

## Agenda

**Thursday, June 10, 2021**

### **Electronic Participation at 5.00 pm**

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

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

**Public Comments:** The public may submit comments regarding agenda matters by contacting [emunro@stcatharines.ca](mailto:emunro@stcatharines.ca) by June 8, 2021 before 3:00 p.m. Comments submitted will be considered as public information and entered into public record.

### **Members:**

Greg Redden, Chair  
David Ringler, Vice Chair  
Kerry Leask, Member  
Robin McPherson, Member  
Adam Selvig, Member

### **Staff Liaison:**

Elaine Munro, Secretary-Treasurer  
Wilrik Banda, Assistant Secretary-Treasurer  
Evan Acs, Planner

- 
1. **Call meeting to order (Chair)**
  2. **Recognition of Traditional Territories**
  3. **Additions / Deletions to the Agenda**
  4. **Motion to approve the agenda**
  5. **Motion to adopt the minutes of the previous meeting – May 26, 2021**
  6. **Declarations of Interest**

7. **Request for Adjournment**
8. **Applications**
  1. 284 Glendale Avenue, Consent, B-03/21SC – 21101276  
290Glendale Avenue, Consent, B-04/21SC - 21101277  
284 Glendale Avenue, Minor Variance, A-15/21 – 21101287  
284 Glendale Avenue, Minor Variance, A-16/21 – 21101290
9. **New Business**
10. **Date of next meeting**  
Wednesday June 29, 2021 at 5.00 pm
11. **Motion to Adjourn**



## Technical Report

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

**Date of Report:** June 4, 2021

**Date of Meeting:** June 10, 2021

**Report Number:** B-03/21SC  
B-04/21SC  
A-15/21  
A-16/21

**File:** 21101276  
21101277  
21101287  
21101290

**Subject:** 284 Glendale Avenue and 290 Glendale

### Recommendation

That Application **B-03/21SC** by 2596801 Ontario Inc, as outlined in the Notice of Hearing be approved, subject to the following conditions:

1. That minor variance applications A-15/21 and A-16/21 be approved.
2. That the Owner provide the Secretary-Treasurer of the Committee of Adjustment with the acknowledgement and direction for conveyance of the subject parcel, together with a copy of the deposited reference plan, for use in the issuance of the Certificate of Consent.
3. That the Owner submit to the Secretary-Treasurer of the Committee of Adjustment a final certification fee of \$218.90 payable to the Treasurer, City of St. Catharines.
4. That final approval of the necessary Minor Variance Applications be received by the Committee of Adjustment.
5. That all conditions of consent be fulfilled by June 10, 2022.

That Application **B-04/21SC** by Revel Realty Inc, as outlined in the Notice of Hearing be approved, subject to the following conditions:

1. That minor variance applications A-15/21 and A-16/21 be approved.
2. Pursuant to Section 50(12) of the *Planning Act*, it is hereby stipulated that Section 50(3) or 50(5) shall apply to any subsequent conveyance of, or other transaction involving, the identical subject parcel of land. Therefore, the Applicant will provide the Secretary-Treasurer of the Committee of Adjustment with a solicitor's undertaking that the condition of the Committee of Adjustment will be implemented and the properties (Parts 1, 2, 3 & 4) will be merged and become one parcel of land.
3. That the Owner provide the Secretary-Treasurer of the Committee of Adjustment with the acknowledgement and direction for conveyance of the subject parcel, together with a copy of the deposited reference plan, for use in the issuance of the Certificate of Consent.
4. That the Owner submit to the Secretary-Treasurer of the Committee of Adjustment a final certification fee of \$218.90 payable to the Treasurer, City of St. Catharines.

5. That final approval of the necessary Minor Variance Applications be received by the Committee of Adjustment.
6. That all conditions of consent be fulfilled by June 10, 2022.

That Applications **A-15/21** by 2596801 Ontario Inc and **A-16/21** by Revel Realty Inc, as outlined in the Notices of Hearing, be approved, subject to the following condition:

1. That the Owner enter into a site plan agreement with the City of St. Catharines addressing, but not limited to, such matters as the provision of landscaping.

