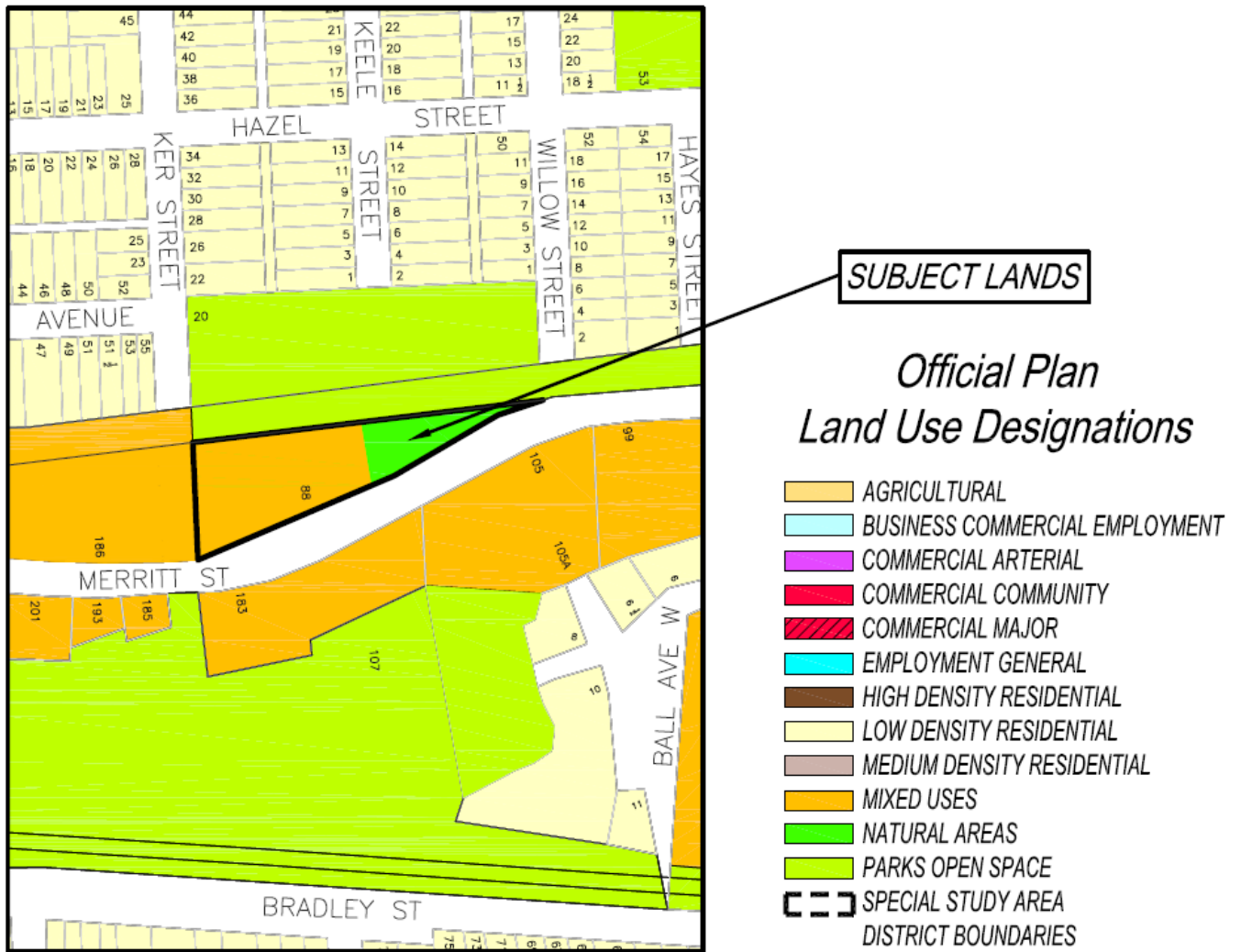
## Appendix 2 – Existing Zoning



# Appendix 3 – Concept Plan for Future Development

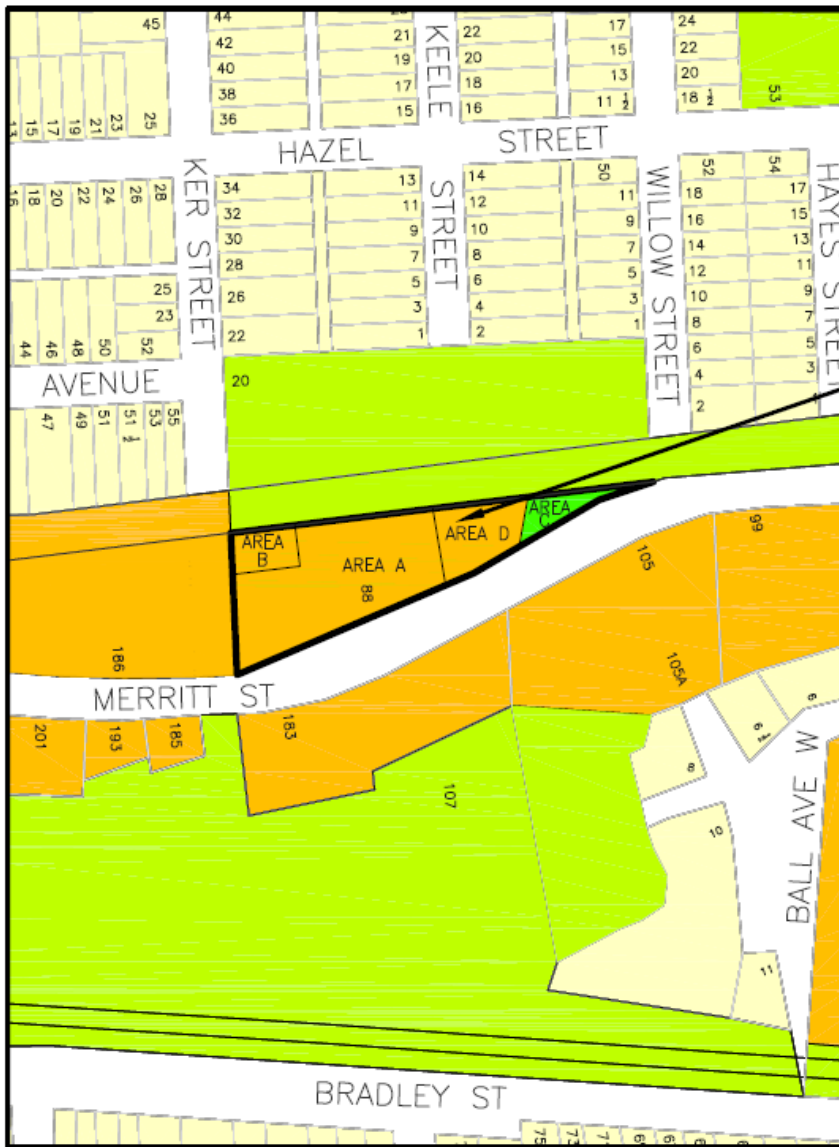


## Appendix 4 – Existing Garden City Plan (Official Plan) Land Use Designations





## Appendix 5 – Proposed Official Plan Amendment



**SUBJECT LANDS**

### *Official Plan Land Use Designations*

- AGRICULTURAL
- BUSINESS COMMERCIAL EMPLOYMENT
- COMMERCIAL ARTERIAL
- COMMERCIAL COMMUNITY
- COMMERCIAL MAJOR
- EMPLOYMENT GENERAL
- HIGH DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USES
- NATURAL AREAS
- PARKS OPEN SPACE
- SPECIAL STUDY AREA
- DISTRICT BOUNDARIES

Area D to be re-designated from Natural Areas to Mixed Use on Schedule D1 General Land Use Plan and Schedule E9, Land Use Pan of the East Planning District.

Area C to remain Natural Area in the Garden City Plan.

**By-laws to be considered on April 29, 2013:**

- (a) A By-law to authorize a Contribution Agreement with Her Majesty the Queen in Right of Canada, as represented by the Minister for International Trade. (Three readings – with respect to funding from the Invest Canada-Community Initiatives (ICCI) of the Global Commerce Support Program (GCSP) for the Interactive Media Cluster Lead Generation Initiative. Delegation By-law No. 2004-277, as amended.)
- (b) A by-law to adopt Simplified Meeting Procedures for advisory bodies established by the City of St. Catharines. (Three readings – with respect to simplified rules for advisory committees of the City. TO BE CONSIDERED BY General Committee, April 29, 2013.)
