



**The Corporation of the City of St. Catharines**  
**CITY COUNCIL AGENDA**  
**Regular, Monday, February 28, 2022**  
**Council Chambers and Electronic Participation, 6:00 PM**

This Meeting of Council will be held in person at Council Chambers and electronically for the Members of Council. Due to capacity limits due to the COVID-19 pandemic the public can only participate 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 to the Office of the City Clerk by contacting [clerks@stcatharines.ca](mailto:clerks@stcatharines.ca) by Monday, February 28, 2022 before Noon. Comments submitted will be considered as public information and entered into public record.*

*Electronic Delegations: Those wishing to speak to an item on the agenda must complete the [City's Electronic Delegation Form](#) by Monday, February 28, 2022 before 9:00 a.m. and attend a test session with City staff on Monday, February 28, 2022 at 10:00 a.m.*

*His Worship Mayor Walter Sendzik takes the Chair and opens the meeting with a Land Acknowledgement*

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**1. Mayor's Report**

**2. Adoption of the Agenda**

**3. Adoption of the Minutes**

3.1 Regular Council, Minutes of [February 14, 2022](#)  
[Addenda]

**4. Declarations of Interest**

**5. Motion to Move Consent Reports**

Consent Reports are approved in one motion which approves all of the recommendations contained in each report. Prior to this motion, a councillor may request that one or more of the reports listed under Item 6 be moved to the list of Discussion Reports.

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## **6. Consent Reports**

- 7 - 22      6.1      Planning and Building Services, Planning Services  
Designation of 9 Main Street (Lakeside Park Carousel) under Part IV of  
the Ontario Heritage Act
- 23 - 47      6.2      Planning and Building Services, Planning Services  
Update to the St. Catharines Register for Non-Designated Cultural  
Heritage Properties
- 48 - 56      6.3      Planning and Building Services, Planning Services  
Region of Niagara Municipal Comprehensive Review and preparation of  
draft new Region of Niagara Official Plan
- 57 - 62      6.4      Planning and Building Services, Director  
St. Catharines Streamline Development Approvals Plan 2022  
[Addenda]
- 63 - 71      6.5      Engineering, Facilities and Environmental Services  
P20-068 – Grantham Rail Trail Design Build – Trail Improvements  
Project Capital Budget Reallocation
- 72 - 73      6.6      Legal and Clerks Services, Office of the City Clerk  
Invitation to participate in Regional Council Indigenous Training Session  
[Addenda]
- 74 - 128    6.7      Legal and Clerks Services, Office of the City Clerk  
Council Correspondence

## **7. Public Meetings**

- 129 - 139    7.1      Planning and Building Services, Planning Services  
Application for Zoning By-law Amendment; 109 St Paul Crescent
- 140 - 188    7.2      Planning and Building Services, Planning Services  
Planning Act Public Meeting – Recommendation Report Application to  
Amend Zoning By-law 2013-283 Subject Lands: 290 Oakdale Avenue  
Owner: 2077626 Ontario Inc.

## **8. Presentations**

## **9. Discussion Reports**

- 189 - 194    9.1      Office of the Chief Administrative Officer  
COVID-19 Update - February 28, 2022  
[Addenda]

## 10. Motions

### 10.1 Social Procurement

*Councillor Garcia will present the following motion:*

WHEREAS St. Catharines City Council values an open, fair, transparent process in all procurement; and

WHEREAS we recognize that every purchase has an economic, environmental, social and cultural impact; and

WHEREAS social procurement is a means to intentionally leverage a social value from existing purchasing to build healthy and resilient local communities; and

WHEREAS, both the Provincial and Federal government have learned due to the COVID-19 pandemic and expressed it should be a priority to be prepared and improve access to opportunities for the Ontario and Canada workforce for employment in essential manufacturing of products, skills training and apprenticeship programs; and

WHEREAS St. Catharines has heavily promoted shop local and buy local to assist City businesses with the recovery from COVID-19; and

WHEREAS the Government of Canada is modernizing procurement practices to leverage the government's buying power to support socio-economic objectives and to generate positive societal impact by purchasing goods and services from targeted diverse suppliers and social enterprises; or incorporating social benefits requirements into procurement documents; and

WHEREAS other municipalities in Canada (i.e., Vancouver, Calgary, Toronto and Ottawa) have adopted policies to promote social benefits within their procurement policies; and

WHEREAS at its meeting of January 20, 2022 Niagara Regional Council unanimously passed a motion directing staff to prepare a report and recommendation on the benefits of adding a Social Component to their Procurement process; and

WHEREAS the Canada 2022 Summer Games has, via assistance from the Niagara Community Benefits Network ([niagarabenefits.ca](http://niagarabenefits.ca)) and via a workshop offered by Buy Social Canada ([buysocialcanada.com](http://buysocialcanada.com)), begun

to incorporate the priorities of social procurement in their preparation for the Canada 2022 Games in Niagara Region; and

WHEREAS social procurement can be an opportunity to maximize the value of taxpayer dollars for the benefit of the community and alleviate some of the adverse impacts of the COVID-19 pandemic while supporting an equitable economic recovery; and

WHEREAS it is also an opportunity to support many of the objectives that the City has identified, including, but not limited to diversity, equity and inclusion, local economic development and employment, reconciliation, and community safety and well-being;

THEREFORE, BE IT RESOLVED that, as part of the City's COVID-19 economic recovery efforts, our Procurement Department be directed to consult with experts such as Buy Social Canada and identify opportunities to include and encourage the City's use of social procurement projects and social enterprises in our procurement; and

BE IT FURTHER RESOLVED that this consultation be conducted in close collaboration with the City's (and their Regional counterparts) Economic Development staff, and our Community Recreation and Culture Services staff plus the City's Anti-Racism Advisory Committee, other appropriate City Advisory Committees and other community stakeholders, such as Niagara Community Benefits Network and the Niagara Poverty Reduction Network, and others as appropriate, with the intent of ensuring citizen-led economic efforts, local social procurement capacity building and job creation initiatives are included in the City's overall recovery strategy; and

BE IT FURTHER RESOLVED that the Director of Financial Management Services and her staff work closely with their Regional counterparts to provide a report to Council no later than the end of the second quarter of 2022 with potential actions to be taken to adopt the principles of social procurement in the City's procurement policies, and recommendations for Council's consideration; and

BE IT FURTHER RESOLVED that this motion be forwarded to Niagara Region, all other Niagara municipalities plus all Niagara MPPs and MPs.

10.2 **"By the Glass" Manufacturer's Limited Liquor Sales Licence for King's Court Estate Winery Ltd.**

*Councillor Harris will present the following motion:*



WHEREAS the Alcohol and Gaming Commission of Ontario (AGCO) requires a municipal resolution supporting the issuance of a license to a manufacturer to sell and serve their beer, wine and spirits for consumption at its manufacturing site; and

WHEREAS King's Court Estate Winery Ltd. has applied to the AGCO for a "By the Glass" Manufacturer's Limited Liquor Sales Licence;

THEREFORE BE IT RESOLVED that the City of St. Catharines supports the issuance of a "By the Glass" Manufacturer's Limited Liquor Sales Licence to King's Court Estate Winery Ltd. located at 2083 Seventh Street in St. Catharines.

## **11. Call for Notices of Motion**

## **12. Report Requests**

## **13. Committee and Task Force Minutes**

### **13.1 Minutes to Receive:**

- Accessibility Advisory Committee, meeting of [January 28, 2022](#) (draft)
- Anti-Racism Advisory Committee, meeting of [February 15, 2022](#) (draft)
- Arts and Culture Advisory Committee, meeting of [December 1, 2021](#)
- Cultural Sustainability Committee, meeting of [January 26, 2022](#)(draft)
- Equity and Inclusion Advisory Committee, meeting of [February 8, 2022](#) (draft)
- Fallen Firefighters Memorial Task, meeting of [January 18, 2022](#)
- Heritage Advisory Committee, meeting of [January 13, 2022](#)(draft)
- Heritage Permit Advisory Committee, meeting of [December 16, 2021](#) and [January 27, 2022](#) (draft)
- LGBTQ2+ Advisory Committee, meeting of [February 2, 2022](#) (draft)
- Public Art Advisory Committee, meeting of [January 11, 2022](#)(draft)
- Recreation Facilities Allocation Policy Sub-Committee, meeting of [November 24, 2021](#)
- Recreation Master Plan Advisory Committee, meeting of [January 26, 2022](#) (draft)
- Social Sustainability Committee, meeting of [February 3, 2022](#) (draft)

- St. Catharines Museum Advisory Committee, meeting of [February 1, 2022](#)(draft)

**13.2 Amendment to Terms of Reference for Public Arts Advisory Committee:**

That the Terms of Reference of the Public Art Advisory Committee membership be amended to include one representative from the Rodman Art Institute of Niagara and one representative from the Faculty at Brock University's Marilyn I. Walker School of Fine and Performing Arts; and

That this item be referred to Council for approval.