## Report

### The Proposal

The applicant proposes to demolish the existing commercial building at 284 Glendale Avenue and build a new commercial structure which will include a restaurant with drive-thru and an additional attached commercial unit. To facilitate this development, the applicant is proposing a boundary adjustment to add land to 284 Glendale Avenue from 290 Glendale Avenue. In addition, the applicant is also proposing access and servicing easements over parts of 284 and 290 Glendale Avenue to permit the two separate properties to function as one site. The applicant is also requesting minor variances for both 284 and 290 Glendale to facilitate the boundary adjustment and the proposed commercial building. The boundary adjustment, easements and minor variances are laid out in the tables below.

Application	Severed Parcel	Severed Area	Retained Parcel	Retained Area
<b>B-04/21SC</b>	Parts 3 and 4 (to be added to 284 Glendale Ave [Parts 1 and 2])	1,680 m <sup>2</sup>	Parts 5, 6 and 7 (290 Glendale Ave)	4,036.3 m <sup>2</sup>

Application	Easement Established Over	Easement Area	Easement to the Benefit of
<b>B-03/21SC</b>	Part 4 (part of 284 Glendale Ave)	368 m <sup>2</sup>	Parts 5, 6 and 7 (290 Glendale Ave)
<b>B-04/21SC</b>	Part 6 (part of 290 Glendale Ave)	521 m <sup>2</sup>	Parts 1, 2, 3 and 4 (284 Glendale Ave)

Application	Variance #	Zoning Provision	Required	Proposed
<b>A-15/21</b> (284 Glendale Ave [Parts 1, 2, 3 and 4])	1	Minimum required parking spaces	20	14
	2	Required setback for a Drive Thru Facility to a Residential, Institutional or Green Space zone	7.5 m	3 m
	3	Minimum landscaped buffer for parking areas with 20 to 99 spaces between the parking area and a lot line abutting a public road	3 m	2.8m

	4	Minimum landscaped buffer for parking areas with 20 to 99 spaces between the parking area and a lot line not abutting a public road	3 m	0 m
<b>A-16/21</b> (290 Glendale Ave [Parts 5, 6 and 7])	1	Minimum landscaped buffer for parking areas with 20 to 99 spaces between the parking area and a lot line not abutting a public road	3 m	0 m

## Location and Site Description

The subject properties are located on the south side of Glendale Avenue, spanning the block between the Highway 406 off ramp and Burleigh Hill Drive. The property is surrounded by commercial development to the north and east, Highway 406 to the west, and an elementary school to the south.

At present, 284 Glendale Avenue is occupied by a former motor vehicle repair garage, which is proposed to be demolished. A new commercial building is proposed to be built on the lot. No building alterations are proposed for the existing commercial facilities at 290 Glendale Avenue.

## Circulation of Application

This Application was circulated to all appropriate departments and agencies: no objections were received.

## Planning Policy Context

### Official Plan (Garden City Plan)

The subject properties are designated Commercial on Schedule D1 of the Garden City Plan (GCP) and further designated Community Commercial on Schedule E9. The existing and proposed commercial uses are permitted on these lands.

### Zoning By-law (2013-283)

The subject properties are zoned Community Commercial with Special Provision 112 and Holding Provision 17 (C2-112-H17). Special Provision 112 restricts building height to 16 metres while Holding Provision 17 requires a visual impact assessment for buildings exceeding 14 metres in height and located below the escarpment, to the satisfaction of the Niagara Escarpment Commission. The proposed building has a height of 7.2 metres. The existing and proposed uses and buildings are in keeping with zoning regulations.

## Planning Analysis

### Consents

#### Boundary Adjustment on Application B-04/21SC

Part F, Section 16.11.3 of the GCP states that consents to sever, including lot boundary adjustments, will only be given where they contribute to the infilling of areas that are already substantially developed and the size and shape of the parcel is appropriate for the use proposed and in terms of the optimum development of the surrounding area.

Provincial land use plans, as well as the City's Official Plan, promote opportunities for intensification and redevelopment where it can be appropriately accommodated. The Garden City Plan supports a balanced approach to infill and intensification to ensure appropriate building, site and streetscape design.

