

## Agenda

**Wednesday, July 28, 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 July 26, 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  
Natasha MacDonald, 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 – June 23, 2021**
  6. **Declarations of Interest**

7. **Request for Adjournment**
8. **Applications**
  1. 16 Tremont Drive, Minor Variance, A-107/20 – 20117589
  2. 17 Josephine Street, Minor Variance, A-59/21 – 21112888
  3. 201 First Street Louth, Minor Variance, A-60/21 – 21112892
  4. 11 Wychwood Road, Minor Variance, A-61/21 – 21112905
  5. 417 Queenston Street, Minor Variance, A-62/21 – 21112909
  6. 18 Glenellen Drive, Minor Variance, A-63/21 – 21113025
  7. 159 Geneva Street, Minor Variance, A-64/21 - 21113237
9. **New Business**
10. **Date of next meeting**

Wednesday August 25, 2021 at 5.00 pm
11. **Motion to Adjourn**

**COMMITTEE OF ADJUSTMENT**  
P.O. Box 3012, 50 Church Street  
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715  
TTY: 905-688-4889  
Fax: 905-688-5873

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# **COMMENTS**

**A-107/20**

**16 Tremont Drive**

**DATE OF HEARING:**  
**July 28, 2021**



## Technical Report

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

**Date of Report:** July 16, 2020

**Date of Meeting:** July 28, 2020

**Report Number:** A-107/20

**File:** 20117589

**Subject:** 16 Tremont Drive

### Recommendation

That Application **A-107/20** by 16 Tremont Drive (St. Catharines) Limited, as outlined in the Notice of Hearing, be approved.

### Report

#### The Proposal

The Applicant seeks relief from the City of St. Catharines' Zoning By-law 2013-283 to accommodate the construction of a proposed 12-story residential apartment building containing 116 units. This application has a concurrent Site Plan Application.

The requested variances are as follows. The location of each variance requested is specially identified on the attached sketch to the application.

Variance	Provision	Required	Proposed
1	A reduction of the minimum parking ratio	1.25 spaces per dwelling unit	0.90 spaces per dwelling unit
2	A reduction of the minimum rear yard setback	15.9m	14m
3	A reduction of the minimum landscape strip for a parking area with 100 or greater parking spaces <b>abutting a Residential or Institutional zone</b>	4m	1.25m
4	A reduction of the minimum landscape strip for a parking area with 100 or greater parking spaces <b>abutting a Residential or Institutional zone</b>	4m	0.20m
5	A reduction of the minimum landscape strip for a parking area with 100 or greater	6m	5.6m



	parking spaces <b>abutting a public road</b>		
6	A reduction of the minimum landscape strip for a parking area with 100 or greater parking spaces <b>not abutting a public road</b>	3m	0.25m
7	A reduction of the minimum landscape strip for a parking area with 100 or greater parking spaces <b>not abutting a public road</b>	3m	0.50m
8	A reduction of the minimum landscape strip for a parking area with 100 or greater parking spaces <b>not abutting a public road</b>	3m	1m
9	A reduction of the minimum landscape strip for a parking area with 100 or greater parking spaces <b>not abutting a public road</b>	3m	2m
10	A reduction of the minimum landscape strip for a parking area with 100 or greater parking spaces <b>not abutting a public road</b>	3m	1m

## Location and Site Description

The subject property is located on the east side of Tremont Drive, south of Glendale Avenue. The property is currently occupied by an existing 12-storey residential apartment building containing 123 units, with 123 existing surface parking spaces. The property is surrounded by a residential apartment building (20 Tremont Dr.) to the west, a commercial centre (2 Tremont Dr.) to the north, Highway 406 along the east, and natural areas to the south.

## Circulation of Application

The application was circulated to all appropriate departments and agencies. No objections were received.

## Planning Policy Context

### Official Plan (Garden City Plan)

The subject property is designated High-density Residential on Schedule D1 of the Garden City Plan (GCP) and further designated High-density Residential on Schedule E8. Apartment buildings are permitted in this designation at a density of 85 units per

hectare or greater. The existing apartment building on site has a density of 80 units per hectare. With the addition of the proposed building, the site would have a density of 156 units per hectare.

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

The subject property is zoned High Density Residential (R4-112-H17). Apartment buildings are permitted in the R4 zone at a minimum density of 85 units per hectare, subject to the provisions of the Zoning By-law. Special Provision 112 restricts the building height to a maximum of 37 metres. Holding Provision 17 requires the completion of a visual impact assessment to be reviewed and approved by the Niagara Escarpment Commission in order to remove the Holding provision from the lands. In this instance, the Niagara Escarpment Commission has determined that a visual impact assessment study is not required as the visual impact of the proposed building is easily discerned, and the height is similar to that of the existing building on-site.

The applicant is seeking to vary a number of applicable provisions in the Zoning By-law which are outlined and discussed in the Planning Analysis section of this report.

## **Planning Analysis**

### **Variance 1 – Parking**

Variance 1 requests a reduction of the required parking requirement from 1.25 spaces per unit to 0.90 spaces per unit.

Section 5.4.2 of the GCP states that 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.

Further, 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. It is not a requirement that the development satisfy every criterion in Section 5.4.2. Overall, the development must adequately address one or more criteria and demonstrate that the parking ratio is appropriate for the proposal.

#### *Section 5.4.2 i), iv) and v)*

The criteria addressed in subsections i), iv) and v) are not met by the proposal. The development does not include any shared parking. Additionally, there is no land, beyond the minimum requirements, that is dedicated for safe active transportation facilities, connectivity or greening/landscaping initiatives. Minimum landscaping requirements are

met in certain instances, with some variances also requested to landscaping provisions as discussed in this report.

*Subsection ii) Transit is readily available*

There is readily available transit within walkable proximity (500 metres) where buses stop along Glendale Avenue and at the Pen Centre. The Pen Centre is a major transit hub in the City. There are 10+ routes available between the two nearest transit stops/hubs for Tremont Drive residents to access. With the number of routes available, buses are more frequently available than along a single route. The transit availability is sufficient to provide alternative modes of transportation to future and current residents of the subject site.

*Subsection iii) Bicycle parking and facilities are provided*

Indoor bicycle parking is provided and exceeds minimum requirements. This provides further alternative options to using a personal vehicle.

**Parking Study**

The applicant has submitted a Parking Study prepared by NexTrans Consulting Engineers in March/April of 2021. The study reviewed current parking demand on the subject site for the existing apartment building, as well as on the adjacent residential site (20 Tremont Dr.) containing a 7-storey apartment building. Both sites included in the study are considered very similar in use and scale to the proposed building and are very good comparable sites to use. The study concluded that, based on peak usage at both sites, which was just under 0.8 spaces per unit, the proposed parking reduction is sufficiently able to meet the projected parking demands for the proposed development. Staff are satisfied with the parking study. The applicant has fulfilled their responsibility to demonstrate that the reduced parking standard will not aggravate parking supply in the area and will not result in unacceptable spillover. In this regard, the intent of the Official Plan is upheld.

The proposed parking variance will facilitate the construction of a building that is appropriate for the use of the subject lands, without negatively impacting the surrounding area. The reduction is considered minor, as it is demonstrated to provide sufficient parking and is not a significant departure from the requirements of the zoning by-law. Staff are supportive of the proposed reduction in parking.

**Variance 2 – Building Setback (rear yard)**

Variance 2 requests reduction of the rear yard setback from 15.9 metres to 14 metres. The setback requirement is based on building height, specifically 4.5 metres for the first 14 metres of building height, plus 0.5 metres for each additional metre of building height. The proposed building has a height of 36.9 metres, and therefore the setback requirement is 15.9 metres.

The proposed 1.9 metre setback reduction is considered minor. The setback is along the Highway 406 property boundary, and there are no rear neighbours that may be impacted by the reduced building setback to the rear property line. The building is

located entirely outside of the Ministry of Transportation (MTO) required setback of 14 metres from Highway 406. The MTO has no objections to the proposed setback.

The intent of the rear yard setback in the Zoning By-law is, in part, to ensure that the massing of the building is not negatively impacting surrounding uses. Given that the only impacted neighbour in the case of the rear yard setback is the MTO, the intent is considered to be upheld, as they have no objection.

The reduced rear yard setback will have no negative impact on adjacent lands to the rear property line and allows more space on the west side of the building to be put towards parking and landscaping. This is considered desirable for the appropriate use of the lands. Staff are supportive of Variance 2.

**Variances 3, 4 and 6 to 10 – Landscape Buffers (specific location of each variance is identified on sketch attached to application)**

The subject property shares a long property boundary with Highway 406 to the east. The MTO requires a minimum setback of 14 metres from the Highway boundary for parking areas and buildings. The result is that existing parking currently within the 14 metre MTO setback that currently services the existing building must be removed from its existing location and re-located elsewhere on the site. Because of the substantial MTO setback requirement, the applicants propose a design that prioritizes landscaping along the east side of the property within the MTO setback, and have asked for relief on the landscaping requirements to the west adjacent to the residential apartment building and residential zone at 20 Tremont Drive and to the north adjacent to the commercial plaza at 2 Tremont Drive. The distribution of landscaping is skewed to the east within the MTO setback, and the applicants have accommodated this challenge in a manner that is considered appropriate for the development of the subject lands, given their context.

Variances 3 and 4 request reductions in the required landscape buffer for a parking area over 100 spaces along a Residential Zone from 4 metres to 1.25 metres along the west property line (Variance 3) and 0.2 metres along the sidewalk and parking area at the entrance to the site (Variance 4). The intent of the required 4 metre setbacks along a Residential zone is, in part, to ensure that impacts of expansive parking areas on residential dwellings is reduced by adding a visual separation between parking and neighbouring residents, and to lessen noise and light trespass from vehicles onto adjacent residential properties.

In this case, the property lines along the residential zone are along the parking area for the apartment building on the neighbouring property 20 Tremont Drive. The impact of the variance on the adjacent property and parking area is likely to be negligible. The loss of vegetation on this portion of the site is accommodated on the east portion of the site, and the overall proportion of landscaped area on the site meets City requirements. A privacy fence, required through Site Plan Approval, will mitigate light trespass and physically separate the two parking areas. The overall intent of the Official Plan and

Zoning By-law are maintained. The reductions along the Residential zone are considered minor, and no negative impacts are anticipated.

Variances 6 – 10 are to recognize variance pinch points and reduced landscape buffers along the north property boundary abutting an existing commercial plaza (2 Tremont). Each variance is for a different portion of the proposed reduced landscape buffer, as illustrated on the drawing submitted with the application. The buffers are proposed to be reduced from a minimum width of 3.0 metres to range from 0.25 metres to 2 metres, with an approximate average of just under a metre along the extent of the north property boundary.

The intent of the landscape buffer along a property line which is not a public road, nor a Residential zone is to contribute to the overall greening of the site, to visually and physically break up the expanse of parking areas, and to avoid negative impacts on directly adjacent uses. In this case, the site to the north is a commercial plaza. The shared property line is along the rear of one of the existing commercial buildings. There are no concerns with light or noise along this property line, which faces the rear façade of a commercial building, and abuts a portion of their existing parking area. The active customer-facing portion of the adjacent building is not impacted by the reduced landscape buffers.

As noted previously, landscaping is provided more substantially to the east of the site, so overall the contribution towards landscaping and the intent of the Official Plan and Zoning By-law to ensure sufficient greening is upheld. A privacy fence along the north property line, to be required through the Site Plan approval process, will assist in visually breaking up the paved area, and the applicants will be required to plant the landscape buffers with appropriate plantings wherever the width is sufficient to place plantings and in support of a reduced buffer. Staff are supportive of Variances 3, 4 and 6-10.

#### **Variance 5 – Landscape Buffer Abutting a Public Road (Tremont Drive)**

Variance 5 requests a reduction of the minimum landscape buffer for a parking area with over 100 parking spaces along a public road (Tremont Drive) from 6.0 metres to 5.6 metres. The intent of the provision is to ensure that public streetscapes and the public realm are not overwhelmed by paving and expanses of parking areas. The Official Plan supports development designs that ensure space expansive parking areas are minimized in front of residential buildings, in favour of greater greening and landscaping initiatives, so that streetscape integrity and pedestrian safety are maintained.

In this case, the 0.4 metre reduction is minor in nature. It will have a negligible impact on the amount and quality of landscaping that can be provided between Tremont Drive and the proposed parking area. The intent of the Official Plan and Zoning By-law to adequately separate and screen the street from expansive parking areas is maintained. The reduced landscape buffer helps to accommodate an appropriate number of parking

spaces without compromising the streetscape, which is considered desirable for the development of the subject lands. Staff are supportive of Variance 5.

## Conclusion

With regard to matters under Section 45 of *The Planning Act*, staff are of the opinion that the variances requested by application **A-107/20** are minor in nature, desirable for the appropriate use of the lands and in keeping with the general intent of the Official Plan and Zoning By-law. Staff recommend approval of the application.

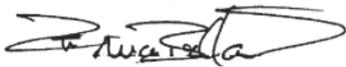
### Prepared and Submitted by:



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Charlotte McEwan, MCIP, RPP  
Planner I

### Approved by:



Bruce Bellows,  
Senior Planner

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Comments Received RE: 16 Tremont Dr., Minor Variance, A-107/20  
**Date:** Tuesday, July 13, 2021 1:58:37 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)



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**From:** Allison Carolan <>  
**Sent:** Wednesday, July 7, 2021 10:00 AM  
**To:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Subject:** 16 Tremont Dr.

**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.

Please don't approve the changes needed to make this building happen. We take pride in the small green space we have. Please don't let them take it away for parking spaces. It's going to be such an eye sore for the city to have every nook and cranny filled with cars. And it won't even be enough spaces! The lot is full as it is with the current 1.25 ratio. Reducing it to 0.9 would be a disaster. Not to mention the impact this would have on the environment. The deer are already being pushed into the city. I've seen deer running through the back of the building many times now since they cut down the trees on the other side of the highway.