**13.3 Amendment to Terms of Reference for Arts and Culture Advisory Committee:**

That the Terms of Reference for the Arts and Culture Advisory Committee membership be amended to include a staff member of the FirstOntario Performing Arts Centre; and

That this item be referred to the next Council meeting for approval.

**14. Closed Session**

Council will meet in Closed Session for the following purpose(s):

- 14.1 Office of the Chief Administrative Officer  
Property Matter – Disposal (Closed session report pursuant to By-law 2021-124, Section H3.1(c) a proposed or Pending Disposition of Land by the Municipality of Local Board), 320 Geneva Street, Realty File No. 20.046

**15. Motion Arising from Closed Session**

**16. By-laws**

- 16.1 Reading of By-laws  
[Addenda]

**17. Adjournment**



## Corporate Report City Council

**Report from:** Planning and Building Services

**Report Date:** February 9, 2022

**Meeting Date:** February 28, 2022

**Report Number:** PBS-016-2022

**File:** 10.64.2 & 68.32.118

**Subject:** Designation of 9 Main Street (Lakeside Park Carousel) under Part IV of the Ontario Heritage Act

### **Strategic Pillar:**

This report aligns with the following St. Catharines Strategic Plan pillars: Cultural



## **Recommendation**

That staff issue a Notice of Intention to Designate the property at 9 Main Street (Lakeside Park Carousel), under Part IV of the *Ontario Heritage Act*; and

That Council adopt a heritage designation by-law for the property at 9 Main Street (Lakeside Park Carousel), to be of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*, for reasons set forth in the Statement of Cultural Heritage Value or Interest (see Appendix 1) within 30 days of the Notice of Intention to Designate; and

That staff issue notice of the adoption of the new heritage designation by-law in accordance with the *Ontario Heritage Act*; and

That should any objections be submitted, the Clerk be directed to forward such objections to the Ontario Land Tribunal upon expiration of the appeal period, in accordance with the *Ontario Heritage Act*; and

Further, that Planning and Building Services staff and the City Solicitor attend any hearing of the Ontario land Tribunal to uphold the staff recommendation.

## Summary

Staff are recommending that Council adopt a heritage designation by-law for 9 Main Street (Lakeside Park Carousel). This action, which would protect the Carousel under the Ontario Heritage Act, has the support of the City's Heritage Advisory Committee. Staff consider a heritage designation by-law to be a proactive measure to ensure the long-term protection and appropriate conservation of this valuable City-owned heritage asset. It should be noted that the Carousel was previously designated under Part IV of the Ontario Heritage Act in 1983, but this designation was repealed in 2002 when the Port Dalhousie Heritage Conservation District was created. At the time, properties could not be designated both individually and within a heritage district, though this is now permitted today. The designation of the Carousel under Part IV of the Ontario Heritage Act will provide a list of important heritage attributes that are not currently identified within the Port Dalhousie Heritage Conservation District Guidelines.

## Relationship to Strategic Plan

The recommendations of this report directly support the Cultural Renaissance pillar of the City's Strategic Plan, specifically Strategic Goal 4.1: addressing Heritage Preservation.

## Background

The subject property at 9 Main Street is known as Lakeside Park, a publicly-owned park space within Port Dalhousie. The park is home to the Lakeside Park Carousel, which was brought to the park in 1921 from its original location across Lake Ontario in Scarborough. Carved between 1897-1905, the carousel is one of nine antique carousels in Canada, and the only antique carousel in Niagara. The carousel is a landmark in the city and harkens back to a time when Lakeside Park was home to 58 attractions.

In 1983, the Carousel was Designated under the Ontario Heritage Act (By-law #83-127). The Reasons for Designation were basic and only noted that "the Carousel is an outstanding example of an early carousel with hand carved animals." In 2003, the Port Dalhousie Heritage Conservation District was created. At the time, the Ontario Heritage Act did not allow for properties to be designated simultaneously under Part IV (individual properties) and Part V (Heritage Conservation Districts). As Lakeside Park was determined to be part of the Port Dalhousie Heritage Conservation District, the designation by-law for the Carousel was repealed in the lead-up to the creation of the heritage district. The designation of the Carousel under Part IV of the Ontario Heritage Act will provide a list of important heritage attributes that are not currently identified within the Port Dalhousie Heritage Conservation District Guidelines.

Today, the carousel remains in operation and is an important landmark within the City of St. Catharines. Due to its age and continued use, the carousel requires ongoing maintenance and upkeep and most recently, it was determined that efforts to make the carousel more accessible should be pursued. To ensure that these efforts are completed with the heritage integrity of the carousel in mind, it was determined by staff that the carousel should be designated under Part IV of the Ontario Heritage Act with defined

heritage attributes that will provide guidance for any work that is required in the future to the carousel. This list of significant attributes will help to inform decisions made regarding maintenance, accessibility or any other future endeavours. As a designated property, any changes to the Carousel would require a heritage permit and consultation with the City's Heritage Planner and the St. Catharines Heritage Permit Advisory Committee.

## Report

The *Ontario Heritage Act* (OHA) allows municipalities to identify and protect properties of cultural heritage value or interest through designation under Part IV of the Act.

In 2006, the Province issued criteria for determining cultural heritage value or interest under the OHA, which must be satisfied if a property is to be designated. *Ontario Regulation 9/06 - Criteria for Determining Heritage Value or Interest (On. Reg. 9/06)* includes three broad categories: Design or Physical Value, Historical or Associative Value, and Contextual Value, under which three subsets of criteria are further identified.

The decision to state an intention to designate a property should be based on the property's cultural heritage value or interest as defined by *On. Reg. 9/06*, which sets out criteria for determining cultural heritage value or interest. Those criteria are contained in Section 3.2.1 of the Garden City Plan (GCP). Only one of these criteria must be met to establish cultural heritage value or interest. The Lakeside Park Carousel has been determined to meet all three of the criteria: Design or Physical Value, Historical or Associative Value, and Contextual Value. As such, a Statement of Cultural Heritage Value or Interest has been created which identifies the cultural heritage value of the Carousel and its important heritage attributes (see Appendix 1). Though the Statement of Cultural Heritage Value or Interest provides greater details, these attributes broadly include:

- The rideable hand carved wooden animal characters and chariots (seating on the carousel)
- Rounding Boards, Scenic Paintings and Shields
- The Round Room
- The Structural and Mechanical Parts
- Power System
- Band Organ and Carved Screen
- The spatial configuration and massing
- The design and function

As a first step in the designation process, the item was brought to the St. Catharines Heritage Advisory Committee at its meeting on January 13, 2022, where the following motion was made:

“That the SCHAC receive the information about the designation of the property under Part IV of the Ontario Heritage Act from James Neilson and Carla Mackie

And that the SCHAC recommends the designation of the property under Part IV of the Ontario Heritage Act.”

Having recommended designation of the carousel, the next step in the designation process is Council approval. The entire process for designation including public notice and right to appeals can be found in Appendix 2.

## **Ontario Heritage Act (OHA)**

Designation under Part IV of the OHA enables municipalities to recognize a property's cultural heritage value or interest, and to conserve and manage the property through the heritage permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the *Act*. Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a heritage permit for any alteration that "is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes" (Subsection 33(1)). Though the City is the owner of the Carousel, a heritage permit would still be required for any alterations.

In April 2005, the OHA was strengthened to provide municipalities and the Province with enhanced powers to conserve heritage resources. A number of improvements were made with respect to designation, providing a clearer process and better protection for designated properties, including protection from demolition. Heritage designation is a way to recognize the importance of a property to the local community, protect the property's cultural heritage value, encourage good stewardship and conservation, and promote knowledge and understanding about the property.