Consent Application B-04/21SC is requesting to adjust the lot boundaries between 284 and 290 Glendale Avenue by adding 1,680 square metres of land to 284 Glendale Avenue from 290 Glendale Avenue. The boundary adjustment is sought to establish a commercial development at 284 Glendale Avenue. The proposed boundary adjustment is desirable as it leads to intensification and repurposing of commercial lands along a Regional arterial road. Staff finds that this Application meets relevant Official Plan policies and recommend approval, accordingly.

### **Easements on Applications B-03/21SC and B-04/21SC**

The GCP provides no specific policies to guide applications to establish private easements over private property. Applications B-03/21SC and B-04/21SC request consents to easement over parts of 284 and 290 Glendale Avenue.

The easement over 284 Glendale Avenue to the benefit of 290 Glendale Avenue (Part 4 on the survey sketch) is 368 square metres in size and is being sought to permit pedestrian, vehicular and utilities access. This area is on the eastern side of 284 Glendale Avenue and will allow traffic to flow between the two sites and storm sewers from 290 Glendale Avenue to discharge to the City's storm sewer across (under) 284 Glendale Avenue.

The easement over 290 Glendale Avenue to the benefit of 284 Glendale Avenue (Part 6 on the survey sketch) is 521 square metres in size and is being sought to permit pedestrian and vehicular access. It will also permit 284 Glendale Avenue to store its waste in a designated area on 290 Glendale Avenue for collection. This area extends from Burliegh Hill Drive on 290 Glendale Avenue to the middle of the overall site and will permit traffic to circulate throughout the site and allow for centralized waste collection between the two properties.

The establishment of these easements will allow the two properties under separate ownership to function as one site. As such, both properties will be bound under one site plan agreement which will require these easements to exist in perpetuity. The proposed easements are desirable as they lead to intensification and repurposing of commercial lands along a Regional arterial road. Staff recommends approval of these applications.

### **Minor Variance**

#### **Variance 1 of Application A-15/21**

Zoning By-law 2013-283 establishes a minimum parking requirement of one parking space per 20 square metres of gross leasable floor area for service commercial, retail and restaurant uses. Additionally, the Ministry of Transportation (MTO) establishes a 14-metre buffer between a highway and a parking area, where any parking space located within this buffer cannot be counted towards required parking on the site.

The proposed commercial building at 284 Glendale Avenue has a gross leasable floor area of 391.2 square metres, which results in a parking requirement of 20 spaces. The Report Page 4 of 6

applicant has provided 31 parking spaces in total. There are 13 spaces within the required MTO buffer and four additional spaces that could not function without accessing the MTO buffer, which leaves only 14 parking spaces that can count towards the required total. The applicant has provided the parking spaces required by the Zoning By-law. However, the variance is necessary to recognize the technical deficiency regarding those spaces which are affected by the MTO buffer. Should the MTO choose to widen or relocate the Highway 406 off ramp in the future, there may be a loss of some of or all the parking spaces that are currently located within the 14-metre buffer. It should be noted, however, that the MTO has already made significant improvements to the interchange in the last three years. Staff are of the opinion that the variance requested is minor in nature, desirable for the appropriate use of the lands, and is in keeping with the general intent of the Official Plan and Zoning By-law. Staff recommend approval of Variance 1.

### **Variance 2 of Application A-15/21**

Zoning By-law 2013-283 requires that a minimum 7.5 metre setback be provided between a drive-thru facility and a Residential, Institutional or Green Space zone. The property immediately adjacent to the south of 284 Glendale Avenue is zoned Community Institutional (I2) and is presently occupied by an elementary school and day care. The drive-thru facility will be located next to part of the playing fields. The intent of the provision is to ensure adequate screening and noise buffers between the drive-thru and more sensitive land-uses.