Allison Carolan  
Tremont apartment tenant  
--  
Sent from iPhone

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

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** NEC Comments RE: 16 Tremont Drive, St. Catharines  
**Date:** Thursday, July 22, 2021 8:38:32 AM  
**Attachments:** [image006.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:** Tansony, Cheryl (MNRF) <[Cheryl.Tansony@ontario.ca](mailto:Cheryl.Tansony@ontario.ca)>  
**Sent:** Wednesday, July 21, 2021 5:02 PM  
**To:** Banda, Wilrik <[wbanda@stcatharines.ca](mailto:wbanda@stcatharines.ca)>  
**Cc:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Subject:** RE: 16 Tremont Drive, St. Catharines

**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 Wil,

Thank you for circulating NEC staff on the above noted application and apologies for the late comments. 16 Tremont Dr is outside of the NEC's area of Development Control, therefore a Development Permit is not required. However, the property is within the Niagara Escarpment Plan 2017 (NEP) area. The property is designated Urban Area within the NEP.

NEC staff provided comments November 30, 2020 relating to the site plan application. The letter confirms that all NEC comments, including those relating to natural heritage and scenic resources have been addressed. The plans provided as part of the minor variance application appear to be consistent.

NEC staff have no objection to the minor variance application.

Kind regards,

**Cheryl Tansony**, MES (PI)  
*Senior Planner*  
Niagara Escarpment Commission

232 Guelph Street | Georgetown, ON | L7G 4B1

**Tel:** 905-703-5354 **Website:** [www.escarpment.org](http://www.escarpment.org)

Please let me know if you require communication supports or alternate formats.





Niagara Escarpment Commission

An agency of the Government of Ontario

**In order to ensure a safe and secure environment for staff and clients and in response to recommendations by health professionals, the NEC offices are closed to the public until further notice. The NEC is continuing to provide services via email and telephone. Updates can be found on our website: <https://www.escarpment.org/Commission/COVID19>**

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Cogeco Comments for All CofA Applications - July 28, 2021 Hearing  
**Date:** Monday, July 12, 2021 1:33:52 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)



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**From:** Doug Crown <[doug.crown@cogeco.com](mailto:doug.crown@cogeco.com)>  
**Sent:** Tuesday, July 6, 2021 1:33 PM  
**To:** Banda, Wilrik <[wbanda@stcatharines.ca](mailto:wbanda@stcatharines.ca)>  
**Cc:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Subject:** Re: CofA NoH & Applications July 28, 2021

**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 Wil  
Cogeco has no concerns with these applications.  
Have a great Day  
Thanks

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:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Heritage Comments RE: Committee of Adjustment, Notices & Applications - July 28, 2021 Hearing  
**Date:** Sunday, July 18, 2021 11:38:57 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:** Seaman, Michael <mseaman@stcatharines.ca>  
**Sent:** Friday, July 16, 2021 8:38 PM  
**To:** Munro, Elaine <emunro@stcatharines.ca>  
**Cc:** Banda, Wilrik <wbanda@stcatharines.ca>  
**Subject:** RE: Committee of Adjustment, Notices & Applications - July 28, 2021 Hearing

Hi Elaine

I've reviewed all the items and my comments are noted in red below.

Michael

1. 16 Tremont Drive, Minor Variance, A-107/20 – 20117589 A Parking Study is included with the package.

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=h7QHOtLEd4JMBRi3TpiRAeQuAleQuAl>

no heritage concerns

2. 17 Josephine Street, Minor Variance, A-59/21 – 21112888

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=YAf5yfK5Wi2pz2AMHrW4DAeQuAleQuAl>

no heritage concerns

3. 201 First Street Louth, Minor Variance, A-60/21 – 21112892

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

no heritage concerns

4. 11 Wychwood Drive, Minor Variance, A-61/21 – 21112905

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=D2FVXXIP8nzRCIpXsxQNFgeQuAleQuAl>

no heritage concerns

5. 417 Queenston Street, Minor Variance, A-62/21 – 21112909

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=kx5t9ldkWauvFA4WQtjUJgeQuAleQuAl>

no heritage concerns

6. 18 Glenellen Drive, Minor Variance, A-63/21 – 21113025

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=27CWLs4IAE1TIQ23QJIBJweQuAleQuAl>

no heritage concerns

7. 159 Geneva Street, Minor Variance, A-64/21 – 21113237

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=jY8cawxQavtnLono8zZmageQuAleQuAl>

The property is approximately 100-110 years old and is a significant contributor the streetscape. I don't see any changes in the appearance of the building so therefore there are no heritage concerns.



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## Memorandum

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To: Elaine Munro, Committee Secretary & Planning Clerk  
Planning and Building Services

Cc: Wilrik Banda  
Planning and Building Services

From: Lou Grossi, Building Inspector II  
Planning and Building Services

Date: July 20, 2021

Subject: Building Comments on Applications to the Committee of Adjustment  
**Minor Variance – July 28, 2021 hearing**

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NO.	ADDRESS	COMMENTS
A-107/20	16 Tremont Drive	Be advised that a building permit is required for the proposed 12 storey apartment building.
A-59/21	17 Josephine Street	Be advised that a building permit is required for the proposed covered front porch, 2-storey rear addition with covered porch and covered rear deck/balcony.  Be advised that a building permit is required to demolish the existing structures.
A-60/21	201 First Street Louth	Be advised that a building permit is required for the proposed single detached dwelling with attached garage.
A-61/21	11 Wychwood Drive	Be advised that a building permit is required for the proposed addition to the existing 2-storey detached dwelling and uncovered deck.
A-62/21	417 Queenston Street	Be advised that a building permit is required for the proposed addition to the existing detached dwelling.
A-63/21	18 Glenellen Drive	Be advised that a building permit is required for the proposed accessory dwelling unit.

NO.	ADDRESS	COMMENTS
A-64/21	159 Geneva Street	Be advised that a building permit is required for the proposed conversion of the existing 2-storey detached dwelling to a fourplex dwelling.

Lou Grossi, Dipl. T. Arch, CBCO  
Building Inspector II



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## Memorandum

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**To:** Elaine Munro, ACST, Committee Secretary & Planning Technician  
**From:** Brad Johnston, C.E.T., Development Engineering Technologist  
**CC:** City Committee of Adjustment Staff Members  
**Date:** July 14, 2021  
**Hearing Date:** July 28, 2021  
**Subject:** **Committee of Adjustment - Minor Variance Applications**  
16 Tremont Drive, A-107/20SC  
17 Josephine Street, A-59/21SC  
201 First Street Louth, A-60/21SC  
11 Wychwood Road, A-61/21SC  
417 Queenston Street, A-62/21SC  
18 Glenellen Drive, A-63/21SC  
159 Geneva Street, A-64/21SC

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Development Engineering have reviewed the above applications and have no comments or objections to the above applications that are currently under our review through a Planning process, however for others we have the following:

- Applicants shall be advised that a Lot Grading Plan shall be a requirement for applications that are subject to a Building Permit
  - 178 Josephine Street
  - 201 First Street Louth
  - 11 Wychwood Road
  - 417 Queenston Street (additional stormwater management requirements shall also apply)

Prepared by:

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

cc. James Denham, PBS (email only)



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## Memorandum

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**To:** Elaine Munro, Planning and Building Services  
**CC:**  
**From:** Jessica Button, Community, Recreation and Culture Services  
**Date:** July 15, 2021  
**Subject:** Committee of Adjustment Hearing – July 28, 2021

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CRCS has reviewed the Committee of Adjustment application for the hearing of July 28, 2021 and provides the following comments.

1. 16 Tremont Drive, Minor Variance, A-107/20  
CRCS requirements are addressed through the site plan application.
2. 17 Josephine Street, Minor Variance, A-59/21  
No comment.
3. 201 First Street Louth, Minor Variance, A-60/21  
No comment.
4. 11 Wychwood Drive, Minor Variance, A-61/21  
No comment.
5. 417 Queenston Street, Minor Variance, A-62/21  
No comment.
6. 18 Glenellen Drive, Minor Variance, A-63/21  
No comment.
7. 159 Geneva Street, Minor Variance, A-64/21  
No comment.

Jessica Button  
Project and Development Planner  
Community, Recreation and Culture Services



**To: Elaine Munro, Committee Secretary and Planning Technician**

**Cc:**

**From: Steve Bittner, Transportation Technologist**

**Date: July 9, 2021**

**Subject: Committee of Adjustment Comments (July 28, 2021 Hearing)**

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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

**COMMITTEE OF ADJUSTMENT**  
P.O. Box 3012, 50 Church Street  
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715  
TTY: 905-688-4889  
Fax: 905-688-5873

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# **COMMENTS**

**A-59/21**

**17 Josephine Street**

**DATE OF HEARING:**  
**July 28, 2021**



## Technical Report

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

**Date of Report:** July 23, 2021

**Date of Meeting:** July 28, 2021

**Report Number:** A-59/21

**File:** 21112888

**Subject:** 17 Josephine Street

### Recommendation

That Application **A-59/21** by Brian David Schmidt, as outlined in the Notice of Hearing, be approved.

### Report The Proposal

The Applicant is seeking relief from the City of St. Catharines' Zoning By-law to facilitate the proposed construction of 2-storey rear addition, a covered rear deck/balcony, and a covered front porch to an existing detached dwelling. The existing front landing would be demolished to facilitate the proposed front porch addition. The Applicant is requesting the following variances:

Variance	Provision	Required	Proposed
1	Minimum interior side yard setback	1.2m	0.50m
2	Minimum setback from the interior side lot line to a platform structure at a height of 1.2m or greater above grade	1.2m	0.50m
3	Minimum setback from the front lot line to a platform structure at a height between 0.6m and 1.2m above grade	3.0m	1.19m

### Location and Site Description

The subject property is located on the south side of Josephine Street, east of Pelham Road. The subject property is currently occupied by a detached dwelling with an accessory garage. The surrounding neighbourhood is primarily low density residential comprised of detached dwellings.

## **Circulation of Application**

This Application was circulated to all appropriate departments and agencies. No objections were received. The City did not receive any comments from members of the public regarding the proposal.

## **Planning Policy Context**

### **Official Plan (Garden City Plan)**

The subject property is designated Neighbourhood Residential on Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential on Schedule E7. Detached dwellings are permitted in this designation.

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

The subject property is zoned Low Density Residential – Traditional Neighbourhood (R2). Detached dwellings with platform structures such as a porch, deck and balcony are permitted in this zone.

## **Planning Analysis**

The Applicant is requesting three (3) variances to facilitate the proposed building addition and platform structures. **Variance 1** requests a reduction in the minimum interior side yard setback (for the 2-storey rear addition) from 1.2 m to 0.5 m, resulting in a reduced setback of 0.7 m. **Variance 2** requests a reduction in the minimum setback from the interior side lot line to a platform structure (for the covered rear deck/balcony) from 1.2 m to 0.5 m, resulting in a reduced setback of 0.7 m. **Variance 3** requests a reduction in the minimum setback from the front lot line to a platform structure (for the covered front porch) from 3.0 m to 1.19 m, resulting in a reduced setback of 1.81 m. In the opinion of staff, the proposed variances are unlikely to cause adverse impacts to neighbouring properties and are considered minor in nature.

The Official Plan and Zoning By-law permit a detached dwelling with platform structures such as a porch, covered deck and balcony on the subject property. Part D, Section 7.1 of the Garden City Plan (GCP) states that development and redevelopment shall have regard for the integration of compatible building scale, massing, height, setbacks, orientation and façades with adjacent buildings, properties and the surrounding neighbourhood. It also states that development or redevelopment shall minimize adverse impacts on adjacent properties in regard to privacy and views.

The proposed additions are unlikely to result in adverse impacts to the neighbouring properties as the variances align with the existing setback for the detached dwelling. The proposed upper-level deck/balcony considers the privacy of neighbouring properties with a 1.67m privacy screen to mitigate the reduced interior side yard setback. Sections 5.4 and 2.10.2 of the Zoning By-law require a 1.2m minimum interior side yard setback for the building addition and 1.2m minimum setback from the interior side lot line to a platform structure. These provisions are intended to provide an adequate buffer and separation from neighbouring properties. The proposed addition provides a 0.5m buffer which is in

line with the existing setback from the dwelling and is considered an adequate separation from the adjacent property.

Section 2.10.2 of the Zoning By-law requires a 3m setback from the front lot line to a platform structure. This provision is intended to provide an adequate buffer between the structure and the property line, and support an enhanced streetscape and public realm. The proposed covered front porch provides a 1.19m setback which aligns with the setback of the existing landing, representing no increased encroachment towards the street and is considered adequate to maintain the existing streetscape. The proposed additions adhere to other zoning requirements, such as maximum total lot coverage, maximum building height and minimum landscaped open space. These provisions are to ensure the dwelling has appropriate scale and massing, the property has adequate amenity space and that it does not overwhelm the lot. It is staff's opinion that the proposed variances are consistent with the general intent of the Official Plan and Zoning By-law.

The surrounding neighbourhood is largely comprised of detached dwellings, many of which have platform structures such as covered porches and decks. The proposed addition to the detached dwelling, rear deck/balcony and front porch aligns with the use and character of properties within the neighbourhood and would not negatively impact the streetscape. As noted, **Variances 1 and 2** align with the interior side yard setback of the existing dwelling. These variances would also permit alignment with existing structural components of the dwelling such as its foundation wall and upper exterior wall. **Variance 3** aligns with the front setback of the existing landing, offers an enhanced façade to the dwelling and an additional outdoor seating area. Given the surrounding context and existing setbacks, the proposal is considered to be a desirable and appropriate use of the land. Staff recommend that the application be approved.

## Conclusion

Having regard to matters under Section 45 of *The Planning Act*, staff are of the opinion that application **A-59/21** is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature and is desirable for the appropriate use of the lands. Staff recommend approval of the Application.