## **The Provincial Policy Statement (2020)**

The *Provincial Policy Statement* (PPS) "provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment." Policy 2.6.1 of the PPS provides that significant built heritage resources and significant cultural heritage landscapes shall be conserved. In accordance with the PPS, a built heritage resource is defined as a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community that may be identified through designation under the OHA or listing on a Municipal Heritage Register. The adoption of a heritage designation by-law for the Lakeside Park Carousel is consistent with the policies of the PPS.

## **The City of St. Catharines Official Plan (The Garden City Plan)**

The Garden City Plan (GCP) contains a vision, guiding principles and policies that recognize the importance of heritage conservation.

Part B containing the Plan's Vision and Guiding Principles envisions the City as celebrating its agricultural and historical assets (Section 2.1). Further, the vision recognizes that a sustainable community is one that respects and embraces its heritage to create a sense of identity and pride.

Part C of the Plan contains a number of relevant cultural heritage statements and policies. The GCP states that, "conserving and enhancing our cultural heritage is

important not only because it connects us to our past and helps us to interpret our history, but also makes economic sense. Heritage can benefit the local economy by attracting visitors to the City... The City's cultural heritage resources have in the past been threatened by neglect, obsolescence, redevelopment, and the lack of the financial means necessary for protection and rehabilitation" (Section 3).

The Vision, Guiding Principles, and policies in the GCP demonstrate Council's commitment to the identification, protection, and conservation of the City's cultural heritage resources.

The adoption of a heritage designation by-law would conform with the Garden City Plan.

## **Financial Implications**

There are no financial implications associated with this report.

## **Environmental Sustainability Implications**

There are no environmental implications associated with this report.

## **Conclusion**

The City's Strategic Plan and Garden City Official Plan prioritize retention of the City's cultural heritage resources. The St. Catharines Heritage Advisory Committee has recommended that this important part of the City's heritage be designated under Part IV of the *Ontario Heritage Act*. The designation by-law and proposed Statement of Cultural Heritage Value or Interest will ensure that an important landmark in the City of St. Catharines will be conserved appropriately for the enjoyment of many generations of residents and visitors to come.

### **Prepared by**

James Neilson  
Heritage Planner

### **Submitted by**

Margaret Josipovic  
Manager, Planning Services

### **Approved by**

Tami Kitay  
Director, Planning and Building Services

## **Appendices**

- Appendix 1 – Proposed Statement of Cultural Heritage Value or Interest
- Appendix 2 – Designation Process (Ontario Heritage Toolkit)

**Lakeside Park Carousel**  
**Background Information for the Heritage Designation Statement**  
**Prepared by Carla Mackie, 17 December 2021**

**Description of Property:**

The Lakeside Park Carousel is located in Lakeside Park, Port Dalhousie, St. Catharines, and it is owned by the City of St. Catharines.

The carousel's official address is 9 Main Street; however, it is commonly accessed from the parking lot at 1 Lakeport Road.

The carousel is housed in a utilitarian cement block building constructed in the 1980s. This building is not to be considered part of the designation. There are pathways leading from the parking lot and the beach to the carousel. Historically, the carousel was located on the beach about 30 metres from the Lake Ontario shoreline. Due to flooding in the 1970's, the carousel was dismantled, moved and reassembled in its current location - about 100 metres from the Lake Ontario shoreline. There continues to be views of Lake Ontario from the north side of the carousel building.

The Lakeside Park Carousel is a Looft Menagerie Carousel with rounding boards and the original gingerbread canopy made by Kremer's Carousel Works, scenic paintings by August Wolfinger and an organ and screen made by the Frati Brothers Organ. The carousel dates between 1897 – 1905.

The carousel's early history is unknown. It was originally located in Toronto (Hanlan's Point or Scarborough) and was moved to Port Dalhousie in 1921.

**Statement of Cultural Heritage Value**

Design Value: (Rare, unique, representative of a style; High degree of craftsmanship or artistic merit; High degree of technical or scientific achievement)

The Lakeside Park Carousel was built in the early 20<sup>th</sup> century, during the golden age of carousel building by master carousel maker and carver Charles Looft and his staff which included master carver Marcus Illions. Aside from being a master carver, Charles Looft



also manufactured the structural and mechanical parts of a carousel. The entire carousel can be considered an engineering marvel.

The carousel's rounding boards and the original gingerbread canopy were built by George William Kremer. These features are very similar in appearance to those found on Knoebel's Grand Carousel in Elysburg, Pennsylvania, which is the only other Kremer carousel still in operation.

The carousel is representative of the Coney Island Style which is very decorative, ornate, and sculptural. It features hand carved animals adorned with cut glass jewels and elaborate saddles with secondary carvings of birds, flowers, ribbons and tassels. Horses have real horsehair tails. The carousel structure includes mirrors and light bulbs which in combination with reflected light, enhance the experience of motion.

The Lakeside Park Carousel is one of nine antique carousels in Canada, and the only antique carousel in Niagara. In 1921, the carousel was moved from its original location in Toronto to Lakeside Park in Port Dalhousie. By the 1950's, Lakeside Park had 58 attractions. The Lakeside Park Carousel is the only remaining attraction at Lakeside Park.

The carousel is unique because it features four rows/rings of animals instead of three. It is referred to a menagerie carousel because it includes camels, goats, giraffes, lions, and jumping and standing horses. The original Loeff lion on the carousel is one of five existing Loeff lions in North America and it is the only one that has its head turned towards the onlookers.

Historical Value: (Has direct association with a theme, event, organization, institution that is significant to a community; Has potential to yield, information that contributes to an understanding of a community or culture; Demonstrate or reflects the work or ideas of an architect, artist, builder, designer significant to the community)

#### Carousel Animal Carvers

##### Charles Loeff

Charles I. D. Loeff (1852 – 1918) was a German master carver and builder of hand-carved carousels and amusement rides, who immigrated to the United States of America in 1870. Loeff built the first carousel at Coney Island in 1876. During his lifetime, he built over 40 carousels, several amusement parks, numerous roller coasters and Ferris wheels, and built California's famous Santa Monica Pier. He became famous for creating the unique Coney Island style of carousel carving.

When he arrived in New York, he worked as a furniture maker and a part-time dancer instructor, where he met his wife. After working in the furniture factory all day, he took scraps of wood home to his apartment and began carving them into carousel animals. Young Loeff assembled his wooden horses and animals onto a circular platform and created his first merry-go-round. In 1876, he installed his ride at Lucy Vandever's Bathing Pavilion at West Sixth Street and Surf Avenue. This was Coney Island's first carousel and first amusement ride.

As his business expanded, Loeff began to hire expert carvers such as John Zalar, Marcus Illions, John Mueller and Charles Carmel.

Loeff was the earliest and most successful of the Coney Island carousel builders. Loeff started in Coney Island, New York, and then moved his factory to Crescent Park in East Providence, Rhode Island, where his showpiece carousel still operates. In 1910, Loeff moved his family and factory to Long Beach, California, where he remained until his death in 1918.

Loeff's hand carved wooden animals are adorned with faux jewels and elaborate saddles with secondary carvings of birds, flowers, ribbons and tassels. Loeff's horses appear to have a gentle 'jolly' nature.

#### Marcus Illions

Marcus Charles Illions (1865-1949) was a Russian- American and began his career in the United States working for Loeff as an apprentice before starting his own company. His horses have a slightly different style to Loeff's. Illions horses have very sculptural forward sweeping manes and strained facial expressions. His saddles and harnesses have medieval styling and are very simple compared to Loeff's. Illions' manes also serve as a hand hold when getting onto the animal.

#### Herschell Spillman

In 1903, the Herschell Spillman Company was the largest manufacturer of carousels in the United States. The company produced small, easily transported, steam powered carousels. By 1914, with the aid of a carving machine, the Herschell-Spillman company was producing large, permanent, park model carousels of the Country Fair design with jumping horses and a variety of menagerie animals.

Country Fair Style animals are stylized and simplified. The rigid poses on these horses enabled them to be packed, moved and set up in the next town efficiently and with minimal damage.

The Herschell Spillman horses on the Lakeside Carousel were purchased by the City after the fire in 1974 to replace some of the unsalvageable horses.