The applicant is requesting a reduction of the required setback from 7.5 metres to 3 metres. The reduction will facilitate the entrance to the drive-thru and stacking area for three vehicles. The actual ordering station, including the speaker, will be located more than 7.5 metres from the common lot line with the I2 zone. Staff are satisfied that the requested reduction is minimal enough to ensure adequate screening of the drive-thru facility. The 3.0 metre setback will include enhanced landscaping, including a cedar hedge that, at maturity, will provide a visual barrier and noise attenuation between the school yard and the drive-thru facility. The required site plan agreement will ensure that this landscaping is installed and maintained. Staff are of the opinion that the requested variance is minor in nature, desirable for the appropriate use of the lands, and is in keeping with the general intent of the Official Plan and Zoning By-law. Staff recommend approval of Variance 2.

### **Variance 3 of Application A-15/21**

Zoning By-law 2013-283 requires that a minimum 3.0-metre-wide landscape buffer be provided between a parking area with 20 to 99 parking spaces and the adjacent lot line, where the lot line abuts a public road. The intent of the provision is to ensure adequate screening of the parking area, which results in an appropriate transition between the public and private realms.

The applicant is requesting a reduction of the minimum width of the landscape buffer from 3 metres to 2.8 metres along Glendale Avenue. The reduction will facilitate the configuration of the driveway across the front of the proposed building and part of the parking area on the west side of the proposed building. Staff are satisfied that the requested reduction is minimal enough to ensure adequate screening of the parking areas and that no negative impact on the interface between the public and private realms will result. The property is subject to site plan control, and through that process staff will

ensure that the proposed buffer along Glendale Avenue will include enhanced landscaping materials. Staff are of the opinion that the requested variance is minor in nature, desirable for the appropriate use of the lands, and is in keeping with the general intent of the Official Plan and Zoning By-law. Staff recommend approval of Variance 3.

#### **Variance 4 of Application A-15/21 and Variance 1 of Application A-16/21**

Zoning By-law 2013-283 requires that a minimum 3.0-metre-wide landscape buffer be provided between a parking area with 20 to 99 parking spaces and the adjacent lot line, where the lot line does not abut a public road. The intent of the provision is to ensure an appropriate transition between neighbouring land uses that provides screening of vehicles and breaks up large areas of asphalt.

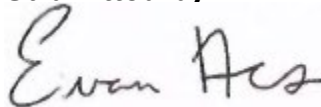
The Applicant is requesting a reduction of the minimum landscape buffer width from 3 metres to 0 metres along the common lot line (the eastern lot line for 284 Glendale Avenue and the western lot line for 290 Glendale Avenue). The subject properties will function as one site, with easements created for ingress and egress of vehicles and pedestrians and utilities. Since the parking lots on each property will function as one larger parking lot shared between the two properties, no landscape buffer can be installed. Staff are satisfied that no negative impact will result from the absence of a landscape buffer in this location; it will facilitate efficient use of the parking area to the benefit of both parcels. Staff are of the opinion that the requested variances are minor in nature, desirable for the appropriate use of the lands, and are in keeping with the general intent of the Official Plan and Zoning By-law. Staff recommend approval of Variance 4 of Application A-15/21 and Variance 1 of Application A-16/21.

## **Conclusion**

Having regard for the matters under Section 53 of the *Planning Act*, staff are of the opinion that Applications **B-03/21SC** and **B-04/21SC** are compatible with the neighbourhood, consistent with the provisions of the Zoning By-law and Official Plan, and will have no adverse impacts on the surrounding area and environment. It is staff's recommendation that the requested consent to boundary adjustment and consents to easement be approved, subject to the conditions outlined in the recommendation.

Having regard for the matters under Section 45(1) of the *Planning Act*, staff are of the opinion that Minor Variance Applications **A-15/21** and **A-16/21** are in keeping with the general intent of the Official Plan and Zoning By-law, are minor in nature, and are desirable for the appropriate use of the lands. Staff recommend that the Applications be approved, subject to the condition outlined in the recommendation.