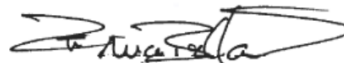
**Prepared and Submitted by:**

*Natasha MacDonald*

---

Natasha MacDonald  
Planner I

**Approved by:**



---

Bruce Bellows  
Senior Planner

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Cogeco Comments for All CofA Applications - July 28, 2021 Hearing  
**Date:** Monday, July 12, 2021 1:33:52 PM

---

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



---

**From:** Doug Crown <[doug.crown@cogeco.com](mailto:doug.crown@cogeco.com)>  
**Sent:** Tuesday, July 6, 2021 1:33 PM  
**To:** Banda, Wilrik <[wbanda@stcatharines.ca](mailto:wbanda@stcatharines.ca)>  
**Cc:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Subject:** Re: CofA NoH & Applications July 28, 2021

**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 Wil  
Cogeco has no concerns with these applications.  
Have a great Day  
Thanks

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:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Heritage Comments RE: Committee of Adjustment, Notices & Applications - July 28, 2021 Hearing  
**Date:** Sunday, July 18, 2021 11:38:57 AM

---

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



---

**From:** Seaman, Michael <[mseaman@stcatharines.ca](mailto:mseaman@stcatharines.ca)>  
**Sent:** Friday, July 16, 2021 8:38 PM  
**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, Notices & Applications - July 28, 2021 Hearing

Hi Elaine

I've reviewed all the items and my comments are noted in red below.

Michael

1. 16 Tremont Drive, Minor Variance, A-107/20 – 20117589 A Parking Study is included with the package.

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=h7QHOtLEd4JMBRi3TpiRAeQuAleQuAl>

no heritage concerns

2. 17 Josephine Street, Minor Variance, A-59/21 – 21112888

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=YAf5yfK5Wi2pz2AMHrW4DAeQuAleQuAl>

no heritage concerns

3. 201 First Street Louth, Minor Variance, A-60/21 – 21112892

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

no heritage concerns

4. 11 Wychwood Drive, Minor Variance, A-61/21 – 21112905

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=D2FVXXIP8nzRCIpXsxQNFgeQuAleQuAl>

no heritage concerns

5. 417 Queenston Street, Minor Variance, A-62/21 – 21112909

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=kx5t9ldkWauvFA4WQtjUJgeQuAleQuAl>

no heritage concerns

6. 18 Glenellen Drive, Minor Variance, A-63/21 – 21113025

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=27CWLs4IAE1TIQ23QJIBJweQuAleQuAl>

no heritage concerns

7. 159 Geneva Street, Minor Variance, A-64/21 – 21113237

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=jY8cawxQavtnLono8zZmageQuAleQuAl>

The property is approximately 100-110 years old and is a significant contributor the streetscape. I don't see any changes in the appearance of the building so therefore there are no heritage concerns.





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## Memorandum

---

To: Elaine Munro, Committee Secretary & Planning Clerk  
Planning and Building Services

Cc: Wilrik Banda  
Planning and Building Services

From: Lou Grossi, Building Inspector II  
Planning and Building Services

Date: July 20, 2021

Subject: Building Comments on Applications to the Committee of Adjustment  
**Minor Variance – July 28, 2021 hearing**

---

NO.	ADDRESS	COMMENTS
A-107/20	16 Tremont Drive	Be advised that a building permit is required for the proposed 12 storey apartment building.
A-59/21	17 Josephine Street	Be advised that a building permit is required for the proposed covered front porch, 2-storey rear addition with covered porch and covered rear deck/balcony.  Be advised that a building permit is required to demolish the existing structures.
A-60/21	201 First Street Louth	Be advised that a building permit is required for the proposed single detached dwelling with attached garage.
A-61/21	11 Wychwood Drive	Be advised that a building permit is required for the proposed addition to the existing 2-storey detached dwelling and uncovered deck.
A-62/21	417 Queenston Street	Be advised that a building permit is required for the proposed addition to the existing detached dwelling.
A-63/21	18 Glenellen Drive	Be advised that a building permit is required for the proposed accessory dwelling unit.

NO.	ADDRESS	COMMENTS
A-64/21	159 Geneva Street	Be advised that a building permit is required for the proposed conversion of the existing 2-storey detached dwelling to a fourplex dwelling.

Lou Grossi, Dipl. T. Arch, CBCO  
Building Inspector II



---

## Memorandum

---

**To:** Elaine Munro, ACST, Committee Secretary & Planning Technician  
**From:** Brad Johnston, C.E.T., Development Engineering Technologist  
**CC:** City Committee of Adjustment Staff Members  
**Date:** July 14, 2021  
**Hearing Date:** July 28, 2021  
**Subject:** **Committee of Adjustment - Minor Variance Applications**  
16 Tremont Drive, A-107/20SC  
17 Josephine Street, A-59/21SC  
201 First Street Louth, A-60/21SC  
11 Wychwood Road, A-61/21SC  
417 Queenston Street, A-62/21SC  
18 Glenellen Drive, A-63/21SC  
159 Geneva Street, A-64/21SC

---

Development Engineering have reviewed the above applications and have no comments or objections to the above applications that are currently under our review through a Planning process, however for others we have the following:

- Applicants shall be advised that a Lot Grading Plan shall be a requirement for applications that are subject to a Building Permit
  - 178 Josephine Street
  - 201 First Street Louth
  - 11 Wychwood Road
  - 417 Queenston Street (additional stormwater management requirements shall also apply)

Prepared by:

---

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

cc. James Denham, PBS (email only)



---

## Memorandum

---

**To:** Elaine Munro, Planning and Building Services  
**CC:**  
**From:** Jessica Button, Community, Recreation and Culture Services  
**Date:** July 15, 2021  
**Subject:** Committee of Adjustment Hearing – July 28, 2021

---

CRCS has reviewed the Committee of Adjustment application for the hearing of July 28, 2021 and provides the following comments.

1. 16 Tremont Drive, Minor Variance, A-107/20  
CRCS requirements are addressed through the site plan application.
2. 17 Josephine Street, Minor Variance, A-59/21  
No comment.
3. 201 First Street Louth, Minor Variance, A-60/21  
No comment.
4. 11 Wychwood Drive, Minor Variance, A-61/21  
No comment.
5. 417 Queenston Street, Minor Variance, A-62/21  
No comment.
6. 18 Glenellen Drive, Minor Variance, A-63/21  
No comment.
7. 159 Geneva Street, Minor Variance, A-64/21  
No comment.

Jessica Button  
Project and Development Planner  
Community, Recreation and Culture Services

**To: Elaine Munro, Committee Secretary and Planning Technician**

**Cc:**

**From: Steve Bittner, Transportation Technologist**

**Date: July 9, 2021**

**Subject: Committee of Adjustment Comments (July 28, 2021 Hearing)**

---

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

**COMMITTEE OF ADJUSTMENT**  
P.O. Box 3012, 50 Church Street  
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715  
TTY: 905-688-4889  
Fax: 905-688-5873

---

# **COMMENTS**

**A-60/21**

**201 First Street Louth**

**DATE OF HEARING:**  
**July 28, 2021**



## Technical Report

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

**Date of Report:** July 23, 2021

**Date of Meeting:** July 28, 2021

**Report Number:** A-60/21

**File:** 21112892

**Subject:** 201 First Street Louth

### Recommendation

That Application **A-60/21** by Elvira Petriello and Loui Petriello, as outlined in the Notice of Hearing, be approved, subject to the following condition:

- i) That the location of the garage be flush with or recessed from the front façade of the dwelling to be constructed on site.

### Report

#### The Proposal

The applicant seeks relief from the City of St. Catharines' Zoning By-law 2013-283 to accommodate the construction of a detached dwelling with attached garage. The garage does not meet the required setback. The requested variance is outlined in the table below.

Variance	Provision	Required	Proposed
1	Required front yard setback to garage	7.0m	6.0m

#### Location and Site Description

The subject property is located on the west side of First Street Louth, south of Vidal Crescent North. The site is currently unoccupied and is primarily surrounded by detached dwellings.

#### 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 property is designated Neighbourhood Residential on Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential on Schedule E6. Detached dwellings are permitted in this designation.

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

The subject property is zoned Low Density Residential – Suburban Neighbourhood (R1). Detached dwellings are permitted in this zone.

## Planning Analysis

The applicant is requesting a reduction of the required front yard setback to the garage from 7 metres to 6 metres to accommodate the construction of a detached dwelling. The proposed development is in a residential zone, surrounded by detached dwellings. The variance would allow the garage to be in alignment with the front of the home, which is a typical design for the surrounding homes. The proposed development is consistent with the design and land use for the existing neighbourhood and therefore can be considered minor in nature and desirable for the appropriate development of the land.

The purpose of the front yard setback to the garage is to ensure adequate distance between the front lot line and the dwelling and prevent garages from dominating the streetscape. A 6-metre front yard for the garage will provide sufficient distance from the front lot line to the dwelling to maintain appropriate streetscape. In addition to the setback requirement, the Zoning By-law requires that garages be flush with or recessed from the front façade of the dwelling. As such, staff support the reduced garage setback, provided that the garage does not extend beyond the front façade of the proposed dwelling to be constructed on site.

## Conclusion

With regard to matters under Section 45 of *The Planning Act*, staff are of the opinion that application **A-60/21** is minor in nature, is desirable for the appropriate use of the lands and aligns with the general intent of the Official Plan and Zoning By-law. As such, staff recommend approval of the application.

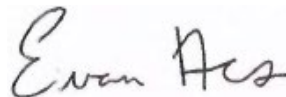
Prepared by:



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Cameron Rose  
Student Planner

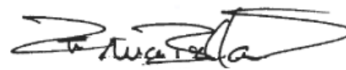
Submitted by:



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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:** Cogeco Comments for All CofA Applications - July 28, 2021 Hearing  
**Date:** Monday, July 12, 2021 1:33:52 PM

---

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



---

**From:** Doug Crown <[doug.crown@cogeco.com](mailto:doug.crown@cogeco.com)>  
**Sent:** Tuesday, July 6, 2021 1:33 PM  
**To:** Banda, Wilrik <[wbanda@stcatharines.ca](mailto:wbanda@stcatharines.ca)>  
**Cc:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Subject:** Re: CofA NoH & Applications July 28, 2021

**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 Wil  
Cogeco has no concerns with these applications.  
Have a great Day  
Thanks

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:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Heritage Comments RE: Committee of Adjustment, Notices & Applications - July 28, 2021 Hearing  
**Date:** Sunday, July 18, 2021 11:38:57 AM

---

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



---

**From:** Seaman, Michael <[mseaman@stcatharines.ca](mailto:mseaman@stcatharines.ca)>  
**Sent:** Friday, July 16, 2021 8:38 PM  
**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, Notices & Applications - July 28, 2021 Hearing

Hi Elaine

I've reviewed all the items and my comments are noted in red below.

Michael

1. 16 Tremont Drive, Minor Variance, A-107/20 – 20117589 A Parking Study is included with the package.

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=h7QHOtLEd4JMBRi3TpiRAeQuAleQuAl>

no heritage concerns

2. 17 Josephine Street, Minor Variance, A-59/21 – 21112888

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=YAf5yfK5Wi2pz2AMHrW4DAeQuAleQuAl>

no heritage concerns

3. 201 First Street Louth, Minor Variance, A-60/21 – 21112892

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

no heritage concerns

4. 11 Wychwood Drive, Minor Variance, A-61/21 – 21112905

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=D2FVXXIP8nzRCIpXsxQNFgeQuAleQuAl>

no heritage concerns

5. 417 Queenston Street, Minor Variance, A-62/21 – 21112909

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=kx5t9ldkWauvFA4WQtjUJgeQuAleQuAl>

no heritage concerns

6. 18 Glenellen Drive, Minor Variance, A-63/21 – 21113025

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=27CWLs4IAE1TIQ23QJIBJweQuAleQuAl>

no heritage concerns

7. 159 Geneva Street, Minor Variance, A-64/21 – 21113237

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=jY8cawxQavtnLono8zZmageQuAleQuAl>

The property is approximately 100-110 years old and is a significant contributor the streetscape. I don't see any changes in the appearance of the building so therefore there are no heritage concerns.



---

## Memorandum

---

To: Elaine Munro, Committee Secretary & Planning Clerk  
Planning and Building Services

Cc: Wilrik Banda  
Planning and Building Services

From: Lou Grossi, Building Inspector II  
Planning and Building Services

Date: July 20, 2021

Subject: Building Comments on Applications to the Committee of Adjustment  
**Minor Variance – July 28, 2021 hearing**

---

NO.	ADDRESS	COMMENTS
A-107/20	16 Tremont Drive	Be advised that a building permit is required for the proposed 12 storey apartment building.
A-59/21	17 Josephine Street	Be advised that a building permit is required for the proposed covered front porch, 2-storey rear addition with covered porch and covered rear deck/balcony.  Be advised that a building permit is required to demolish the existing structures.
A-60/21	201 First Street Louth	Be advised that a building permit is required for the proposed single detached dwelling with attached garage.
A-61/21	11 Wychwood Drive	Be advised that a building permit is required for the proposed addition to the existing 2-storey detached dwelling and uncovered deck.
A-62/21	417 Queenston Street	Be advised that a building permit is required for the proposed addition to the existing detached dwelling.
A-63/21	18 Glenellen Drive	Be advised that a building permit is required for the proposed accessory dwelling unit.

NO.	ADDRESS	COMMENTS
A-64/21	159 Geneva Street	Be advised that a building permit is required for the proposed conversion of the existing 2-storey detached dwelling to a fourplex dwelling.

Lou Grossi, Dipl. T. Arch, CBCO  
Building Inspector II



---

## Memorandum

---

**To:** Elaine Munro, ACST, Committee Secretary & Planning Technician  
**From:** Brad Johnston, C.E.T., Development Engineering Technologist  
**CC:** City Committee of Adjustment Staff Members  
**Date:** July 14, 2021  
**Hearing Date:** July 28, 2021  
**Subject:** **Committee of Adjustment - Minor Variance Applications**  
16 Tremont Drive, A-107/20SC  
17 Josephine Street, A-59/21SC  
201 First Street Louth, A-60/21SC  
11 Wychwood Road, A-61/21SC  
417 Queenston Street, A-62/21SC  
18 Glenellen Drive, A-63/21SC  
159 Geneva Street, A-64/21SC

---

Development Engineering have reviewed the above applications and have no comments or objections to the above applications that are currently under our review through a Planning process, however for others we have the following:

- Applicants shall be advised that a Lot Grading Plan shall be a requirement for applications that are subject to a Building Permit
  - 178 Josephine Street
  - 201 First Street Louth
  - 11 Wychwood Road
  - 417 Queenston Street (additional stormwater management requirements shall also apply)

Prepared by:

---

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

cc. James Denham, PBS (email only)



---

## Memorandum

---

**To:** Elaine Munro, Planning and Building Services  
**CC:**  
**From:** Jessica Button, Community, Recreation and Culture Services  
**Date:** July 15, 2021  
**Subject:** Committee of Adjustment Hearing – July 28, 2021

---

CRCS has reviewed the Committee of Adjustment application for the hearing of July 28, 2021 and provides the following comments.