**Contextual Value:**

The Lakeside Park Carousel is important in defining, maintaining and supporting the character of Lakeside Park and Port Dalhousie. It is physically, functionally, visually and historically linked to its surroundings and is a landmark in St. Catharines.

**Background information:**

When the Welland Canal opened in 1829, the village that had developed around the mouth of Twelve Mile Creek was officially recognized as Port Dalhousie. The first lock of the Welland Canal was located in what is now Lakeside Park.

The canal provided great opportunities for trade and commerce in the community. By 1840, there were two ship builders, a millwright, a shoemaker, a blacksmith, a dredger, a joiner and a lock tender. There were also grocers and numerous taverns, saloons and hotels to accommodate travelers, farmers and seamen. The jailhouse, built in 1845, is one of the smallest and oldest remaining jails in Canada.

In 1898, an electric streetcar rail service was established that connected Port Dalhousie, Niagara Falls, Fort Erie, Hamilton and Toronto, and various steamship companies provided daily round trips across Lake Ontario. In 1902, the Niagara, St. Catharines and Toronto Railway Company (N. S. & T.) along with the N. S. & T Navigation Company purchased the land at the east end of Port Dalhousie and created Lakeside Park.

By the 1920s, Port Dalhousie was a bustling centre and Lakeside Park had become a popular summer destination for tourists from Toronto. In addition to its sandy beach, regular rail and steamship transportation, entertainment facilities and the maritime atmosphere of the port, the park featured concession stands, change rooms, a small carousel, a baseball diamond and a covered picnic pavilion. In those days, more than a quarter million people crossed Lake Ontario on steamships to visit Port Dalhousie during the summer.

In 1921, a larger merry-go-round became the park's latest attraction. It was built by the Charles I. D. Loeff Company of Riverside, Rhode Island between 1897 and 1905.

Emancipation Day Picnics were held in the park every August from 1924 until the early 1970s. As many as 8,000 people would travel to Lakeside Park from Toronto, Hamilton, Buffalo, Niagara Falls, Rochester and the southern States to celebrate and attend the 'Big Picnic' each year.

Times slowly changed. In the 1930s, cars were becoming increasingly more important as a mode of transportation making day trips to other tourist destinations possible. Sadly, spending a day or weekend at the beach did not have the same appeal as it did in earlier times. Tourist visits declined over the next two decades, and rail and steamship service to Port Dalhousie was replaced by buses.

For the local community, the Lakeside Park Dance Pavilion which featured big band orchestras remained popular well into the 1940s.

In 1950, Sid Brookson, who had managed Lakeside Park since 1928, purchased the park from the Canadian National Railway. A midway gradually evolved which featured rides like the *Aeroplane*, *Caterpillar*, *Hey Dey*, and bumper cars. The park had 58 attractions. There were games of chance and skill, and the aroma of frying onions, and french fries and vinegar filled the air.

In the 1960s, the effects of pollution in the lake were becoming more evident and eventually made the beach unusable. In 1970, Sid Brookson closed the midway and planned to auction off all the rides, including the carousel.

Dorothy Crabtree, a local antiques dealer, recognized the importance of the carousel and wanted to see it kept in Lakeside Park. On January 15, 1970, she wrote a letter to the editor of the St. Catharines Standard and asked 'How many people really care what happens to the merry-go-round in Port Dalhousie?' The response from the public was overwhelming.

In support of the community, the City of St. Catharines agreed to maintain the carousel if the asking price of \$25,000 could be raised to purchase it. Dorothy Crabtree was able to raise \$20,000 by the deadline and Sid Brookson graciously lowered his asking price. On July 13, 1970, Dorothy donated the merry-go-round to the citizens of St. Catharines with the request that the City keep the price at a nickel per ride.

The carousel survived two dramatic events in the 1970s. High lake waters flooded the carousel in 1973. City staff waded into the carousel building, dismantled the carousel and stored it in the old Muir Dry Docks building. On May 12, 1974, fire erupted in the warehouse that housed the carousel. Some animals were lost and twenty were damaged but the majority were preserved thanks to quick thinking firemen who were able to redirect the fire while rescuing the animals.

The carousel was reassembled in its current location in the 1980s. From this time to the 1990s, the carousel was restored to what the carousel looked like in the 1960s.

In 2004, the City hired Lisa Parr, an antique carousel restoration consultant, to guide the Friends of the Carousel (FOTC) in restoring the carousel back to its early 20<sup>th</sup> century appearance.

The FOTC have worked painstakingly since 2005 to recreate the original appearance of the carousel. In addition to repairing and repainting each animal, the FOTC have hand carved and donated two animals: an outside stander (the horse that is behind the original lion) and a lion which replaced the one of the Loeff lion's stolen in the 1970s. They are now an independent not-for-profit organization that fundraises on a regular basis for materials for their work and special projects. The City provides them with studio space and staff liaisons. They currently have a workspace in Jeanne Sauve French Immersion Public School. The FOTC originally included members of the Niagara Woodcarvers Association, the St. Catharines Art Association and the Welland Canals Preservation Association.

### **Description of Heritage Attributes**

(Materials, form, location and spatial configurations of the property that contribute to the property's cultural heritage value or interest (things that should be conserved); Style, massing, scale, composition; Features related to function and design; Interior spatial configuration; Exterior layout; Materials and craftsmanship; Relationship between a property and its broader setting)

The carousel consists of the following parts:

- 1) The rideable hand carved wooden animal characters and chariots (seating on the carousel)

There are 68 animals on the carousel and 9 spare animals in the City's Public Art Collection made by the following firms/organizations:

- Charles Loeff: 42 animals. Originally, all the animals on the outer ring were made by Loeff
- Marcus Illions: 26 horses

- Herschell Spielman: 7 horses
- Friends of the Carousel: 2 animals (lion and horse on the outer ring)

There are 4 chariots – two are made by Charles Loeff and two are made by City of St. Catharines employees.

## 2) Rounding Boards, Scenic Paintings and Shields

Kremer's Carousel Works made carousel platforms, frames and mechanisms. The rounding boards and gingerbread canopy are attributed to George William Kremer. They are very similar in appearance to those found on Knoebel's Grand Carousel in Elysburg, Pennsylvania, which is the only other Kremer carousel still in operation.

In 2004, the FOTC reconstructed the gingerbread canopy based on a piece of the original canopy now in the collection of the St. Catharines Museum.

There are 20 realistic scenes painted in about 1900 by August Wolfinger (1876 – 1950) on the rounding boards located at the top of the carousel. The rounding boards are made from thin sheets of metal. The paintings were restored in 2020.

Between the Wolfinger's paintings are 20 shields which were restored by the FOTC. The FOTC also added the carved and painted the scalloped decoration above the paintings in 2005/6.

## 3) Round Room

The interior of the 'Round Room' contains the band organ and the structural, mechanical and electrical components that allow the carousel to function. The FOTC repainted the exterior of the round room, added the mirrors and the decoration under the mirrors in 2005/6.

## 4) Structural and Mechanical Parts

Aside from being a master carver, Charles Loeff also manufactured the structural and mechanical parts of a carousel (platform, frame and machinery).

The carousel's wooden platform is suspended – it is supported by rods which connect to the top of a central support post located in the centre of the round room. Large wooden beams inside the round room brace the main support post.

The Lancashire Motor turns the primary drive-gear which rotates...

- the main bearing
- the gearing system that makes the horses go up and down (the large central bevel gear was restored in 2005)
- the electrical system which turns on 130 light bulbs
- the upper bearing which receives the radiating rods which support the gingerbread canopy and the carousel platform.

The main and upper bearings are connected with tie rods and are balanced with a large iron weight.

#### 5) Power System

A Lancashire Motor (1923) made by the Lancashire Dynamo and Motor Company of Canada Limited Toronto and Montreal, and Ampere Electric of St. Catharines provides the power to rotate the carousel.

The speed controller from a Niagara, St. Catharines and Toronto Rail and Streetcar Company Streetcar was made by Canadian General Electric Company, Toronto. It controls the speed of the rotation of the carousel.

#### 6) Band Organ and Carved Screen:

The band organ and screen with two rotating dancers was made by Frati & Company in Germany between 1890 – 1900. The organ originally played a pinned musical barrel. It was converted sometime between 1927 – 1940s to play Wurlitzer Song Rolls.