**Submitted by:**



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Evan Acs  
Planner I

**Approved by:**



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Bruce Bellows  
Senior Planner



**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** MTO Comment - 284 & 290 Glendale Avenue  
**Date:** Friday, May 28, 2021 12:45:28 PM

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## Elaine Munro ACST

**Committee Secretary and Planning Technician**

**Tel:** 905.688.5601 x1715

**Email:** [emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)



**From:** Nunes, Paul (MTO) <[Paul.Nunes@ontario.ca](mailto:Paul.Nunes@ontario.ca)>

**Sent:** Friday, May 28, 2021 12:08 PM

**To:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>

**Cc:** Deluca, Peter (MTO) <[Peter.Deluca@ontario.ca](mailto:Peter.Deluca@ontario.ca)>

**Subject:** RE: Committee of Adjustment Hearing NOHs, Applications & Sketches for Special Hearing on June 10, 2021 @ 5pm - 284 & 290 Glendale Avenue

**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.

Hi Elaine,

Re: Special Committee of Adjustment Hearing for 284 & 290 Glendale Avenue, St. Catharines, ON. **(Hwy 406)**  
June 10, 2021 @ 5pm

MTO Highway Corridor Management Section has reviewed the location of the following Applications:

- 284 Glendale Avenue, Consent, B-03/21SC – 21101276
- 290 Glendale Avenue, Consent, B-04/21SC – 21101277
- 284 Glendale Avenue, Minor Variance, A-15/21 – 21101287
- 290 Glendale Avenue, Minor Variance, A-16/21 – 21101290

In principle the Ministry has no objection to the proposed Consent and Minor Variance Applications described above; however the subject sites are located within the MTO Permit Control Area for the Hwy 406, and as per MTO's previous comments for the Site Plan Application, an MTO Building and Land Use Permit is required prior to the commencement of any on-site construction/works.

Please do not hesitate to contact me if you have any questions.

Thanks,

PaulN

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** NEC Comments - 284 & 290 Glendale Avenue  
**Date:** Saturday, May 29, 2021 11:00:38 AM

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## Elaine Munro ACST

**Committee Secretary and Planning Technician**

**Tel:** 905.688.5601 x1715

**Email:** [emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)



**From:** Tansony, Cheryl (MNRF) <[Cheryl.Tansony@ontario.ca](mailto:Cheryl.Tansony@ontario.ca)>

**Sent:** Friday, May 28, 2021 5:58 PM

**To:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>

**Subject:** RE: Committee of Adjustment Hearing NOHs, Applications & Sketches for Special Hearing on June 10, 2021 @ 5pm - 284 & 290 Glendale Avenue

**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 Elaine,

284 and 290 Glendale Avenue are outside of the Niagara Escarpment Commission (NEC) area of the Development Control (DC) and therefore a Development Permit is not required for development on the properties. The properties are within the Niagara Escarpment Plan (NEP) Area and therefore the NEC has an interest in development and will comment on applications under the Planning Act. The subject properties are designated Urban Area in the NEP 2017.

We understand the applications seek a boundary adjustment between the two parcels of land severing a parcel from 290 Glendale Ave, which will be added to 284 Glendale Ave to accommodate the construction of a new commercial building, subject to an easement between the two properties for access and for the storm sewer. Five minor variances are required to facilitate the consent application: (1) reduce the required minimum parking spaces; (2) reduce the required setback for the Drive Thru to the southern property line; (3) reduce the landscape buffer between the parking area and lot line abutting a public road; (4) reduce the landscape buffer between the parking area and interior side yard with 284 Glendale; and (5) reduce the landscape buffer between the parking area interior side yard with 290 Glendale.

The policies for the Urban Area are found in Part 1.7 of the NEP. Part 1.7.4 of the NEP states that proposed uses and the creation of new lots may be permitted, subject to conformity with Part 2, Development Criteria, the Development Objectives and, where applicable, zoning by-laws that are not in conflict with the Niagara Escarpment Plan. Provided that the proposal generally conforms with the Zoning By-law the proposal is a permitted use.