1. 16 Tremont Drive, Minor Variance, A-107/20  
CRCS requirements are addressed through the site plan application.
2. 17 Josephine Street, Minor Variance, A-59/21  
No comment.
3. 201 First Street Louth, Minor Variance, A-60/21  
No comment.
4. 11 Wychwood Drive, Minor Variance, A-61/21  
No comment.
5. 417 Queenston Street, Minor Variance, A-62/21  
No comment.
6. 18 Glenellen Drive, Minor Variance, A-63/21  
No comment.
7. 159 Geneva Street, Minor Variance, A-64/21  
No comment.

Jessica Button  
Project and Development Planner  
Community, Recreation and Culture Services

**To: Elaine Munro, Committee Secretary and Planning Technician**

**Cc:**

**From: Steve Bittner, Transportation Technologist**

**Date: July 9, 2021**

**Subject: Committee of Adjustment Comments (July 28, 2021 Hearing)**

---

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



**COMMITTEE OF ADJUSTMENT**  
P.O. Box 3012, 50 Church Street  
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715  
TTY: 905-688-4889  
Fax: 905-688-5873

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# **COMMENTS**

**A-61/21**

**11 Wychwood Road**

**DATE OF HEARING:**  
**July 28, 2021**



## Technical Report

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

**Date of Report:** July 23, 2021

**Date of Meeting:** July 28, 2021

**Report Number:** A-61/21

**File:** 21112905

**Subject:** 11 Wychwood Road

### Recommendation

That Application **A-61/21** by Elizabeth Vlossak and John Grant, as outlined in the Notice of Hearing, be approved.

### Report The Proposal

The Applicant proposes to construct an addition to the existing two-storey detached dwelling and a platform structure (uncovered deck). The following variances to the City's Zoning By-law are required to facilitate construction of the addition and platform structure:

Variance	Provision	Required	Proposed
1	Minimum interior side yard setback	1.2 m	0.65 m
2	Minimum setback from the interior side lot line to a platform structure at a height above grade between 0.15m and 0.6m	1.2 m	0.96 m

### Location and Site Description

The subject property is located on the north side of Wychwood Road, situated between Glenridge Avenue to the west and South Drive to the east. The subject property is occupied by a two-storey detached dwelling. The surrounding neighbourhood is low density residential and comprised primarily of detached dwellings.

### Circulation of Application

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

The City received comments from the property owners at adjacent 9 Wychwood Road and 13 Wychwood Road, who are in support of this proposal.

## **Planning Policy Context**

### **Official Plan (Garden City Plan)**

The subject property is designated Neighbourhood Residential on Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential on Schedule E8. Detached dwellings are permitted in this designation.

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

The subject property is zoned Low Density Residential – Traditional Neighbourhood (R2). Detached dwellings with platform structures, such as an uncovered deck, are permitted in this zone.

## **Planning Analysis**

The Applicant has requested a reduction in the minimum interior side yard setback for the building addition and a reduction in the minimum setback from the interior side lot line to a platform structure (at a height above grade between 0.15 m and 0.6 m). The required minimum interior side yard setback for the addition is 1.2 m. The proposed interior side yard setback is 0.65 m, resulting in a reduced setback of 0.55m. The required minimum setback from the interior side lot line to a platform structure is 1.2 m. The proposed setback from the interior side lot line to a platform structure is 0.96 m, resulting in a reduced setback of 0.24 m. It is not anticipated that the approval of the variances would result in adverse impacts to the neighbouring properties. The proposed reductions in interior yard setbacks are considered minor in nature.

The Zoning By-law provisions are intended to provide an adequate buffer and separation from neighbouring properties. The proposed addition provides a 0.65 m buffer which is in line with the existing dwelling setback and provides adequate separation from the adjacent property. The proposed site alterations adhere to other zoning requirements, such as maximum total lot coverage and minimum landscaped open space to ensure the property has adequate amenity space and does not overwhelm the lot. In the opinion of staff, the proposed development aligns with the general intent of the Official Plan and Zoning By-law.

The surrounding neighbourhood is comprised of detached dwellings, many of which have platform structures such as uncovered decks. The proposed addition to the detached dwelling and new platform structure is consistent with the use and building footprints of properties within the neighbourhood. Comments were received from the owners of both abutting properties, who are in support of the proposed alterations. Given the surrounding context, comments from adjacent property owners, and the existing interior side yard setback, the proposal is considered to be a desirable and appropriate use of the land. Staff recommend that the application be approved.

## Conclusion

Having regard to matters under Section 45 of *The Planning Act*, staff are of the opinion that application **A-61/21** is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature and is desirable for the appropriate use of the lands. Staff recommend approval of the Application.

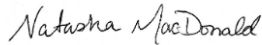
**Prepared by:**



---

Cameron Rose  
Student Planner

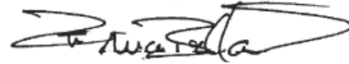
**Submitted by:**



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Natasha MacDonald  
Planner I

**Approved by:**



---

Bruce Bellows  
Senior Planner

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Comments Received FW: 11 Wychwood, Minor Variance, A-61/21  
**Date:** Tuesday, July 13, 2021 4:09:04 PM

---

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



---

**From:** James Broderick <>  
**Sent:** Wednesday, July 7, 2021 7:04 PM  
**To:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Subject:** 11 Wychwood

**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.

Is Hi there. As the owner of 13 Wychwood road my wife and I have absolutely no problem with the addition that John and Elizabeth are planning on doing next door. Feel free to reach out to me if you have any questions..  
Jim Broderick

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

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Cogeco Comments for All CofA Applications - July 28, 2021 Hearing  
**Date:** Monday, July 12, 2021 1:33:52 PM

---

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



---

**From:** Doug Crown <[doug.crown@cogeco.com](mailto:doug.crown@cogeco.com)>  
**Sent:** Tuesday, July 6, 2021 1:33 PM  
**To:** Banda, Wilrik <[wbanda@stcatharines.ca](mailto:wbanda@stcatharines.ca)>  
**Cc:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Subject:** Re: CofA NoH & Applications July 28, 2021

**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 Wil  
Cogeco has no concerns with these applications.  
Have a great Day  
Thanks

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:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Heritage Comments RE: Committee of Adjustment, Notices & Applications - July 28, 2021 Hearing  
**Date:** Sunday, July 18, 2021 11:38:57 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:** Seaman, Michael <mseaman@stcatharines.ca>  
**Sent:** Friday, July 16, 2021 8:38 PM  
**To:** Munro, Elaine <emunro@stcatharines.ca>  
**Cc:** Banda, Wilrik <wbanda@stcatharines.ca>  
**Subject:** RE: Committee of Adjustment, Notices & Applications - July 28, 2021 Hearing

Hi Elaine

I've reviewed all the items and my comments are noted in red below.

Michael

1. 16 Tremont Drive, Minor Variance, A-107/20 – 20117589 A Parking Study is included with the package.

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=h7QHOtLEd4JMBRi3TpiRAeQuAleQuAl>

no heritage concerns

2. 17 Josephine Street, Minor Variance, A-59/21 – 21112888

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=YAf5yfK5Wi2pz2AMHrW4DAeQuAleQuAl>

no heritage concerns

3. 201 First Street Louth, Minor Variance, A-60/21 – 21112892

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

no heritage concerns

4. 11 Wychwood Drive, Minor Variance, A-61/21 – 21112905

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=D2FVXXIP8nzRCIpXsxQNFgeQuAleQuAl>

no heritage concerns

5. 417 Queenston Street, Minor Variance, A-62/21 – 21112909

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=kx5t9ldkWauvFA4WQtjUJgeQuAleQuAl>

no heritage concerns

6. 18 Glenellen Drive, Minor Variance, A-63/21 – 21113025

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=27CWLs4IAE1TIQ23QJIBJweQuAleQuAl>

no heritage concerns

7. 159 Geneva Street, Minor Variance, A-64/21 – 21113237

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=jY8cawxQavtnLono8zZmageQuAleQuAl>

The property is approximately 100-110 years old and is a significant contributor the streetscape. I don't see any changes in the appearance of the building so therefore there are no heritage concerns.





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## Memorandum

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To: Elaine Munro, Committee Secretary & Planning Clerk  
Planning and Building Services

Cc: Wilrik Banda  
Planning and Building Services

From: Lou Grossi, Building Inspector II  
Planning and Building Services

Date: July 20, 2021

Subject: Building Comments on Applications to the Committee of Adjustment  
**Minor Variance – July 28, 2021 hearing**

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NO.	ADDRESS	COMMENTS
A-107/20	16 Tremont Drive	Be advised that a building permit is required for the proposed 12 storey apartment building.
A-59/21	17 Josephine Street	Be advised that a building permit is required for the proposed covered front porch, 2-storey rear addition with covered porch and covered rear deck/balcony.  Be advised that a building permit is required to demolish the existing structures.
A-60/21	201 First Street Louth	Be advised that a building permit is required for the proposed single detached dwelling with attached garage.
A-61/21	11 Wychwood Drive	Be advised that a building permit is required for the proposed addition to the existing 2-storey detached dwelling and uncovered deck.
A-62/21	417 Queenston Street	Be advised that a building permit is required for the proposed addition to the existing detached dwelling.
A-63/21	18 Glenellen Drive	Be advised that a building permit is required for the proposed accessory dwelling unit.

NO.	ADDRESS	COMMENTS
A-64/21	159 Geneva Street	Be advised that a building permit is required for the proposed conversion of the existing 2-storey detached dwelling to a fourplex dwelling.

Lou Grossi, Dipl. T. Arch, CBCO  
Building Inspector II



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## Memorandum

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**To:** Elaine Munro, ACST, Committee Secretary & Planning Technician  
**From:** Brad Johnston, C.E.T., Development Engineering Technologist  
**CC:** City Committee of Adjustment Staff Members  
**Date:** July 14, 2021  
**Hearing Date:** July 28, 2021  
**Subject:** **Committee of Adjustment - Minor Variance Applications**  
16 Tremont Drive, A-107/20SC  
17 Josephine Street, A-59/21SC  
201 First Street Louth, A-60/21SC  
11 Wychwood Road, A-61/21SC  
417 Queenston Street, A-62/21SC  
18 Glenellen Drive, A-63/21SC  
159 Geneva Street, A-64/21SC

---

Development Engineering have reviewed the above applications and have no comments or objections to the above applications that are currently under our review through a Planning process, however for others we have the following:

- Applicants shall be advised that a Lot Grading Plan shall be a requirement for applications that are subject to a Building Permit
  - 178 Josephine Street
  - 201 First Street Louth
  - 11 Wychwood Road
  - 417 Queenston Street (additional stormwater management requirements shall also apply)

Prepared by:

---

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

cc. James Denham, PBS (email only)



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## Memorandum

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**To:** Elaine Munro, Planning and Building Services  
**CC:**  
**From:** Jessica Button, Community, Recreation and Culture Services  
**Date:** July 15, 2021  
**Subject:** Committee of Adjustment Hearing – July 28, 2021

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CRCS has reviewed the Committee of Adjustment application for the hearing of July 28, 2021 and provides the following comments.

1. 16 Tremont Drive, Minor Variance, A-107/20  
CRCS requirements are addressed through the site plan application.
2. 17 Josephine Street, Minor Variance, A-59/21  
No comment.
3. 201 First Street Louth, Minor Variance, A-60/21  
No comment.
4. 11 Wychwood Drive, Minor Variance, A-61/21  
No comment.
5. 417 Queenston Street, Minor Variance, A-62/21  
No comment.
6. 18 Glenellen Drive, Minor Variance, A-63/21  
No comment.
7. 159 Geneva Street, Minor Variance, A-64/21  
No comment.

Jessica Button  
Project and Development Planner  
Community, Recreation and Culture Services

**To: Elaine Munro, Committee Secretary and Planning Technician**

**Cc:**

**From: Steve Bittner, Transportation Technologist**

**Date: July 9, 2021**

**Subject: Committee of Adjustment Comments (July 28, 2021 Hearing)**

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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

**COMMITTEE OF ADJUSTMENT**  
P.O. Box 3012, 50 Church Street  
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715  
TTY: 905-688-4889  
Fax: 905-688-5873

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# **COMMENTS**

**A-62/21**

**417 Queenston Street**

**DATE OF HEARING:**  
**July 28, 2021**



## Technical Report

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

**Date of Report:** July 23, 2021

**Date of Meeting:** July 28, 2021

**Report Number:** A-62/21

**File:** 20112909

**Subject:** 417 Queenston Street

### Recommendation

That Application **A-62/21** by 2727759 Ontario Inc, as outlined in the Notice of Hearing, be denied.

### Report The Proposal

The Applicant seeks relief from the City of St. Catharines' Zoning By-law 2013-283 for the construction of a proposed addition to the existing detached dwelling (offering special needs housing) which would facilitate more rooms for residents, a recreation area, staff breakroom, kitchen, and storage. The variances requested are outlined in the table below.

Variance	Provision	Required	Proposed
1	A reduction of the minimum required rear yard setback	6 metres	1.63 metres
2	An increase of the maximum encroachment into a required yard (rear) for exterior stairs and landing	1.2 metres	1.42 metres

### Location and Site Description

The subject property is located on the north side of Queenston Street, east of Bunting Road and west of Chloe Street. The site is currently occupied by a detached dwelling offering special needs housing. The site is surrounded by residential uses, primarily detached, semi-detached, and townhouse dwellings.