The organ is equipped with automatic pneumatic stops, percussion instruments (also known as ‘traps’) and a duplex roll-frame, which allows for continuous music. When one roll is finished playing, the next one starts playing while the first one rewinds to begin again. A large bellow supplies air to the organ’s tubes and wooden sound valves.

A set of four bellows supplies air to the percussion instruments and to the dancers which rotate on the screen outside of the round room.

The Wurlitzer Song Rolls include waltzes, foxtrots, marches, polkas.

The band organ was restored in 1985, and again in 2005 by Organ Supply Industries in Ohio, Pennsylvania, and is continuously maintained by the City of St. Catharines staff.

### Spatial configuration and massing:

There are 68 animals and 4 chariots distributed over 20 pie-shaped sections on the Lakeside Park Carousel. Some animals are 'standers' meaning they do not move, while others are 'jumpers' meaning they move up and down.

There are 4 rings/rows of animals. The largest animals are placed on the outside ring, and the smallest animals are placed on the inner most ring. The animals in the outer ring are positioned a ½ section ahead of the three inner rings.

Menagerie animals are paired; the smaller animal is positioned diagonally behind the larger one.

Cut-glass jewels are only found on the 'romance' side or viewer side of the carousel. The body colours of the animals are natural.

### Design and Function:

Early 20<sup>th</sup> century carousel factories designed their carousels to be a positive moving colour experience. Based on the Heritage Carousel Consultant Lisa Parr's report, this has been interpreted in the following way:

- The body colours of the animals are natural. There is a gradual transition of colours between animals in each section so that as the carousel rotates there is a gradual increase and decrease in the intensity of colour.
- For animals in the same section, three accent colours are used on the trappings. Accent colours are carried through to the leading animal in the outer row.

The goal was to make the carousel pleasurable to watch and exciting to ride without making the observer or rider dizzy from extremes in colour change or contrast. The lights, mirrors, and cut-glass jewels also add sparkle and movement to the carousel.



**References:**

Annie's Powerpoint presentation from 2003

Carvers and Manufacturers:

[www.vintagecarousels.com/carversandmanufacturersweb.htm](http://www.vintagecarousels.com/carversandmanufacturersweb.htm)

<https://www.stcatharines.ca/en/arts-culture-and-events/lakeside-park-carousel.aspx>

Kremer's Carousel Works

[https://www.knoebels.com/data/uploads/contentblock/PAMagazine\\_KnoebelsGrandCarousel.pdf](https://www.knoebels.com/data/uploads/contentblock/PAMagazine_KnoebelsGrandCarousel.pdf)

Lisa Parr, User Manual for the Restoration of Port Dalhousie, Lakeside Park Loeff  
Antique Carousel Figures, 2004

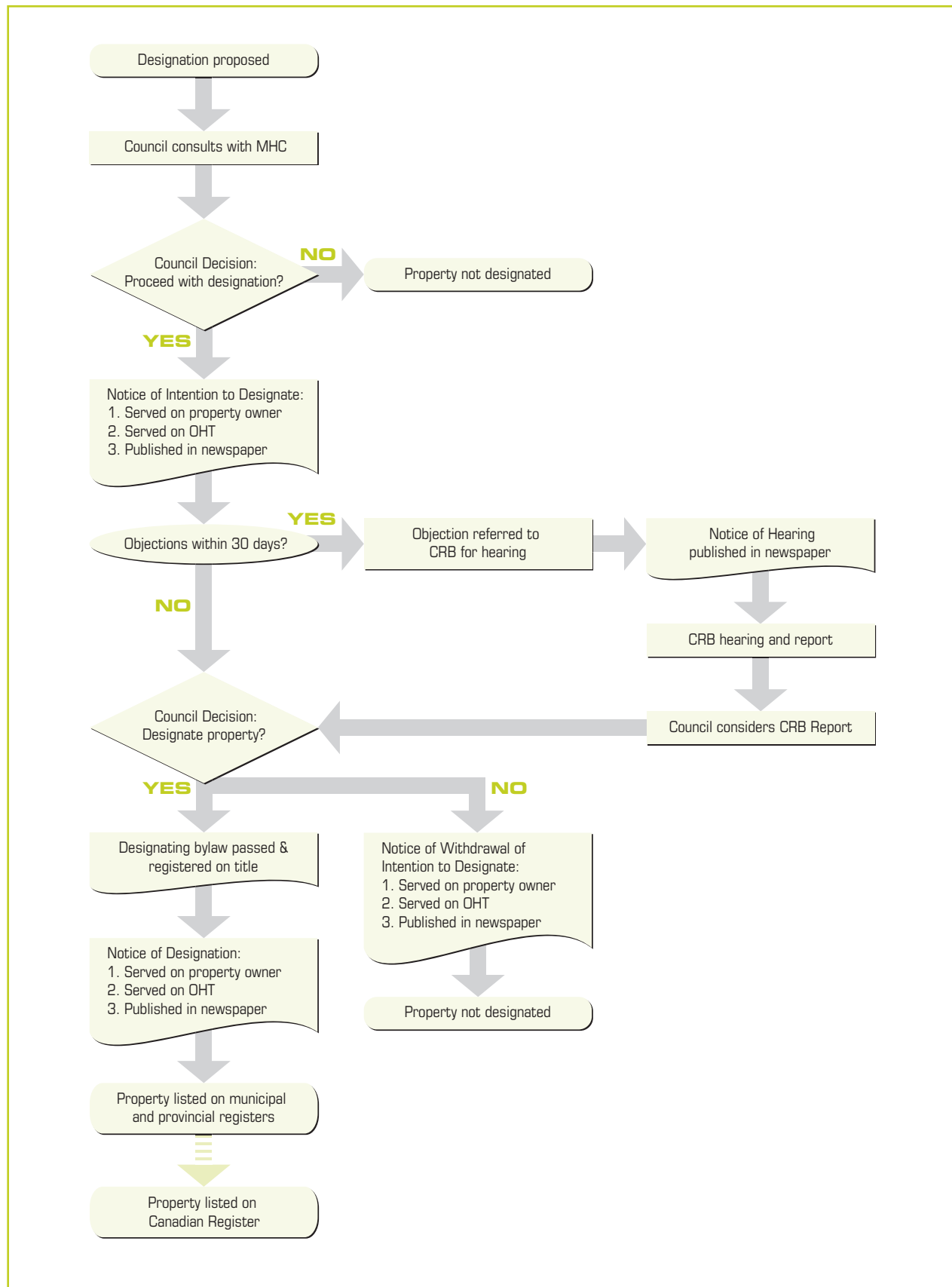
The Museum System

Wikipedia:

[https://en.wikipedia.org/wiki/Lakeside\\_Park\\_Carousel](https://en.wikipedia.org/wiki/Lakeside_Park_Carousel)

[https://en.wikipedia.org/wiki/Charles\\_I.\\_D.\\_Loeff](https://en.wikipedia.org/wiki/Charles_I._D._Loeff)

# 1. Designation by Municipal Bylaw (Section 29 of the Ontario Heritage Act)





## Corporate Report City Council

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

**Report Date:** February 17, 2022

**Meeting Date:** February 28, 2022

**Report Number:** PBS-008-2022

**File:** 10.64.2

**Subject:** Update to the St. Catharines Register of Non-Designated Cultural Heritage Properties

### **Strategic Pillar:**

This report aligns with the following St. Catharines Strategic Plan pillars: Cultural



## **Recommendation**

That Council approve the following properties for listing on the St. Catharines Register of Non-Designated Cultural Heritage Properties (the "Register"), pursuant to Section 27 of the *Ontario Heritage Act*, being a list of properties that shall be subject to further review for heritage significance **only** where a building or structure is proposed for demolition or removal:

- 1 Church Street
- 3 Church Street
- 4-6 Church Street
- 12 Church Street
- 26-30 Church Street
- 27 Church Street
- 29 Church Street
- 31 Church Street
- 37 Church Street
- 2-4 Lake Street
- 4 1/2-10 Lake Street
- 58 Ontario Street
- 87 Ontario Street
- 9 Queen Street
- 180 Queenston Street (Westminster Church).

## Summary

The St. Catharines Register of Non-Designated Cultural Heritage Properties (the “Register”) is a list of **potentially significant heritage** properties. Inclusion on the Register provides for a 60-day pause for any demolitions or removals that may be proposed for buildings or structures on the property.