Part 1.7.5 of the NEP lists Development Objectives that apply to growth and development within the Urban Area designation, including the following:

- Part 1.7.5.1 states that all development shall be compatible with the scenic resources of the Escarpment. Where appropriate, provision for maximum heights, adequate setbacks and screening are required to minimize the visual impact of urban development.
- Part 1.7.5.2 states that Development within Urban Areas should encourage reduced energy consumption, improved air quality, reduced greenhouse gas emissions and work towards the long term goal of low-carbon communities, including net-zero communities and increased resilience to climate change, including through maximizing opportunities for the use of green infrastructure and appropriate low impact development.
- Part 1.7.5.9 states that growth and development in Urban Areas shall be compatible with and provide for... (e) considerations for reductions in greenhouse gas emissions and improved resilience to the impacts of a changing climate; (f) sustainable use of water resources for ecological and servicing needs; and (g) compliance with the targets, criteria and recommendations of applicable water, wastewater and stormwater master plans, approved watershed planning and/or sub watershed plans in land use planning.

Based on the above, NEC staff have no objection to Consent Applications B-03/21SC and B-04/21SC and Minor Variance Applications A-15/21 and A-16/21, provided that they conform with the Zoning by-law (the applications to vary from the by-law are in fact minor in nature) and the above noted Development Objectives.

Please let me know if you have any questions or require clarification on any of the above.

Sincerely,

**Cheryl Tansony**

*Senior Planner*

Niagara Escarpment Commission

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Alectra - No comments or objections RE: 289 & 290 Glendale Avenue, St. Catharines  
**Date:** Tuesday, May 25, 2021 9:28:32 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

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**Elaine Munro ACST**  
**Committee Secretary and Planning Technician**  
**Tel:** 905.688.5601 x1715  
**Email:** [emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)



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**From:** Network Info <[network.info@horizonutilities.com](mailto:network.info@horizonutilities.com)>  
**Sent:** Tuesday, May 25, 2021 9:18 AM  
**To:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Cc:** Banda, Wilrik <[wbanda@stcatharines.ca](mailto:wbanda@stcatharines.ca)>  
**Subject:** RE: 289 & 290 Glendale Avenue, St. Catharines

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Good morning Elaine,

Our office has no comment/objections based on the drawing(s) provided.

Regards,



**Samantha Burke**  
**Engineering Clerk**  
55 John Street North, Hamilton, ON, L8R 3M8  
t 905.798.2971  
[alectrautilities.com](http://alectrautilities.com)



*Alectra is focused on delivering safe and reliable electricity to you during the Covid-19 pandemic. Our operations have been scaled back to ensure the safety of our employees and the public and to respond to emergencies as required. Our convenient online customer service portal is available to assist you with most of your Alectra account needs. Call waiting times may be longer than usual. Thank you for your patience.*

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** RE: Committee of Adjustment Hearing NOHs, Applications & Sketches for Special Hearing on June 10, 2021 @ 5pm - 284 & 290 Glendale Avenue  
**Date:** Friday, May 21, 2021 11:10:21 AM

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**Elaine Munro ACST**  
**Committee Secretary and Planning Technician**  
**Tel:** 905.688.5601 x1715  
**Email:** [emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)



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**From:** Doug Crown <[doug.crown@cogeco.com](mailto:doug.crown@cogeco.com)>  
**Sent:** Friday, May 21, 2021 10:04 AM  
**To:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Cc:** Banda, Wilrik <[wbanda@stcatharines.ca](mailto:wbanda@stcatharines.ca)>  
**Subject:** Re: Committee of Adjustment Hearing NOHs, Applications & Sketches for Special Hearing on June 10, 2021 @ 5pm - 284 & 290 Glendale Avenue

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Hi Elaine

Cogeco has no concerns with this application.

Have a wonderful long weekend

Doug Crown  
Network Planning Department  
[Doug.crown@cogeco.com](mailto:Doug.crown@cogeco.com)

7170 Mcleod Rd  
Niagara Falls Ont Canada

T 289-296-6266 Ext 8434 | C 905-401-9967

**From:** [Vasko, Dennis](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Re: Committee of Adjustment Hearing NOHs, Applications & Sketches for Special Hearing on June 10, 2021 @ 5pm - 284 & 290 Glendale Avenue  
**Date:** Monday, May 24, 2021 5:24:04 PM

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Hi Elaine,

No concerns in respect to closed landfills.