### 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 property is designated Neighbourhood Residential on Schedule D1 of the Garden City Plan (GCP) and further designated Medium Density Residential on Schedule E9. Detached dwellings are permitted in this designation. In accordance with section 7.9 of the GCP, special needs housing shall be permitted in any residential zone or residence in the municipality, subject to the provision of adequate amenities and services, and in accordance with applicable dwelling type and regulatory permissions established in the implementing zoning by-law.

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

The subject property is zoned Low Density Residential – Traditional Neighbourhood (R2). Detached dwellings are permitted in this zone. In accordance with Section 2.18 of the Zoning By-law, special needs housing shall be permitted in all dwelling types, and shall comply with the applicable provisions of the by-law for that dwelling type.

## **Planning Analysis**

**Variance 1** requests a reduction of the minimum required rear yard setback from 6 metres to 1.63 metres to accommodate the construction of an addition to the rear of the existing detached dwelling. This proposed addition will accommodate additional bedrooms to be used as special needs housing. **Variance 2** requests an increase of the maximum encroachment into a required yard (rear) for exterior stairs and landing from 1.2 metres to 1.42 metres which would allow the fire exit and landing for the proposed addition to be located 0.21 metres from the rear lot line.

The existing detached dwelling is in a low-density residential zone (R2) and the property is surrounded by low-density and medium density residential dwellings. The rear yard of the subject property abuts the rear yards of existing semi-detached and townhouse dwellings, and the proposed addition would be located within 1.63 metres of the rear lot line. The proposed addition has a height of 8.47 metres, however due to the slope of the property the wall will have a height of 10.89 metres at the rear lot line. The proposed reduction in rear yard setback combined with the grade change results in the addition imposing on the surrounding uses. Further, the reduction in rear yard setback results in the building extending a length of 31 metres along the eastern interior side lot line, which is also imposing to the properties to the east. The proposed variances to facilitate an addition and staircase do not provide adequate separation distance and is not compatible with the prevailing character of the neighbourhood. It is staff's opinion that the proposed variances are not minor in nature and are not desirable for the appropriate use of the land.

The intent of the 6-metre minimum rear yard setback is to provide outdoor amenity space, facilitate drainage, reduce the impacts of building massing, and to ensure the privacy of neighbouring properties. The proposed addition and staircase are proposed in close proximity to abutting sensitive neighbouring uses and do not reasonably mitigate the



adverse impacts that the proposed addition and staircase would have on the adjacent properties. The requested variances will not achieve the intent of the Zoning By-law.

Section 7.1 of the GCP states that development and redevelopment shall be evaluated having regard for context sensitive design to ensure the integration of compatible building form, scale, height and setbacks with adjacent buildings and the surrounding neighbourhood. Adverse impacts on adjacent properties are to be minimized as they relate to transition in height and privacy. As described above, the reduced rear yard for an addition and increased encroachment for a staircase do not align with these policies. The proposal is not in keeping with the spirit and intent of the Official Plan.

## Conclusion

Having regard for the matters under Section 45 of *The Planning Act*, staff are of the opinion that Application **A-62/21** is not in keeping with the general intent of the Official Plan and Zoning By-law, is not minor in nature, and is not desirable for the appropriate use of the lands. Staff recommend denial of the application.

**Prepared by:**



---

Cameron Rose  
Student Planner

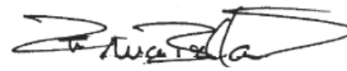
**Submitted by:**



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Taya Devlin  
Planner I

**Approved by:**



---

Bruce Bellows  
Senior Planner

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Comments Received FW: 417 Queenston Street, Minor Variance, a-62/21  
**Date:** Monday, July 12, 2021 3:25:35 PM

---

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



---

**From:** Tony Baldo <[Tony.Baldo@asahirefining.com](mailto:Tony.Baldo@asahirefining.com)>  
**Sent:** Monday, July 12, 2021 7:59 AM  
**To:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Subject:** 417 Queenston Street Notice of Hearing

**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,

Thanks for inviting my comments for the 417 Queenston Street Notice of Hearing.

My single comment is the exterior should be fashioned in a manner that compliments its surroundings. A flat roof construction has a commercial look and doesn't blend well. The designer should change the roof line to match the existing structure and ensure coloring and styling of the whole exterior match the existing. The designer should be able to blend a new modern look in with the old, but at the very least the roof line needs to match.

Thanks,



**Tony Baldo - Plant Engineer**  
Niagara Investment Castings  
[tony.baldo@asahirefining.com](mailto:tony.baldo@asahirefining.com)  
[www.niagarainvestmentcastings.com](http://www.niagarainvestmentcastings.com)  
16 Smith Street  
St. Catharines, Ontario L2P 3J1  
Canada  
Office: (905) 682-9258 Ex. 249 Fax: (905) 682-8222  
[www.asahirefining.com](http://www.asahirefining.com) [www.asahiholdings.com/english](http://www.asahiholdings.com/english)

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

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Comments Received RE: Notice of Hearing Amanda No 20112909 - 417 Queenston Street  
**Date:** Thursday, July 22, 2021 8:44:46 AM

---

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



---

**From:** Barbara Clarke <>  
**Sent:** Friday, July 16, 2021 4:28 PM  
**To:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Subject:** Notice of Hearing Amanda No 20112909 - 417 Queenston Street

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No! to the waking-up to mountain high cranes in my backyard; to the sound of cement mixers, stone trucks, gravel trucks and more, fuss, bustle, comotion - to the sounds of heavy drills, saws, chain saws, sledge hammers - daily non-stop, and for how long?

No! to the decline of property value;  
No! to not being able to relax in my backyard without being obstructed by concrete blocks; No to dust and dirt and flying debris all over my house and yard.  
No! to my friends and family and visitors not finding a spot to park when visiting.

No! to me not being able to leave or enter my home, my driveway freely without any obstruction by congested streets with vehicles parked on both sides of streets with some partly blocking driveways; where will the staff and visitors of 417 Queenston Street be parking?

Why integrate what, in my views, appears to be a Commercial building into a Residential Subdivision? Why don't the government donate part of the old hospital lot on Question Street or build in a Commercial area?

We chose this Subdivision to be able to live and grow and decline peacefully; some of us have retired and choose to live here; some choose to live here and start their families and we should all be respected and be left to be able to do so in a peaceful manner.

I don't think it's fair that I should be paying so much taxes to look out on to brick walls every day while I watch the decline of property value.

With sincere love and deep respect for all Seniors who need to be cared for - I being a Senior as

well. The government can do better than "encroaching" on Residential Subdivisions to care for Seniors.

Very sincerely yours,

Barbara Clarke

15 Chloe Street

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

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Comments Received RE: 417 Queenston street, Amanda No. 20112909, submission No. A-62/21  
**Date:** Wednesday, July 21, 2021 2:47:31 PM

---

**Elaine Munro ACST**  
**Committee Secretary and Planning Technician**  
**Tel:** 905.688.5601 x1715  
**Email:** emunro@stcatharines.ca



-----Original Message-----

**From:** Jenn Cwierniewski <>  
**Sent:** Tuesday, July 13, 2021 12:27 PM  
**To:** Munro, Elaine <emunro@stcatharines.ca>  
**Subject:** 417 Queenston street, Amanda No. 20112909, submission No. A-62/21

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

I live on Chloe street and I have a couple questions in regards to the addition to the existing detached dwelling on 417 Queenston St.

Where will the parking be for the people working at the location as well as the visitors. I ask this because Chloe Street had always had an issue with people living or visiting from Queenston st parking on the street leaving no spots for actual residents of Chloe.

My next question is how are the construction companies going to be accessing the backyard of 417 Queenston St for the construction of this addition.

Thank you  
Jenn Cwierniewski

Sent from my iPhone

July 12, 2021

To whom it may concern:

My name is Eric Parsons.....owner of 5 Veth Crt.....and I support to build the proposed rear yard addition as per site plan and elevations, for the project at 417 Queenston St. ( Angel's Retirement Home) Specializing in Memory Care and give a secured, assisted living facility for seniors If you require more information please call us at ( [REDACTED] ) or email at: [REDACTED]

[REDACTED]

Signature

July 12, 2021

To whom it may concern:

My name is DEAN.....owner of 32 CHLOE ST.....and I  
support to build the proposed rear yard addition as per site plan and elevations, for the project  
at 417 Queenston St. ( Angel's Retirement Home) Specializing in Memory Care and give a  
secured, assisted living facility for seniors If you require more information please call us at  
[REDACTED] or email at: [REDACTED]

[REDACTED]

Signature

July 12, 2021

To whom it may concern:

My name is Julie Rind owner of 52 Dunigan Rd and I  
support to build the proposed rear yard addition as per site plan and elevations, for the project  
at 417 Queenston St. ( Angel's Retirement Home) Specializing in Memory Care and give a  
secured, assisted living facility for seniors If you require more information please call us at  
( [REDACTED] ) or email at: [REDACTED]

[REDACTED]  
Signature



July 12, 2021

To whom it may concern:

My name is Irma Purchase - 728 Memorial Dr. Fenwick

I support to build the proposed rear yard addition as per site plan and elevations, for the project at 417 Queenston St. (Angel's Retirement Home). The assisted living retirement home specializing in Memory Care.

Should you need any more information please call Ecuabilder Ltd at [REDACTED] or email at: [REDACTED]

[REDACTED]

Signature

July 12, 2021

To whom it may concern:

My name is ..... Mary Cabatkin ..... owner of ..... 423 Queenston St. ..... and I support to build the proposed rear yard addition as per site plan and elevations, for the project at 417 Queenston St. ( Angel's Retirement Home) Specializing in Memory Care and give a secured, assisted living facility for seniors If you require more information please call us at [REDACTED] ) or email at: [REDACTED]

[REDACTED]  
Signature

July 12, 2021

To whom it may concern:

My name is Catalina Wall owner of 408 Queenston St. and I support to build the proposed rear yard addition as per site plan and elevations, for the project at 417 Queenston St. ( Angel's Retirement Home) Specializing in Memory Care and give a secured, assisted living facility for seniors If you require more information please call us at [REDACTED] or email at: [REDACTED]

[REDACTED]  
.....  
Signature

July 12, 2021

To whom it may concern:


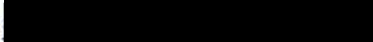
*Bonita Read*

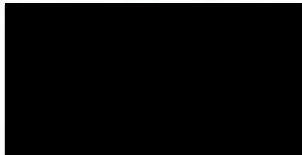
My name is *Bonita Read* owner of *418 Queenston St.* and I support to build the proposed rear yard addition as per site plan and elevations, for the project at 417 Queenston St. ( Angel's Retirement Home) Specializing in Memory Care and give a secured, assisted living facility for seniors If you require more information please call us at [REDACTED] or email at: [REDACTED]

[REDACTED]  
.....  
Signature

July 12, 2021

To whom it may concern:

My name is PLACIDO SFORZA owner of 421 Queenston St. and I support to build the proposed rear yard addition as per site plan and elevations, for the project at 417 Queenston St. ( Angel's Retirement Home) Specializing in Memory Care and give a secured, assisted living facility for seniors If you require more information please call us at  or email at: 



Signature

July 12, 2021

To whom it may concern:

My name is Clive Henry owner of 417 Queenston St and I  
support to build the proposed rear yard addition as per site plan and elevations, for the project  
at 417 Queenston St. ( Angel's Retirement Home) Specializing in Memory Care and give a  
secured, assisted living facility for seniors If you require more information please call us at  
[REDACTED] or email at: [REDACTED]

[REDACTED]  
Signature

July 12, 2021

To whom it may concern:

5123 FOURTH AVENUE.  
NIAGARA FALLS.

My name is ..... CRISTINE PANEDA .....

I support to build the proposed rear yard addition as per site plan and elevations, for the project at 417 Queenston St. (Angel's Retirement Home). The assisted living retirement home specializing in Memory Care.

Should you need any more information please call Ecuabilder Ltd at [REDACTED] or email at:

.....  
Signature



July 12, 2021

To whom it may concern:

72 LINCOLN AVENUE  
ST. CATHARINES

My name is JEMMA BONGTIWON .....

I support to build the proposed rear yard addition as per site plan and elevations, for the project at 417 Queenston St. (Angel's Retirement Home). The assisted living retirement home specializing in Memory Care.

Should you need any more information please call Ecuabilder Ltd at [REDACTED] or email at:  
[REDACTED]

[REDACTED] .....  
Signature



July 12, 2021

To whom it may concern:

My name is **Joseph Doyle** .....

I support to build the proposed rear yard addition as per site plan and elevations, for the project at 417 Queenston St. (Angel's Retirement Home). The assisted living retirement home specializing in Memory Care.

Should you need any more information please call Ecuabilder Ltd at ( [REDACTED] ) or email at:

[REDACTED]

[REDACTED]  
.....  
Joseph Doyle (Jul 14, 2021 07:22 EDT)

Signature

July 12, 2021

To whom it may concern:

My name is **Michael Cerca** .....Owner of :... ..

I support to build the proposed rear yard addition as per site plan and elevations, for the project at 417 Queenston St. (Angel's Retirement Home). The assisted living retirement home specializing in Memory Care.

Should you need any more information please call Ecuabilder Ltd at [REDACTED] or email at:

[REDACTED]  
Michael Cerca (Jul 14, 2021 15:59 EDT) .....

Signature

To whom it may concern:

My name is David Costinuk.....Owner of Ontario St. Pharmacy

I support to build the proposed rear yard addition as per site plan and elevations, for the project at 417 Queenston St. (Angel's Retirement Home). The assisted living retirement home specializing in Memory Care.

Should you need any more information please call Ecuabilder Ltd at ( [REDACTED] ) or email at:  
[REDACTED]

[REDACTED]

Re: Application for Minor Variance from 2727759 Ontario Inc. Special Needs Housing

c/o Committee of Adjustment

Sat. July 17, 2021

Dear Ms. Munro,

My husband and I, Reg and Isabella Littlefield, object to the variance requested to build a proposed addition to the existing detached dwelling at 417 Queenston St., St. Catharines.