Within the 60-day pause period, a further assessment of the building would be completed by staff in conjunction with the Heritage Advisory Committee and staff would advise Council of one of two outcomes:

1. That upon further investigation, that the building is worthy of Heritage Designation and the demolition permit not be issued; or
2. That upon further investigation, that the building is not worthy of Heritage Designation and the demolition permit may be issued.

The 60-day pause that is triggered by a listing on the Register is to provide Council with an opportunity to review the heritage significance of a building prior to a demolition permit being issued.

Only those properties listed on the Register are subject to this review.

A property listed on the Register is not a Heritage Designated property that requires a review by the Heritage Permit Advisory Committee and does not require Heritage Permits for exterior renovations, alterations, physical improvements, etc. prior to a building permit being issued.

Properties on the Register are subject to a further review **only** if demolition or removal is proposed for the building or structure.

Along with the addition of properties to the Register in 2020 and 2021, the group of properties before Council for consideration realizes staff’s intention to add properties to the Register on a more regular basis. This will ensure that properties that may be of cultural heritage significance are recognized and protected in the event of a demolition application. All properties listed in Appendix 2 have been recommended by the St. Catharines Heritage Advisory Committee (SCHAC) for inclusion onto the register.

This report does not recommend any specific property for Heritage Designation at this time. It simply adds properties to the Register that **may** have significant heritage value, and should demolition be proposed, that a 60-day pause be applicable to assess the heritage significance.

## Relationship to Strategic Plan

The recommendation of this report directly supports the Cultural Renaissance Goal in the City’s Strategic Plan:

- 4.1: addressing Heritage Preservation.

## Background

There are two categories that apply to properties in the city that exhibit some level of heritage interest.

**Heritage Register** (only applies if demolition is proposed by a property owner)

This listing is authorized under Section 27 of the *Ontario Heritage Act* and is relevant to property owners, **only if demolition or removal is proposed**. Properties on the Register do not require Heritage Permit Advisory Committee review or heritage permits.

**Heritage Designation** (applies if certain alterations are proposed by property owner)

These properties are designated under the *Ontario Heritage Act*. Any demolition, renovation, or major alteration to the identified heritage attributes of the designated building is subject to review and recommendation by the Heritage Permit Advisory Committee and subject to a heritage permit being issued prior to a building permit. A Heritage Designation is registered on title to the property. This is the highest level of heritage protection under the *Ontario Heritage Act*. The issuance of a heritage permit is a delegated approval to the Director of Planning and Building Services, except for when full demolitions are proposed; at which time City Council is the approval authority.

On July 13, 2009, Council approved the initial Register and directed that staff continue to work on expanding the Register and report back to Council in due course.

Both City staff and the St. Catharines Heritage Advisory Committee – Research and Inventory Sub-Committee has been conducting research on an ongoing basis to determine which new properties should be added to the Register due to their cultural heritage value or interest. Staff are recommending the properties identified in Appendix 2 for listing on the municipal heritage register (non-designated).

The St. Catharines Heritage Advisory Committee (SCHAC) is recommending that the properties identified in Appendix 2 be added to the Register and staff concur with their recommendation. The properties have been surveyed by staff and/or members of the SCHAC to determine whether the properties exhibit some level of cultural heritage value or interest.

This report summarizes the background, conclusions of the preliminary heritage research, consultation, and Provincial and Official Plan policies that support heritage conservation in St. Catharines. This report advances Council's direction of July 13, 2009.

## Report

The *Ontario Heritage Act* allows a property that has not been designated, but that Council believes to be of cultural heritage value or interest, to be placed on the Municipal Heritage Register, commonly referred to as listing. According to Section 27(2) of the *Ontario Heritage Act*, each property must be accompanied by the following information:

- A legal description of the property;
- The name and address of the owner; and

- A statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.

To guide Council's consideration of this matter, Heritage Planning staff has reviewed the applicable legislative and policy framework together with *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value Interest* (On. Reg. 9/06).

## Ontario Heritage Act (OHA)

Listing a property on a Municipal Heritage Register, as per 27(3) of the *Ontario Heritage Act*, enables municipalities to require at least 60 days' notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. This allows time for the municipality to decide whether to begin the designation process to give long term protection to the property. Should Council choose not to designate a property on the Register during the interim protection period, this time could also be used to further document the property for archival purposes. Unlike designation under the OHA, listing on the Register is not registered on the title of the property.

*Ontario Regulation 9/06 - Criteria for Determining Heritage Value or Interest (O.R. 9/06)* provides criteria for determining whether a property is of cultural value or interest under Section 29 of the *Ontario Heritage Act* (OHA). These criteria are found in the Garden City Plan (GCP) in Part C, Section 3.2 (1). This criterion is to be taken into account when evaluating a site for designation under the *Ontario Heritage Act*.

## 2021 Amendments to the Ontario Heritage Act

On July 1, 2021, changes to the Ontario Heritage Act came into effect. These changes impact Council decisions made with respect to additions to the municipal heritage register made on or after July 1, 2021. The primary impacts of the changes are:

- Formal requirement to notify property owners of a Council decision to add a property to the municipal heritage register (non-designated).
- Establishment of a process of appeal of a Council decision to add a property to the municipal heritage register (non-designated). Council is the body which would hear any appeals.

The changes do not substantially impact the way that the City of St. Catharines updates its municipal heritage register (non-designated). The City of St. Catharines already notifies property owners of Council's intent to include properties on the municipal heritage register and has been willing to hear concerns from property owners concerning the heritage status of properties in the past.

## The Provincial Policy Statement (2020)

The *Provincial Policy Statement* (PPS) "provides appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment." Policy 2.6.1 of the PPS provides that significant built heritage resources and significant cultural heritage landscapes shall be conserved. In accordance with the PPS, a built heritage resource is defined as "a building, structure, monument, installation or any manufactured or constructed part or remnant that

contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers."

The properties identified in Appendix 2, through the listing process, would be identified by Council as built heritage resources as set out by the PPS. Listing these properties on the Register is consistent with the policies of the PPS.

## **The Ontario Heritage Tool Kit**

In 2006, the former Ministry of Culture (now Ministry of Heritage, Sport, Tourism and Culture) released the *Ontario Heritage Tool Kit* (the Tool Kit) shortly after the passage of the new OHA in April 2005. The Tool Kit is a series of guides for municipal Councils and heritage committees, heritage practitioners and property owners, designed to assist in understanding the heritage conservation process in Ontario. The guide entitled *Heritage Property Evaluation* addresses listing properties on a Municipal Heritage Register. It notes that, "Cultural heritage properties can be added to the register at any time by Council. In municipalities where there is a municipal heritage committee, the Ontario Heritage Act requires that Council consult with the committee before a non-designated property is added or removed from the register." Further, "listed (non-designated) properties are candidates for protection under section 29 of the Ontario Heritage Act."

In this context, the listing of properties on the Register identified in Appendix 2 is the first step that Council should take in the identification and evaluation of properties that may warrant some form of heritage conservation, recognition and/or long-term protection, such as designation under the *Ontario Heritage Act*.

## **The City of St. Catharines Official Plan (The Garden City Plan)**

The Garden City Plan (GCP) contains a vision, guiding principles and policies that recognize the importance of heritage conservation.

Part B containing the Plan's Vision and Guiding Principles envisions the City as celebrating its agricultural and historical assets (Section 2.1). Further, the vision recognizes that a sustainable community is one that respects and embraces its heritage to create a sense of identity and pride.

Part C of the Plan contains a number of relevant cultural heritage statements and policies. The GCP states that, "conserving and enhancing our cultural heritage is important not only because it connects us to our past and helps us to interpret our history, but also makes economic sense. Heritage can benefit the local economy by attracting visitors to the City... The City's cultural heritage resources have in the past been threatened by neglect, obsolescence, redevelopment, and the lack of the financial means necessary for protection and rehabilitation" (Section 3). More specifically, Policy 3.1.1 of the Plan notes that "The City shall identify cultural heritage resources through a continuing process of inventory, survey, and evaluation."

The Vision, Guiding Principles, and policies in the GCP demonstrate Council's commitment to the identification, protection, and conservation of the city's cultural heritage resources.