Dennis

Sent from my iPhone

**Dennis Vasko**

**Fill Site Technician**

**Tel:** 905.688.5601 x2163

**Email:** [dvasko@stcatharines.ca](mailto:dvasko@stcatharines.ca)



On May 20, 2021, at 6:10 PM, Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)> wrote:

Hello:

Attached are the Notices of Hearing, Applications and sketches for the Special Committee of Adjustment Hearing Scheduled for June 10, 2021 @ 5pm. It would be appreciated if you have any comments that they be forwarded to us by **June 3, 2021**.

T

<!--[if !supportLists]-->1. <!--[endif]-->284 Glendale Avenue, Consent, B-03/21SC – 21101276

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=Nr6ShSsuhpvBD06JJJ8ShAeQuAleQuAl>

290 Glendale Avenue, Consent, B-04/21SC – 21101277

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=iTA7Uil19D0ziPIUsOoT2o69geQuAleQuAl>

284 Glendale Avenue, Minor Variance, A-15/21 – 21101287

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?>

[FileId=upVFpc5kbqGQjYhEtZpfgeQuAleQuAl](#)

290 Glendale Avenue, Minor Variance, A-16/21 – 21101290

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?>

[FileId=DWz5IA5HBB5IA5HNKd5ddELIHPdqHQeQuAleQuAl](#)

Thanks Elaine

**Elaine Munro ACST**

**Committee Secretary and Planning Technician**

**Tel:** 905.688.5601 x1715

**Email:** emunro@stcatharines.ca



**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** CRCS Comment - 284 & 290 Glendale Avenue (21 101760 SP)  
**Date:** Wednesday, May 26, 2021 11:01:58 AM

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## Elaine Munro ACST

**Committee Secretary and Planning Technician**

**Tel:** 905.688.5601 x1715

**Email:** [emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)



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**From:** Button, Jessica <[jbutton@stcatharines.ca](mailto:jbutton@stcatharines.ca)>  
**Sent:** Wednesday, May 26, 2021 10:37 AM  
**To:** Acs, Evan <[eacs@stcatharines.ca](mailto:eacs@stcatharines.ca)>  
**Cc:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Subject:** RE: Amanda Notification: You have a pending review on 284 Glendale Avenue (21 101760 SP)

Evan,

CRCS offers the following comments on the **Site Plan Agreement**:

- Enhanced landscaping continues to be referenced on the site plan for the Glendale Avenue Boulevard.
- A cost estimate will be required.

CRCS offers the following comments on the **Consent and Minor Variance Application**:

- No objections to the requests for consent.
- The Glendale Avenue landscape buffer generally complies with the 3.0m requirement and is capable of supporting substantial landscaping as demonstrated in the landscape plan.
- Enhanced landscaping is again noted for the Glendale Boulevard but is not shown on the landscape plan.

## Jessica Button

**Project and Development Planner**

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**Email:** [jbutton@stcatharines.ca](mailto:jbutton@stcatharines.ca)



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## Memorandum

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**To:** Elaine Munro, ACST, Committee Secretary & Planning Technician  
**Cc:** City Committee of Adjustment Staff Members  
**From:** Brad Johnston, C.E.T., Development Engineering Technologist  
**Date:** May 27, 2021  
**Hearing Date:** June 10, 2021  
**Subject:** **Committee of Adjustment - Minor Variance Applications**  
284 Glendale Avenue, A-15/21SC  
290 Glendale Avenue, A-16/21SC

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Development Engineering have reviewed the above applications and have no comments or objections since these applications are currently under our review through a Site Plan Agreement process, of which comments will be addressed separately.

Prepared by:

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Brad Johnston, C.E.T.  
Development Engineering Technologist

c. James Denham, PBS (email only)



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## Memorandum

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**To:** Elaine Munro  
Committee Secretary & Planning Clerk

**Cc:**

**From:** Steve Bittner  
Transportation Technologist

**Date:** May 21, 2021

**Subject:** Committee of Adjustment  
Public Hearings – June 10, 2021  
File No. 305-17-01

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Upon review of the applications, we have no concerns or requirements. If you would like to discuss this matter in greater detail, please do not hesitate to contact me at extension 1663.

Steve Bittner  
Transportation Technologist