We are the owners of two homes on Chloe St., No. 18 Chloe St. and No. 30 Chloe St., which will be directly impacted by the proposed addition.

Specifically, we are concerned by the tremendous noise, dust, and upheaval created by the building of the addition proposed. Chloe Street is a quiet street, and many of our homes house families with small children, and seniors. The proposed building will entail the coming and going of tall cranes, cement trucks, drilling teams, and asphalt sealers. Our street is a residential area that will be greatly disrupted for a prolonged period, and will be exposed to an increase of noise, air, and soil pollution.

In addition, the proposed large, elevated building will significantly block the sun, our feeling of open space, natural breezes, and green views of nature. A large brick building will block our former natural landscape, creating an unnecessary and unwanted obstruction, lack of privacy, and the unsightly view of a large cement wall of bricks and garbage bins.

Most importantly, the addition of such a large commercial venture adjacent to our small, quiet street will produce unprecedented traffic congestion on our already overburdened street. Parking will certainly be required for the staff and the many visitors to the nursing home, and Chloe St. will be the most convenient choice. A quick survey of Chloe St. clearly shows that there is currently already limited parking. The additional parking required by the proposed nursing home addition will cause even greater overcrowding, further blocking driveways and creating a dangerous situation. The many comings and goings caused by the new addition will cause greater traffic and noise due to continued visits of staff, visitors, and emergency vehicles in a very quiet residential area, and also pose a major safety risk to the children of the adjacent elementary school, Jeanne Sauvé French Immersion Public School.

As seniors ourselves, we recognize the need for senior housing that offers support and services to ensure dignity and safety for a vulnerable population. However, the addition of such a major building will significantly increase the already high density of the area, negatively influence our quality of life, and reduce the property values of our homes, as residents do not wish to live in an area negatively impacted by a major commercial enterprise. We suggest another location be chosen to house such a venture.

We therefore oppose the application Amanda No. 20112909, Submission No. A-62/21

Please let us know if you require any further information and we respectfully request confirmation of receipt of this objection.

Sincerely,

Isabella Littlefield [redacted] Signature: [redacted]

Reg Littlefield [redacted] Signature: [redacted]

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Comments Received, Minor Variance, A-62/21, RE: 417 queenston st St. Catharines  
**Date:** Monday, July 19, 2021 8:04:44 AM

---

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



---

**From:** Linda Capra <>  
**Sent:** Sunday, July 18, 2021 10:43 PM  
**To:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Subject:** 417 queenston st St. Catharines

**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.

I am totally against proposal. This is a residential area.

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



July, 19, 2021

Elaine Munro, Secretary-Treasurer  
Committee of Adjustment, City Hall  
P.O. Box 3012, 50 Church Street  
St. Catharines, ON L2R 7C2

Re: Submission A-62/21 for 417 Queenston Street

Dear Ms. Munro,

At face value the submission appears to have two simple considerations, a reduction of rear yard setback for a single detached dwelling and a reduction of the encroachment for exterior stairs. In reality the situation is far more nuanced.

417 Queenston St. currently has a single family detached dwelling, a bungalow with a former two car garage converted into living space, constituting approximately 1,900 square feet of building space + finished basement. It is used as a retirement home and has a resident capacity of 10. The current zoning is R2 Low Density Residential – Traditional Neighbourhood and the use is considered Special Needs Housing.

If approved by the Committee, the relief sought by the owner will allow the property to be changed considerably and it will have negative impacts on the surrounding properties. The information provided in the Notice of Hearing is vague on the specific dimensions of the proposed addition but conservatively it appears to more than double the existing footprint of the building, is two stories high (plus 2 elevator shafts) and has finished basement. The end result will be a facility that will have approximately 3 times the floor area of what currently exists and presumably house approximately 3 times the current capacity of residents and also more staff.

If relief is granted and construction is allowed as suggested, the property will be woefully lacking parking for the number of staff and resident visitors. There is no on street parking available on Queenston Street. Chloe is the closest residential street where on street parking is allowed and it is already in short supply to meet the current needs of the neighbourhood. The parking on the west side of Chloe is limited to one car deep per driveway due to the presence of the sidewalk. Because the frontages are narrow there is limited space between driveways to accommodate on street parking. There is no room to accommodate any additional parking demand as a result of intensifying the use of the property at 417 Queenston Street. The existing by-law only requires 2 parking spaces for Special Needs Housing which is in stark contrast to the parking requirements for Long Term Care which requires 0.4 spaces per bed. Classification as Long Term Care is a provincial matter and has more to do with the funding of the services as opposed to the as built nature of the structure and use of a physical facility. To satisfy the anticipated real parking needs the subject property should be providing 10 – 12 off street spaces which it does not appear to have capacity for.

If approved and built, the resultant structure could no longer be considered as a single family detached dwelling by any practical measure. The use is intended to be as a retirement home, a commercial venture to provide housing with varying levels of assistance and services provided to the residents.

There isn't a single family detached dwelling in the entire Niagara Region that would share the physical characteristics of what is proposed. Two elevator shafts, bed space for approximately 30 people + staff isn't single family detached by any stretch of the imagination. The structure and use would be more akin to a long term care facility than any single family detached. The development could no longer be considered to conform to the concept of what the zoning of R2 Low Density Residential – Traditional Neighbourhood represents. There is nothing low density or traditional about approximately 30 residents and staff among residentially used single family dwellings, duplexes and townhouses that typically are designed with 3 bedrooms and accommodated families of fewer than 5 occupants. The proposed scope of the development makes it more commercial or institutional in nature than residential.

The sheer magnitude of the sought after relief to the rear setback is too aggressive. The current bylaw stipulates 6 meters (almost 20 feet). The relief sought is a reduction of the setback to 1.63 meters (just over 5 feet). If approved the new development would impact privacy of any properties abutting the rear and would effectively shade out the abutting property to the east. There's plenty of building envelope prescribed within the existing bylaw to permit construction of an addition of the size suggested by the plan drawings. There's no reason to consider such extensive relief when the existing bylaw permits plenty of buildable space on the land as is.

Respectfully submitted for the Committees consideration,

Kirsten Uhl and Gary Cooper

1 Chloe Street  
St. Catharines

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Comments Received RE: Application A-62/61 for 417 Queenston Street  
**Date:** Tuesday, July 20, 2021 11:25:48 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)



-----Original Message-----

From: Mandy <>  
Sent: Tuesday, July 20, 2021 11:09 AM  
To: Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
Subject: Application A-62/61 for 417 Queenston Street - Comments

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,  
> I have received the Notice of Hearing regarding the application for variance at 417 Queenston Street. As a nearby homeowner, I am concerned if approved, this will bear negative impact to the surrounding community. The following are my concerns:  
> 1: This expansion will require additional parking. There is no parking on Queenston Street, and already creates a surplus on Chloe Street. This creates safety hazards due to reduced visibility for drivers on such a crowded street, as well as very substandard snow plowing in the winter due to excessive parked cars.  
> 2: The building extension will be detrimental to the vegetation and environment, including aesthetically displeasing. The view for nearby residents will be mostly of a large two story building.  
> 3: This expansion and its negative impacts are likely to cause a reduction in home owners property values.  
>  
> Thank you for considering my concerns in review of the application.  
> Mandy Wychreschuk  
>



July 20, 2021

Elaine Munro, Secretary Treasurer  
Committee of Adjustment, City Hall  
P.O. Box 3012, 50 Church Street  
St. Catharines, ON L2R 7C2

Re: Submission A-62/21 for 417 Queenston Street

Dear Ms. Munro,

As owner of two properties, 2 and 4 Welch Court, which both back onto 417 Queenston Street, I am extremely concerned about the negative impacts of the proposed reduction of the minimum required rear yard setback from 6.0 metres to 1.63 metres and the proposed increase of the maximum encroachment into a required yard (rear) for an exterior stairway and landing from 1.2 metres to 1.42 metres. The variance seeks relief to facilitate the construction of a structure which is completely out of scale with all neighboring properties and will have several serious negative impacts on both the neighboring properties and the entire neighborhood.

The drainage for the property two doors down from 417 Queenston Street at 423 Queenston Street (which is part of Chloe Street and Welch Court subdivision) is already an issue with water pooling in the backyard of that property, despite a sewer drain located in the rear yard which all the neighboring properties drain into. The sewer is already insufficient for the current runoff and, given the size and location of the proposed structure, there will be even less soil to absorb the runoff and nowhere for it to go other than into the yards of neighboring properties.

Parking for the required number of healthcare workers and staff for the proposed structure cannot be supported. Parking on Queenston Street is not allowed and parking on Chloe Street is already maximized. Residents of Chloe Street and Welch Court are already unable to find parking due to existing density issues which this proposed structure will exacerbate.

Regarding my properties specifically, this application seeks to allow a large structure, three stories high at the rear and commercial/institutional in nature, to be built virtually against my rear fence, interfering with the peaceful enjoyment of my premises due to its proximity.

The proposed reduction in the setback is overly aggressive as it is more than a 50% reduction (6.0 metres to 1.63 metres). This is not a minor variance in my view and should not be permitted. The entire matter of the size and scale of the proposed structure, which establishes a commercial operation in the middle of a residential neighborhood, also seems to be outside the scope of the current zoning.

Respectfully submitted for the consideration of the committee,

Philip P. McCarthy  
2 and 4 Welch Court  
St. Catharines, ON

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Cogeco Comments for All CofA Applications - July 28, 2021 Hearing  
**Date:** Monday, July 12, 2021 1:33:52 PM

---

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



---

**From:** Doug Crown <[doug.crown@cogeco.com](mailto:doug.crown@cogeco.com)>  
**Sent:** Tuesday, July 6, 2021 1:33 PM  
**To:** Banda, Wilrik <[wbanda@stcatharines.ca](mailto:wbanda@stcatharines.ca)>  
**Cc:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Subject:** Re: CofA NoH & Applications July 28, 2021

**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 Wil  
Cogeco has no concerns with these applications.  
Have a great Day  
Thanks

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:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Heritage Comments RE: Committee of Adjustment, Notices & Applications - July 28, 2021 Hearing  
**Date:** Sunday, July 18, 2021 11:38:57 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:** Seaman, Michael <mseaman@stcatharines.ca>  
**Sent:** Friday, July 16, 2021 8:38 PM  
**To:** Munro, Elaine <emunro@stcatharines.ca>  
**Cc:** Banda, Wilrik <wbanda@stcatharines.ca>  
**Subject:** RE: Committee of Adjustment, Notices & Applications - July 28, 2021 Hearing

Hi Elaine

I've reviewed all the items and my comments are noted in red below.

Michael

1. 16 Tremont Drive, Minor Variance, A-107/20 – 20117589 A Parking Study is included with the package.

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=h7QHOtLEd4JMBRi3TpiRAeQuAleQuAl>

no heritage concerns

2. 17 Josephine Street, Minor Variance, A-59/21 – 21112888

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=YAf5yfK5Wi2pz2AMHrW4DAeQuAleQuAl>

no heritage concerns

3. 201 First Street Louth, Minor Variance, A-60/21 – 21112892

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

no heritage concerns

4. 11 Wychwood Drive, Minor Variance, A-61/21 – 21112905

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=D2FVXXIP8nzRCIpXsxQNFgeQuAleQuAl>

no heritage concerns

5. 417 Queenston Street, Minor Variance, A-62/21 – 21112909

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=kx5t9ldkWauvFA4WQtjUJgeQuAleQuAl>

no heritage concerns

6. 18 Glenellen Drive, Minor Variance, A-63/21 – 21113025

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=27CWLs4IAE1TIQ23QJIBJweQuAleQuAl>

no heritage concerns

7. 159 Geneva Street, Minor Variance, A-64/21 – 21113237

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=jY8cawxQavtnLono8zZmageQuAleQuAl>

The property is approximately 100-110 years old and is a significant contributor the streetscape. I don't see any changes in the appearance of the building so therefore there are no heritage concerns.



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## Memorandum

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To: Elaine Munro, Committee Secretary & Planning Clerk  
Planning and Building Services

Cc: Wilrik Banda  
Planning and Building Services

From: Lou Grossi, Building Inspector II  
Planning and Building Services

Date: July 20, 2021

Subject: Building Comments on Applications to the Committee of Adjustment  
**Minor Variance – July 28, 2021 hearing**

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NO.	ADDRESS	COMMENTS
A-107/20	16 Tremont Drive	Be advised that a building permit is required for the proposed 12 storey apartment building.
A-59/21	17 Josephine Street	Be advised that a building permit is required for the proposed covered front porch, 2-storey rear addition with covered porch and covered rear deck/balcony.  Be advised that a building permit is required to demolish the existing structures.
A-60/21	201 First Street Louth	Be advised that a building permit is required for the proposed single detached dwelling with attached garage.
A-61/21	11 Wychwood Drive	Be advised that a building permit is required for the proposed addition to the existing 2-storey detached dwelling and uncovered deck.
A-62/21	417 Queenston Street	Be advised that a building permit is required for the proposed addition to the existing detached dwelling.
A-63/21	18 Glenellen Drive	Be advised that a building permit is required for the proposed accessory dwelling unit.

NO.	ADDRESS	COMMENTS
A-64/21	159 Geneva Street	Be advised that a building permit is required for the proposed conversion of the existing 2-storey detached dwelling to a fourplex dwelling.