Updating the St. Catharines Register of Non-Designated Cultural Heritage Properties conforms with the Garden City Plan.

## Evaluation of the Request

In 2006, the Province issued criteria for determining cultural heritage value or interest under the OHA, which must be satisfied if a property is to be designated. *Ontario Regulation 9/06 - Criteria for Determining Heritage Value or Interest (On. Reg. 9/06)* includes three broad categories: Design or Physical Value, Historical or Associative Value, and Contextual Value, under which three subsets of criteria are further identified (see Appendix 1).

Although enacted to assess cultural heritage value or interest within the context of Section 29 of the *Ontario Heritage Act* (i.e., individual property designation under Part IV), it is also appropriate to use proactively in consideration of listing properties on a Municipal Heritage Register prior to a full cultural heritage evaluation. A decision regarding listing a property on the Register should be based on the belief that the property contains cultural heritage value or interest. *On. Reg. 9/06* sets out criteria for determining cultural heritage value or interest. Those criteria are contained in Section 3.2.1 of the Garden City Plan (GCP).

## Consultation with the St. Catharines Heritage Advisory Committee (SCHAC)

At the Advisory Committee meetings on Thursday, December 9, 2021, and Thursday February 10, 2022, the SCHAC made recommendations to add properties to the municipal heritage register of properties which were determined to have potential cultural heritage value or interest in accordance with *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest* and the City of St. Catharines *Rating System for Built Heritage Resources*. The SCHAC was in full support of adding these properties to the Register and the following motions were carried:

### Motion from meeting of December 9, 2021

"That the SCHAC receive the information about the update to the Heritage Register from James Neilson; and

That the SCHAC is supportive of the addition of the following properties to the Heritage Register:

- 1 Church Street
- 3 Church Street
- 4-6 Church Street
- 12 Church Street
- 26-30 Church Street
- 27 Church Street



- 29 Church Street
- 31 Church Street
- 35-37 Church Street.”

### **Motion from meeting of February 10, 2022**

The SCHAC was in full support of adding these properties to the Register and the following motion was carried:

“That the SCHAC receive the information about the update to the Heritage Register from James Neilson; and

That the SCHAC is supportive of the addition of the following properties to the Heritage Register:

- 180 Queenston Street (Westminster Church)
- 9 Queen Street
- 2-4 Lake Street
- 4 1/2-10 Lake Street
- 58 Ontario Street
- 87 Ontario Street.”

### **Consultation with Property Owners**

A letter was sent out to owners of the subject properties referenced in this report to inform them that the properties were considered for inclusion on the Heritage Register and that any concerns could be brought forward to staff and the Heritage Advisory Committee prior to the Committee’s meeting on February 10, 2022. The letters provided information about the process and implications of inclusion on the Heritage Register and invited owners to provide comment and feedback.

Four property owners were in contact with staff upon receiving their letters. Three of the four property owners had questions about the implications of being listed on the Heritage Register. Their questions resulted in a positive discussion and each owner’s concerns were addressed. The fourth property owner was opposed to having their property on the Heritage Register due to a perceived infringement on their property rights. Staff discussed the issues raised and invited the property owner to attend the Heritage Advisory Committee meeting on February 10, 2022 to voice their concerns, but the owner was unable to attend. As such, staff have deferred the inclusion of this property on the Heritage Register to a later date when the owner can attend a Heritage Advisory Committee meeting to be able to fully address remaining questions.

### **Financial Implications**

There are no direct financial implications to the City should Council approve this Recommendation.

## Environmental Sustainability Implications

Retention and reuse of built heritage resources can include positive environmental sustainability implications such as construction and demolition waste reduction and energy savings / embodied energy, according to the Architectural Conservancy Ontario. Further, a recent study commissioned by the National Trust for Canada found that 86% of Canadians agree preserving a historic building is more environmentally-friendly than demolishing it and building something new.

## Conclusion

The land use policy applicable to heritage resources directed by the Provincial Policy Statement, the City's Official Plan and the City's Strategic Plan prioritizes retention of the City's cultural heritage resources. The St. Catharines Heritage Advisory Committee has recommended the properties in Appendix 2 as the first step that Council should take in the identification and evaluation of properties that may warrant some form of heritage conservation, recognition and/or long-term protection such as designation under the *Ontario Heritage Act*. Any Heritage Designation of a specific property would be subject to future review and Council approval. Staff concurs with the recommendation of the SCHAC.

## Notifications

All subject property owners will be notified of Council's decision.

### Prepared by

James Neilson  
Heritage Planner

### Submitted by

Michael Seaman  
Senior Project Manager

### Approved by

Tami Kitay  
Director of Planning and Building Services

## Appendices

- Appendix 1: Ontario Regulation 9/06 - Criteria for Determining Heritage Value or Interest
- Appendix 2: Properties Recommended for Listing on the St. Catharines Register of Non-Designated Cultural Heritage Properties



## Ontario Heritage Act

### ONTARIO REGULATION 9/06

#### CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

**Consolidation Period:** From January 25, 2006 to the e-Laws currency date.

No amendments.

***This is the English version of a bilingual regulation.***

#### Criteria

**1.** (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

#### Transition

**2.** This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. O. Reg. 9/06, s. 2.

## Properties to be added to the St. Catharines Heritage Register (Feb 2022)

### Address:

1 Church Street

### Legal Address:

CP 2 LOT 1046



### Property Location Description:

Located on the northwest corner of the intersection of Church Street and Ontario Street

### Statement of Preliminary Evidence of Cultural Heritage Value

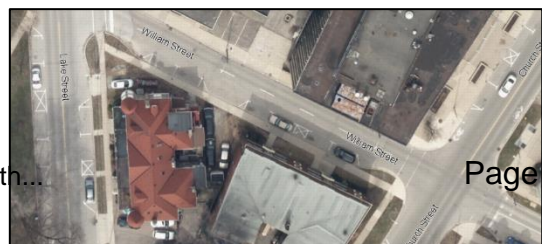
The property at 1 Church Street is a c.1910 residence (now used for commercial purposes), designed by prominent St. Catharines architect A.E. Nicholson, that contributes to the historical character of downtown St. Catharines.

### Potential Heritage Attributes:

The building's symmetrical façade consists of three bays, with a centred entrance with sidelights flanked by bay windows on either side. The building's three chimneys and segmentally arched windows contribute to the character of the building. The building was designed by A.E. Nicholson at the same time as the neighbouring property at 2 Lake Street, and the two buildings share many similar features and a similar character.



### Address:



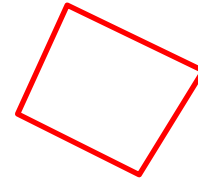


## Properties to be added to the St. Catharines Heritage Register (Feb 2022)

3 Church Street

**Legal Address:**

CP 2 LOT 1047



**Property Location Description:**

Located on the southwest corner of the intersection of Church Street and William Street

**Statement of Preliminary Evidence of Cultural Heritage Value**

The property at 3 Church Street consists of a c.1922 apartment complex that contributes to the historical character of downtown St. Catharines.

**Potential Heritage Attributes:**

Amongst the three-storey building's many architectural details are decorative brick elements, a large cornice, recessed balconies, and ornate entrances with sidelights underneath a carved inset denoting the name of each part of the building complex.



**Properties to be added to the St. Catharines Heritage Register (Feb 2022)**

**Address:**

4-6 Church Street

**Legal Address:**

CP 2 LOT 1082 LOT 1083



**Property Location Description:**

Located on the southeast corner of the intersection of Church Street and William Street

**Statement of Preliminary Evidence of Cultural Heritage Value**

The property at 4-6 Church Street contributes to the historical character of downtown St. Catharines.

**Potential heritage Attributes**

The property consists of a two-and-a-half storey semi-detached residence, now converted to apartment uses. The building features decorative brickwork (including arches over the two main entrances and sawtooth brickwork between the first and second storey), a stone foundation, porch and a hipped roof with gables.





## Properties to be added to the St. Catharines Heritage Register (Feb 2022)

**Address:**

12 Church Street

**Legal Address:**

CP 2 LOT 1063



**Property Location Description:**

Located on the east side of Church Street between William Street and Queen Street

**Statement of Preliminary Evidence of Cultural Heritage Value**

The property at 12 Church Street contributes to the historical character of downtown St. Catharines.