- (c) A By-law to authorize a Memorandum of Understanding with Comprint Systems Incorporated, doing business as DataFix. (Three readings – with respect to Municipal VoterView (MVV) Services for the 2014 election. TO BE CONSIDERED BY General Committee, April 29, 2013.)
- (d) A By-law to authorize an Agreement with 1760076 Ontario Inc. o/a Garden City Aquatic Club. (Three readings – with respect to operating a Swim Ontario competitive provincial swim team out of the Kiwanis Aquatics Centre and a recreational swim team out of the Port Dalhousie Pool. TO BE CONSIDERED BY General Committee, April 29, 2013.)
- (e) A By-law to authorize the construction and issuing of debentures for Bunting Road Watermain Improvements. (Three readings – with respect to Project P09-107. General Committee, August 24, 2009, Item No. 390.)
- (f) A By-law to authorize the construction and issuing of debentures for Firehall #4 – New Station Construction. (Three readings – with respect to Project P09-159. General Committee, May 31, 2010, Item No. 254.)
- (g) A By-law to authorize the construction and issuing of debentures for City Hall – Additional Electrical / Council / Security Upgrades. (Three readings – with respect to Project P10-157. General Committee, July 25, 2011, Item No. 387.)
- (h) A By-law to authorize the construction and issuing of debentures for Morningstar Mill. (Three readings – with respect to Project P11-149. General Committee, July 25, 2011, Item No. 387.)
- (i) A By-law to authorize the construction and issuing of debentures for Parks Maintenance Improvements – Pearson Park – Tennis Court Electrical Repairs. (Three readings – with respect to Project P11-167. General Committee, July 25, 2011, Item No. 387.)