Lou Grossi, Dipl. T. Arch, CBCO  
Building Inspector II



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## Memorandum

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**To:** Elaine Munro, ACST, Committee Secretary & Planning Technician  
**From:** Brad Johnston, C.E.T., Development Engineering Technologist  
**CC:** City Committee of Adjustment Staff Members  
**Date:** July 14, 2021  
**Hearing Date:** July 28, 2021  
**Subject:** **Committee of Adjustment - Minor Variance Applications**  
16 Tremont Drive, A-107/20SC  
17 Josephine Street, A-59/21SC  
201 First Street Louth, A-60/21SC  
11 Wychwood Road, A-61/21SC  
417 Queenston Street, A-62/21SC  
18 Glenellen Drive, A-63/21SC  
159 Geneva Street, A-64/21SC

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Development Engineering have reviewed the above applications and have no comments or objections to the above applications that are currently under our review through a Planning process, however for others we have the following:

- Applicants shall be advised that a Lot Grading Plan shall be a requirement for applications that are subject to a Building Permit
  - 178 Josephine Street
  - 201 First Street Louth
  - 11 Wychwood Road
  - 417 Queenston Street (additional stormwater management requirements shall also apply)

Prepared by:

---

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

cc. James Denham, PBS (email only)





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## Memorandum

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**To:** Elaine Munro, Planning and Building Services  
**CC:**  
**From:** Jessica Button, Community, Recreation and Culture Services  
**Date:** July 15, 2021  
**Subject:** Committee of Adjustment Hearing – July 28, 2021

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CRCS has reviewed the Committee of Adjustment application for the hearing of July 28, 2021 and provides the following comments.

1. 16 Tremont Drive, Minor Variance, A-107/20  
CRCS requirements are addressed through the site plan application.
2. 17 Josephine Street, Minor Variance, A-59/21  
No comment.
3. 201 First Street Louth, Minor Variance, A-60/21  
No comment.
4. 11 Wychwood Drive, Minor Variance, A-61/21  
No comment.
5. 417 Queenston Street, Minor Variance, A-62/21  
No comment.
6. 18 Glenellen Drive, Minor Variance, A-63/21  
No comment.
7. 159 Geneva Street, Minor Variance, A-64/21  
No comment.

Jessica Button  
Project and Development Planner  
Community, Recreation and Culture Services

**To: Elaine Munro, Committee Secretary and Planning Technician**

**Cc:**

**From: Steve Bittner, Transportation Technologist**

**Date: July 9, 2021**

**Subject: Committee of Adjustment Comments (July 28, 2021 Hearing)**

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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

**COMMITTEE OF ADJUSTMENT**  
P.O. Box 3012, 50 Church Street  
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715  
TTY: 905-688-4889  
Fax: 905-688-5873

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# **COMMENTS**

**A-63/21**

**18 Glenellen Road**

**DATE OF HEARING:**  
**July 28, 2021**



## Technical Report

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

**Date of Report:** July 23, 2021

**Date of Meeting:** July 28, 2021

**Report Number:** A-63/21

**File:** 21113025

**Subject:** 18 Glenellen Drive

### Recommendation

That Application **A-63/21** by Chirag Parikh and Vaishali Parikh, as outlined in the Notice of Hearing, be approved.

### Report The Proposal

The Applicant proposes to build an accessory dwelling unit in the basement of an existing detached dwelling. The proposed accessory dwelling unit is larger than permitted in the City's Zoning By-law. The following variances are required to facilitate the accessory dwelling unit:

Variance	Provision	Permitted	Proposed
1	Maximum floor area for an interior accessory dwelling unit	60m <sup>2</sup>	71.54m <sup>2</sup>
2	Maximum floor area of an interior accessory dwelling unit, as a percentage of the floor area of the dwelling	40.0%	46.4%

### Location and Site Description

The subject property is located on the northwest corner of Glenellen Drive and Hawthorne Avenue. The property is currently occupied by a detached dwelling. The surrounding neighbourhood is low density residential and comprised of detached dwellings.

### Circulation of Application

This Application was circulated to all appropriate departments and agencies. No objections were received. The City did not receive any comments from members of the public regarding this proposal.

## **Planning Policy Context**

### **Official Plan (Garden City Plan)**

The subject property is designated Neighbourhood Residential on Schedule D1 of the Garden City Plan (GCP) and further designated Low Density Residential on Schedule E3. Part D, Section 7.10 in the GCP supports the creation of an accessory apartment unit within a detached dwelling.

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

The subject property is zoned Low Density Residential – Suburban Neighbourhood (R1). Section 4.2 of City's Zoning By-law permits an interior accessory dwelling unit within a detached dwelling in this zone.

## **Planning Analysis**

The applicant is requesting an increase to the permitted area for an interior accessory dwelling unit in a detached dwelling. The current zoning provisions permit an accessory dwelling unit to occupy no more than the lesser of 60 square metres or 40 percent of the floor area of the dwelling. Staff note that a potential increase in the current permitted size and/or percentage floor area of an accessory dwelling unit has been identified as an item for consideration under an upcoming housekeeping review of the Zoning By-law.

The applicant is proposing an accessory dwelling unit with a floor area of 71.54 square meters, which will occupy 46.4 percent of the floor area of the dwelling. The principal dwelling unit will remain larger in size than the accessory dwelling unit, and staff are satisfied that the accessory unit is subordinate in size and function to that of the principal dwelling unit. In accordance with Section 2.2.1 of the City's Zoning By-law, the proposed interior accessory dwelling unit is located entirely within the exterior walls of the principal dwelling unit and complies with other provisions of the By-law. This includes parking and amenity space provisions. There are currently two parking spaces on the property which support the parking space requirements for the principal and accessory dwelling units. The proposed accessory dwelling unit would not result in any changes to the exterior of the principal dwelling.

The applicant is requesting an additional 11.54 square meters of floor area to accommodate the proposed accessory dwelling unit. This requested additional space is to accommodate a two-bedroom unit that provides adequate living space, which the applicant stated would be difficult to facilitate within 60 square meters, and to do so in a cost-effective manner without having to re-configure the location of the existing furnace, hot water tank and service room. The proposed use is permitted and is considered minor in nature as it is not expected to cause adverse impacts on neighbouring properties.

The applicant is requesting a 6.4 percent increase in the maximum floor area permitted to accommodate an interior accessory dwelling unit. The purpose of the 40 percent maximum floor area is to ensure that the interior dwelling is "accessory" to the main dwelling. Given the percentage of the proposed dwelling unit is less than 50 percent of the dwelling's total floor area, this unit is considered accessory to the principal dwelling.

In the opinion of staff, this application is minor in nature, is desirable for the appropriate use of the lands, and meets the general intent of the Official Plan and Zoning By-law.

## Conclusion

Having regard to matters under Section 45 of *The Planning Act*, staff are of the opinion that Application **A-63/21** is in keeping with the general intent of the Official Plan and Zoning By-law, is minor in nature and is desirable for the appropriate use of the lands. Staff recommend approval of the Application.

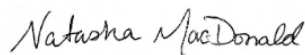
**Prepared by:**



---

Cameron Rose  
Student Planner

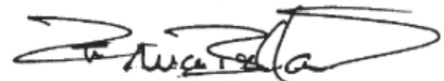
**Submitted by:**



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Natasha MacDonald  
Planner I

**Approved by:**



---

Bruce Bellows  
Senior Planner

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Cogeco Comments for All CofA Applications - July 28, 2021 Hearing  
**Date:** Monday, July 12, 2021 1:33:52 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:** Doug Crown <[doug.crown@cogeco.com](mailto:doug.crown@cogeco.com)>  
**Sent:** Tuesday, July 6, 2021 1:33 PM  
**To:** Banda, Wilrik <[wbanda@stcatharines.ca](mailto:wbanda@stcatharines.ca)>  
**Cc:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Subject:** Re: CofA NoH & Applications July 28, 2021

**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 Wil  
Cogeco has no concerns with these applications.  
Have a great Day  
Thanks

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:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Heritage Comments RE: Committee of Adjustment, Notices & Applications - July 28, 2021 Hearing  
**Date:** Sunday, July 18, 2021 11:38:57 AM

---

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



---

**From:** Seaman, Michael <mseaman@stcatharines.ca>  
**Sent:** Friday, July 16, 2021 8:38 PM  
**To:** Munro, Elaine <emunro@stcatharines.ca>  
**Cc:** Banda, Wilrik <wbanda@stcatharines.ca>  
**Subject:** RE: Committee of Adjustment, Notices & Applications - July 28, 2021 Hearing

Hi Elaine

I've reviewed all the items and my comments are noted in red below.

Michael

1. 16 Tremont Drive, Minor Variance, A-107/20 – 20117589 A Parking Study is included with the package.

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=h7QHOtLEd4JMBRi3TpiRAeQuAleQuAl>

no heritage concerns

2. 17 Josephine Street, Minor Variance, A-59/21 – 21112888

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=YAf5yfK5Wi2pz2AMHrW4DAeQuAleQuAl>

no heritage concerns

3. 201 First Street Louth, Minor Variance, A-60/21 – 21112892

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

no heritage concerns



4. 11 Wychwood Drive, Minor Variance, A-61/21 – 21112905

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=D2FVXXIP8nzRCIpXsxQNFgeQuAleQuAl>

no heritage concerns

5. 417 Queenston Street, Minor Variance, A-62/21 – 21112909

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=kx5t9ldkWauvFA4WQtjUJgeQuAleQuAl>

no heritage concerns

6. 18 Glenellen Drive, Minor Variance, A-63/21 – 21113025

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=27CWLs4IAE1TIQ23QJIBJweQuAleQuAl>

no heritage concerns

7. 159 Geneva Street, Minor Variance, A-64/21 – 21113237

<http://dropbox.stcatharines.ca/dropbox/downloadfile.aspx?FileId=jY8cawxQavtnLono8zZmageQuAleQuAl>

The property is approximately 100-110 years old and is a significant contributor the streetscape. I don't see any changes in the appearance of the building so therefore there are no heritage concerns.



---

## Memorandum

---

To: Elaine Munro, Committee Secretary & Planning Clerk  
Planning and Building Services

Cc: Wilrik Banda  
Planning and Building Services

From: Lou Grossi, Building Inspector II  
Planning and Building Services

Date: July 20, 2021

Subject: Building Comments on Applications to the Committee of Adjustment  
**Minor Variance – July 28, 2021 hearing**

---

NO.	ADDRESS	COMMENTS
A-107/20	16 Tremont Drive	Be advised that a building permit is required for the proposed 12 storey apartment building.
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A-60/21	201 First Street Louth	Be advised that a building permit is required for the proposed single detached dwelling with attached garage.
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A-62/21	417 Queenston Street	Be advised that a building permit is required for the proposed addition to the existing detached dwelling.
A-63/21	18 Glenellen Drive	Be advised that a building permit is required for the proposed accessory dwelling unit.

NO.	ADDRESS	COMMENTS
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Lou Grossi, Dipl. T. Arch, CBCO  
Building Inspector II



---

## Memorandum

---

**To:** Elaine Munro, ACST, Committee Secretary & Planning Technician  
**From:** Brad Johnston, C.E.T., Development Engineering Technologist  
**CC:** City Committee of Adjustment Staff Members  
**Date:** July 14, 2021  
**Hearing Date:** July 28, 2021  
**Subject:** **Committee of Adjustment - Minor Variance Applications**  
16 Tremont Drive, A-107/20SC  
17 Josephine Street, A-59/21SC  
201 First Street Louth, A-60/21SC  
11 Wychwood Road, A-61/21SC  
417 Queenston Street, A-62/21SC  
18 Glenellen Drive, A-63/21SC  
159 Geneva Street, A-64/21SC

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Development Engineering have reviewed the above applications and have no comments or objections to the above applications that are currently under our review through a Planning process, however for others we have the following:

- Applicants shall be advised that a Lot Grading Plan shall be a requirement for applications that are subject to a Building Permit
  - 178 Josephine Street
  - 201 First Street Louth
  - 11 Wychwood Road
  - 417 Queenston Street (additional stormwater management requirements shall also apply)

Prepared by:

---

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

cc. James Denham, PBS (email only)



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## Memorandum

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**To:** Elaine Munro, Planning and Building Services  
**CC:**  
**From:** Jessica Button, Community, Recreation and Culture Services  
**Date:** July 15, 2021  
**Subject:** Committee of Adjustment Hearing – July 28, 2021

---

CRCS has reviewed the Committee of Adjustment application for the hearing of July 28, 2021 and provides the following comments.

1. 16 Tremont Drive, Minor Variance, A-107/20  
CRCS requirements are addressed through the site plan application.
2. 17 Josephine Street, Minor Variance, A-59/21  
No comment.
3. 201 First Street Louth, Minor Variance, A-60/21  
No comment.
4. 11 Wychwood Drive, Minor Variance, A-61/21  
No comment.
5. 417 Queenston Street, Minor Variance, A-62/21  
No comment.
6. 18 Glenellen Drive, Minor Variance, A-63/21  
No comment.
7. 159 Geneva Street, Minor Variance, A-64/21  
No comment.

Jessica Button  
Project and Development Planner  
Community, Recreation and Culture Services

**To: Elaine Munro, Committee Secretary and Planning Technician**

**Cc:**

**From: Steve Bittner, Transportation Technologist**

**Date: July 9, 2021**

**Subject: Committee of Adjustment Comments (July 28, 2021 Hearing)**

---

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

**COMMITTEE OF ADJUSTMENT**  
P.O. Box 3012, 50 Church Street  
St. Catharines, ON L2R 7C2

Phone: 905-688-5600, Ext 1715  
TTY: 905-688-4889  
Fax: 905-688-5873

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# **COMMENTS**

**A-64/21**

**159 Geneva Street**

**DATE OF HEARING:**  
**July 28, 2021**



## Technical Report

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

**Date of Report:** July 23, 2021

**Date of Meeting:** July 28, 2021

**Report Number:** A-64/21

**File:** 21113227

**Subject:** 159 Geneva Street

### Recommendation

That Variance 1 on Application **A-64/21** by R&D Real Estate, as outlined in the Notice of Hearing, be denied.

That Variance 2 on Application **A-64/21** by R&D Real Estate, as outlined in the Notice of Hearing, be approved.

That Variance 3 on Application **A-64/21** by R&D Real Estate, as outlined in the Notice of Hearing, be denied.

Staff recommends that in lieu of the requested increase in the maximum parking area coverage from 20 percent to 58.2 percent (Variance 3), that an increase from 20 percent to 45.8 percent be approved, subject to the following condition:

1. The excess asphalt surface that is not used for parking area be replaced with landscaped open space, and in a manner that the 35 percent landscape open space provision in the Zoning By-law is maintained.

### Report The Proposal

The Applicant seeks relief from the City of St. Catharines' Zoning By-law 2013-283 to convert an existing mixed-use building to a fourplex. Given the existing lot size and existing parking area on the lot, the variances listed in the table below are required to facilitate the conversion.

Variance	Provision	Required	Proposed
1	Minimum landscaped open space of total lot area	35%	22.6%
2	Minimum lot frontage for a fourplex dwelling	18m	14.47m



3	Maximum parking area coverage of total lot area	20%	58.2%
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## Location and Site Description

The subject property is located on the west side of Geneva Street north of Gardiner Place. The site is currently occupied by a two-storey building with an existing dwelling unit in the basement. The first and second storeys were most recently used as a hair salon. The subject lands are in a residential area surrounded by a mix of dwelling types. To the south and west of the subject lands are detached dwellings. The lot immediately to the north is an apartment building. To the east of the site is a mix of detached dwellings and multi-unit residential buildings.

## Circulation of Application

This application was circulated to all appropriate departments and agencies. No objections have been received.

## Planning Policy Context

### Official Plan (Garden City Plan)

The subject property is designated Neighbourhood Residential on Schedule D1 of the Garden City Plan (GCP) and further designated Medium Density Residential on Schedule E4. Fourplex dwellings are permitted in this designation.

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

The subject property is zoned Medium Density Residential (R3). Fourplex dwellings are allowed in this zone. The most recent use of the property (hair salon with dwelling unit) is not consistent with current Zoning By-law permissions for this site.

## Planning Analysis

Staff have reviewed the application and are generally not opposed to the conversion of this property from a mixed-use building to a fourplex. However, staff do not support the continuation of the existing 58.2 percent parking area coverage on the lot. Upon review, staff have determined that a 45.8 percent parking area coverage on the lot will permit the existing driveway to remain on the south side of the building, allow for at least four parking spaces in the rear yard, and is more conducive in the context of surrounding development than the current situation. Staff support a reduced percentage parking area coverage (45.8 percent) rather than the proposed 58.2 percent coverage.

### Variance 1

With the adjustment of the maximum parking area coverage from 58.2 percent to 45.8 percent, the landscaped open space on the lot will increase from the current 22.6 percent to 35 percent. Therefore, Variance 1 would no longer be necessary as the 35 percent landscape provision would comply with Zoning By-law requirements.

Without the adjustment to parking area coverage, and associated increase in landscape open space, it is the opinion of staff that the requested reduction in the required landscaped open space is a detriment to the conversion of the building to a fourplex as there would be limited outdoor amenity space on the lot for residents. While two units will have access to exclusive outdoor areas, the two other units will only have shared outdoor common space limited to the front yard and interior side yard as the site is currently laid out. In the opinion of staff, the variance to reduce landscape open space is not minor in nature and not desirable for the appropriate use of the lands. Staff recommend Variance 1 be denied.

### **Variance 2**

The applicant requests a reduction of minimum lot frontage for a fourplex from the required 18 metres to 14.47 metres. The variance is required to facilitate the conversion of the site to a fourplex. The lot frontage is an existing condition that cannot be changed. The proposed variance has no adverse impact on surrounding properties or the prevailing character of the neighbourhood. Therefore, staff are of the opinion that the requested variance is minor in nature, and desirable for the appropriate use of the land.

The intent of setting a minimum frontage is to ensure that a lot is sized appropriately for specific uses and to regulate densities. Despite the reduced frontage, the subject lands still meet the minimum lot area required for a fourplex. The density of a fourplex on this lot is approximately 70 units per hectare, which is within the density range (up to 99 units/hectare) permitted in the GCP. It is staff's opinion that Variance 2 is in keeping with the general intent and purpose of the Official Plan and Zoning By-law.

### **Variance 3**

The applicant requests an increase in the maximum parking area coverage on a lot from 20 percent to 58.2 percent to permit the existing paved area in the rear yard to continue to function as a parking area for the fourplex. This represents a near tripling of the permitted parking area on the lot and is excessively sized for the four parking spaces required for a fourplex. Staff do not consider the use of the entire rear yard as parking area to be a supportable variance when, in the opinion of staff, it is possible to reduce the size of parking area coverage in a manner to support the proposed use. The excessive size of the parking area comes at the expense of landscaped open space area on the lot, restricting the amount of outdoor amenity space for a multi-unit residential building. The increase in maximum parking coverage is not desirable for the appropriate use of the property. Therefore, staff recommend denying Variance 3 as applied for.

Staff have reviewed the site and found that a maximum parking coverage of 45.8 percent will permit the existing driveway along the south side of the lot to remain and provide a sufficient area in the rear yard for at least four parking spaces that meet the required size. In the opinion of staff, an increase in the maximum parking coverage requirement from 20 percent to 45.8 percent will allow the rest of the rear yard to be dedicated to landscaped open space and appropriately serve as an outdoor amenity

area for residents. This also removes the requirement to reduce the landscaped open space as requested in Variance 1. In the context of overall site design, it is the opinion of staff that an increase in the parking area coverage requirement from 20% to 45.8% to facilitate the proposed four-plex development can be considered minor in nature.

A 45.8 percent maximum parking area coverage will serve to improve site drainage by reducing the impermeable surface area on the lot. It will also maintain the parking area at the rear of the building, and therefore not affecting the existing streetscape at the front of the lot.

The GCP policies on parking are intended to limit the amount of parking areas on residential lots to support greater efforts for greening and landscaping and to reduce the impacts of parking on the streetscape. The 45.8 percent maximum parking coverage increase the opportunities for landscaping on the property over the submitted variance request, while maintaining parking at the rear of the building. The Zoning By-law's limit on parking area is to prevent hard impermeable surfaces from dominating a lot and to promote landscape open space, which in the opinion of staff, may be accomplished with the 45.8 percent maximum parking coverage, and meet the general intent and purpose of the Official Plan and Zoning By-law.

## Conclusion

With regard to matters under Section 45 of *The Planning Act*, staff are of the opinion that Variance 1 and 3 for application **A-64/21** are not minor in nature, nor desirable for the appropriate use of the lands. Staff recommend denial of Variance 1 and 3. For Variance 3, staff is supportive of an increase in the maximum parking area from 20 percent to 45.8 percent, subject to a condition that the excessive asphalt in the rear yard be replaced with landscaped open space. In doing so, this would also satisfy the Zoning By-law requirement for provision of landscape open space, and as such, Variance 1 would then not be required. Staff find that Variance 2 is minor in nature, desirable for the appropriate use of the lands and meets the general intent of the official plan and zoning by-law.

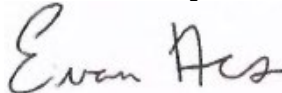
**Prepared by:**



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Cameron Rose  
Student Planner

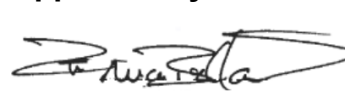
**Submitted by:**



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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:** Comments Received, RE: Amanda No. 21113227...submission No.A-64/21, 159 Geneva Street  
**Date:** Monday, July 19, 2021 7:39:50 AM

---

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



---

**From:** Natalia Catherines Morlacchetti- Holowasz <>  
**Sent:** Sunday, July 18, 2021 6:15 PM  
**To:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Cc:** Citizens First <[CITIZENSFIRST@stcatharines.ca](mailto:CITIZENSFIRST@stcatharines.ca)>  
**Subject:** Amanda No. 21113227...submission No.A-64/21

**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.

Re 159 Geneva str proposal.. To the committee of adjustments . We have been notified of a recent proposal regarding 159 Geneva Street. As former owners of almost 35 yrs and still residing next door at 165 Geneva St FOR 36 YRS. We are submitting our reasons for reconsideration because of the following concerns..... 4 apt would generate more traffic in the parking area and possible damage to the 3 surrounding fences which has already happened .snow removal would be another concern reducing space for cars , .....The garbage is another concern as where they would not have enough space to manage all cars. Garbage.. recycling..... snow removal..... The property doesn't seem right to fit the proposed 4 units ...THE EXTERIOR WATER MANAGEMENT was discussed with the prior owner We sold to about the problem of the exterior water management . .The entire roof and property water is diverted to our back yard and was to have been addressed but he sold it before doing it .. No one knew he was selling .. Should you require more information regarding our concerns. Please call NATALIA MORLACCHETTI 165 GENEVA ST .... XXX-XXX-XXXX.

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

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Comments Received, Minor Variance Application A-64/21, 159 Geneva Street  
**Date:** Friday, July 23, 2021 8:09:43 AM

---

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



---

**From:** Laurie Keefe <>  
**Sent:** Friday, July 23, 2021 8:02 AM  
**To:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Subject:** Re: Application A-64/21

**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.

Dear Ms Munro

Please accept this email as an expression of concerns regarding application for variance A-64/21.

We would like to submit the following concerns regarding the above application:

1. **Drainage/snow clearing.** With any changes to the usage of hardscape at the rear of the property, we are concerned about any flow of water coming onto our property causing potential flooding. Also, we are concerned with the snow clearing as there have already been issues regarding this in the past, i.e. (snow shoved against the fence causing the fence posts to break near our garage). With the additional cars parked overnight this is definitely a concern. Where will the snow be pushed/piled? Where will the melting snow drain?
2. **Increase in noise level.** With an additional 4 units in the neighbourhood, there may be increased activity, noise and parking. This is a concern to us because the side of our house, including a bedroom, is next to this building's parking area.
3. **Garbage storage.** We are concerned with respect to the location of garbage storage, as it relates to bad smells and attraction of varmints. We are opposed to any garbage being stored adjacent to our property, especially since it will be more volume than a single household as it is coming from 4 units.

We respectfully request that you consider/address our concerns. Please confirm that you received this email.

We also request that we receive a written copy of your decision.

Respectfully yours  
Randolph Keefe and Florence Keefe  
5 Gardiner Place

Sent from [Mail](#) for Windows 10

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

**From:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Cogeco Comments for All CofA Applications - July 28, 2021 Hearing  
**Date:** Monday, July 12, 2021 1:33:52 PM

---

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



**From:** Doug Crown <[doug.crown@cogeco.com](mailto:doug.crown@cogeco.com)>  
**Sent:** Tuesday, July 6, 2021 1:33 PM  
**To:** Banda, Wilrik <[wbanda@stcatharines.ca](mailto:wbanda@stcatharines.ca)>  
**Cc:** Munro, Elaine <[emunro@stcatharines.ca](mailto:emunro@stcatharines.ca)>  
**Subject:** Re: CofA NoH & Applications July 28, 2021

**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 Wil  
Cogeco has no concerns with these applications.  
Have a great Day  
Thanks

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:** [Munro, Elaine](#)  
**To:** [Munro, Elaine](#)  
**Subject:** Heritage Comments RE: Committee of Adjustment, Notices & Applications - July 28, 2021 Hearing  
**Date:** Sunday, July 18, 2021 11:38:57 AM

---

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



---

**From:** Seaman, Michael <[mseaman@stcatharines.ca](mailto:mseaman@stcatharines.ca)>  
**Sent:** Friday, July 16, 2021 8:38 PM  
**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, Notices & Applications - July 28, 2021 Hearing

Hi Elaine

I've reviewed all the items and my comments are noted in red below.

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no heritage concerns



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no heritage concerns

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The property is approximately 100-110 years old and is a significant contributor the streetscape. I don't see any changes in the appearance of the building so therefore there are no heritage concerns.



---

## Memorandum

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To: Elaine Munro, Committee Secretary & Planning Clerk  
Planning and Building Services

Cc: Wilrik Banda  
Planning and Building Services

From: Lou Grossi, Building Inspector II  
Planning and Building Services

Date: July 20, 2021

Subject: Building Comments on Applications to the Committee of Adjustment  
**Minor Variance – July 28, 2021 hearing**

---

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A-60/21	201 First Street Louth	Be advised that a building permit is required for the proposed single detached dwelling with attached garage.
A-61/21	11 Wychwood Drive	Be advised that a building permit is required for the proposed addition to the existing 2-storey detached dwelling and uncovered deck.
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A-63/21	18 Glenellen Drive	Be advised that a building permit is required for the proposed accessory dwelling unit.

NO.	ADDRESS	COMMENTS
A-64/21	159 Geneva Street	Be advised that a building permit is required for the proposed conversion of the existing 2-storey detached dwelling to a fourplex dwelling.



Lou Grossi, Dipl. T. Arch, CBCO  
Building Inspector II



---

## Memorandum

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**To:** Elaine Munro, ACST, Committee Secretary & Planning Technician  
**From:** Brad Johnston, C.E.T., Development Engineering Technologist  
**CC:** City Committee of Adjustment Staff Members  
**Date:** July 14, 2021  
**Hearing Date:** July 28, 2021  
**Subject:** **Committee of Adjustment - Minor Variance Applications**  
16 Tremont Drive, A-107/20SC  
17 Josephine Street, A-59/21SC  
201 First Street Louth, A-60/21SC  
11 Wychwood Road, A-61/21SC  
417 Queenston Street, A-62/21SC  
18 Glenellen Drive, A-63/21SC  
159 Geneva Street, A-64/21SC

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  - 201 First Street Louth
  - 11 Wychwood Road
  - 417 Queenston Street (additional stormwater management requirements shall also apply)

Prepared by:

---

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

cc. James Denham, PBS (email only)



---

## Memorandum

---

**To:** Elaine Munro, Planning and Building Services  
**CC:**  
**From:** Jessica Button, Community, Recreation and Culture Services  
**Date:** July 15, 2021  
**Subject:** Committee of Adjustment Hearing – July 28, 2021

---

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No comment.
4. 11 Wychwood Drive, Minor Variance, A-61/21  
No comment.
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No comment.
6. 18 Glenellen Drive, Minor Variance, A-63/21  
No comment.
7. 159 Geneva Street, Minor Variance, A-64/21  
No comment.

Jessica Button  
Project and Development Planner  
Community, Recreation and Culture Services

**To: Elaine Munro, Committee Secretary and Planning Technician**

**Cc:**

**From: Steve Bittner, Transportation Technologist**

**Date: July 9, 2021**

**Subject: Committee of Adjustment Comments (July 28, 2021 Hearing)**

---

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