- (j) A By-law to authorize the construction and issuing of debentures for Municipal Services Improvements – Newton Street. (Three readings – with respect to Project P11-063. General Committee, June 11, 2012, Item No. 340.)
- (k) A By-law to authorize the construction and issuing of debentures for 2012 Watercourse Review. (Three readings – with respect to Project P12-129. General Committee, June 11, 2012, Item No. 340.)
- (l) A By-law to authorize a Service Agreement with Folk Arts Council of St. Catharines, and to repeal By-law No. 2013-14. (Three readings – with respect to the 2013, 2014 and 2015 Niagara Folk Arts Festivals. General Committee, January 21, 2013, Item No. 3.2 and Council, April 8, 2013, Item No. 9.1.)
- (m) A By-law to authorize Amendments to Agreements with Brickyard Developments Limited, and to repeal By-law No. 2013-91. (Three readings – with respect to Phases 1 and 2 of Heritage Point Subdivision. General Committee, April 22, 2013, Item No. 3.3.)
- (n) A By-law to authorize an Amendment to Agreement with Brickyard Developments Limited, and to repeal By-law No. 2013-92 and By-law No. 2013-93. (Three readings – with respect to Phase 3 of Heritage Point Subdivision. General Committee, April 22, 2013, Item No. 3.3.)
- (o) A By-law to authorize an Agreement with Brickyard Developments Limited. (Three readings – with respect to Brownfield Tax Incentive Grant Program for Phase 4 of the development at 16 Woodburn Avenue. General Committee, April 22, 2013, Item No. 3.3.)
- (p) A By-law to provide for the setting and levying of rates of taxation for City purposes for the year 2013, and to provide for the payment of taxes after interim taxes. (Three readings – with respect to the 2013 Tax Rates. TO BE CONSIDERED BY General Committee, April 29, 2013.)
- (q) A By-law to confirm the proceedings and decisions of the Council of The Corporation of the City of St. Catharines at its meeting held on the 29th day of April, 2013. (Three readings – with respect to ratification and adoption of City Council Minutes of April 22, 2013, and General Committee Minutes of April 22, 2013.)

**Meeting Notes**  
**Spectator Facility Fundraising Advisory Committee**

Monday, April 8, 2013

1:00-2:30pm

St. Catharines City Hall, 50 Church Street – Committee Room 1

**Attended:**

David Oakes, Director of Economic Development & Customer Service (EDCS)

John Sim, Manager of Accounting and Payroll (FMS)

George Darte, Chair - Community ~ via conference call

John Bragagnolo, Community

Mark Cherney, Community ~ via conference call

Mick Wolfe, Community

Rick Woodward, Community

Kyle Canter, Superlative Group ~ via conference call

Ken Noakes, SMG ~ via conference call

Leanne Kurek, Administrative Support

**Regrets:**

Mayor Brian McMullan ~ ex-officio

Councillor Matthew Harris

Rick Lane, Director of Recreation & Community Services (RCS)

**Meeting Notes:**

1. Welcome ~ George Darte, Chair
2. Prospect Lists:
  - a) Update from Committee Members ~ Members are to go through the prospect lists and give guesstimates for potential donors.
  - b) Committee members to give amounts for potential philanthropic donors (donor wall) and donors with naming opportunities (rooms etc.)
  - **ACTION:** Leanne to forward George's updated list to committee.
3. Construction Update ~ Update from David Oakes:
  - a) Construction is on schedule.
  - b) The last pile to be completed this week, there were only 2 obstructions with the piles - 355 total piles and 353 with no obstructions.
  - c) No issues with Methane, it was capped.
  - d) There will be simultaneous construction, piping to go in and the grade of the site to be raised.
4. Superlative Prospect Update ~ Update from David Oakes and Kyle Canter:
  - a) Superlative has come up with targets and a prospect list and is working towards securing the naming rights for the facility.

5. Spectator Facility Floor Plans:

- a) Committee reviewed the Draft floor plans for the concourse, event and suite levels of the Spectator Facility.
- b) Committee marked which areas on each level of the interior and exterior would be options for fundraising campaign.
- **ACTION:** Dave to make list with all available fundraising options for the task force, along with values.
- **ACTION:** Task Force to develop a package with all necessary information when approaching prospective donors.

6. Website:

- a) Committee to establish website for fundraising campaign.
- b) Website will be run by the Task Force, a link will be provided on the city's website (from the committee page).
- c) Website to launch in August/September, once plans are available to the public.

7. Task Force Future Meetings:

- a) Task Force to have their first meeting within the next month.
- b) Committee members to meet every other, every two months.
- **ACTION:** George to send an email to committee members to organize the first task force meeting and establish members.

Next Meeting: TBD