**Potential Heritage Attributes**

The property consists of a two-storey c.1860 Italianate building, with decorative lintels and sills, paired brackets under the eaves and a cross gable roof with a pair of chimneys at each end.





## Properties to be added to the St. Catharines Heritage Register (Feb 2022)

### Address:

26-30 Church Street

### Legal Address (26 Church):

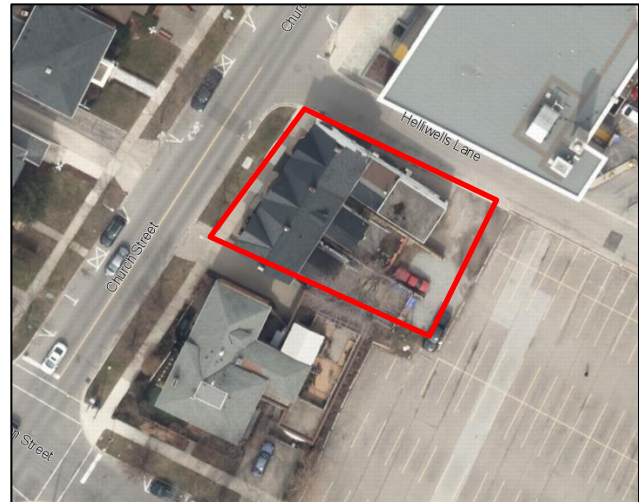
CP 2 LOT 762

### Legal Address (28 Church):

CP 2 PT LOT 763

### Legal Address (30 Church):

CP 2 PT LOT 763



### Property Location Description:

Located on the east side of Church Street between Wellington Street and Queen Street

### Statement of Preliminary Evidence of Cultural Heritage Value

The properties at 26-30 Church Street contribute to the historical character of downtown St. Catharines.

### Potential Heritage Attributes

The row of three nearly identical Gothic Revival buildings built around 1850. Each building features decorative lintels and sills (that are identical to those found at 12 Church Street), prominent gables with decorative barge board and half-rounded arches with hood moulds. Each of the buildings contains nearly identical first floors (except for 26 Church Street, which has an additional entrance) with offset entrances containing pediments, decorative wooden brackets, sidelights and transoms.



## Properties to be added to the St. Catharines Heritage Register (Feb 2022)

**Address:**

27 Church Street

**Legal Address:**

CP 2 PT LOT 764



**Property Location Description:**

The property is located on the northwest corner of Church Street and Queen Street.

**Statement of Preliminary Evidence of Cultural Heritage Value**

The property at 27 Church Street contributes to the historical character of downtown St. Catharines.

**Potential Heritage Attributes**

The property consists of a two-and-a-half storey residence converted to commercial use, built in 1883. The building features decorative brickwork (brick hood moulds and bands), decorative woodwork and brackets beneath the eaves, an oriole window with wood trim, and a complex hipped and gable roof with dormers with decorative wood elements.



## Properties to be added to the St. Catharines Heritage Register (Feb 2022)

**Address:**

29 Church Street

**Legal Address:**

CP 2 PT LOT 765



**Property Location Description:**

Located on the west side of Church Street between Wellington Street and Queen Street

**Statement of Preliminary Evidence of Cultural Heritage Value**

The property at 29 Church Street contributes to the historical character of downtown St. Catharines.

**Potential Heritage Attributes**

The semi-detached building has two decorative porches with wood trim, columns, dentils and pediment. Though the façade is largely composed of brick, the siding beneath the gable consists of scalloped shingles with wooden brackets underneath. The gable also has a decorative fascia, while a frieze board is found beneath the eaves of the rest of the front façade.





## Properties to be added to the St. Catharines Heritage Register (Feb 2022)

**Address:**

31 Church Street

**Legal Address:**

CP 2 LOT 766



**Property Location Description:**

Located on the west side of Church Street between Wellington Street and Queen Street

**Statement of Preliminary Evidence of Cultural Heritage Value**

The property at 31 Church Street consists of a c.1880 Italianate building that contributes to the historical character of downtown St. Catharines.

**Potential Heritage Attributes**

The building has a symmetrical front façade and though the existing porch is a later addition (the outline of the original porch which spanned the front façade is visible in the brick), the second storey is largely unaltered with a pair of narrow arched windows with stone hood moulds and keystones above the front entrance, while the remainder of the second-storey contains segmentally arched windows with stone keystones. Pairs of wooden decorative brackets and dentils are found beneath the eaves.



## Properties to be added to the St. Catharines Heritage Register (Feb 2022)

**Address:**

37 Church Street

**Legal Address (37 Church):**

CP 2 LOT 769



**Property Location Description:**

Located on the west side of Church Street between Wellington Street and Queen Street

**Statement of Preliminary Evidence of Cultural Heritage Value**

The property at 37 Church Street contributes to the historical character of downtown St. Catharines.

**Potential Heritage Attributes**

The property consists of a c.1875 semi-detached building, originally constructed for residential purposes and now converted to commercial use. Though the building is a duplex, as of February 2022, only the property at 37 Church Street is proposed for inclusion on the Heritage Register. 37 Church Street has a pair of double-doors with transoms and segmentally arched dichromatic brick arches. Segmentally arched dichromatic brick arches are found throughout the fenestration of the building. The second storey is dominated by wood cladding with wooden dentils and brackets.



## Properties to be added to the St. Catharines Heritage Register (Feb 2022)

**Address:**

58 Ontario Street

**Legal Address:**

CP 2 LOT 1085



**Property Location Description:**

Located on the northeast corner of Ontario Street and Church Street

**Statement of Preliminary Evidence of Cultural Heritage Value**

The property at 58 Ontario Street contributes to the historical character of downtown St. Catharines.

**Potential Heritage Attributes**

The property at 58 Ontario Street consists of a 2.5 storey building constructed between 1890-1912. The brick building is dominated by its enclosed porch which retains its original shape. The cross-gable roof has brackets beneath the eaves and wooden decorative fascia underneath the gables. The building also has segmentally arched windows and a stone foundation.





## Properties to be added to the St. Catharines Heritage Register (Feb 2022)

**Address:**

87 Ontario Street

**Legal Address:**

CP 2 LOT 1166 LOT 1167



**Property Location Description:**

Located on the southeast corner of Ontario Street and Salina Street

**Statement of Preliminary Evidence of Cultural Heritage Value**

The property at 87 Ontario Street is a late-nineteenth century building that contributes to the historical character of downtown St. Catharines.

**Potential Heritage Attributes**

The property at 87 Ontario Street consists of a 2.5 storey building constructed in 1880. The Queen Anne style house is covered in ivy, but underneath contains large segmentally arched semi-elliptical windows with brick hood moulds. The cross-gable roof has decorative wooden brackets, fascia and scalloped shingles beneath the gables. The building also has two chimneys and a stone foundation.



## Properties to be added to the St. Catharines Heritage Register (Feb 2022)

**Address:**

2 Lake Street

**Legal Address:**

CP 2 LOT 1040



**Property Location Description:**

Located on the northeast corner of the intersection of Lake Street and Ontario Street

**Statement of Preliminary Evidence of Cultural Heritage Value**

The property at 2 Lake Street is a c.1910 residence (now used for commercial purposes), designed by prominent St. Catharines architect A.E. Nicholson, that contributes to the historical character of downtown St. Catharines.

**Potential Heritage Attributes:**

The building's unique façade is dominated by an enclosed porch and a large chimney. The brick building has a cross gable roof with projecting eaves and segmentally arched windows contribute. The building was designed by A.E. Nicholson at the same time as the neighbouring property at 1 Church Street, and the two share many similar features and a similar character.





## Properties to be added to the St. Catharines Heritage Register (Feb 2022)

**Address:**

4 1/2-10 Lake Street

**Legal Address:**

CP 2 LOT 1044


**Property Location Description:**

Located on the southeast corner of the intersection of Lake Street and William Street

**Statement of Preliminary Evidence of Cultural Heritage Value**

The property at 4 1/2-10 Lake Street is a c.1910 multi-unit mixed use building uniquely constructed in concrete block. The building's early use of this material and its unique architectural features contribute to the historical character of downtown St. Catharines.

**Potential Heritage Attributes:**

The property at 4-10 Lake Street was constructed c.1910. The concrete block building is an early and impressive example of this type of construction material. The building has two turrets with finials and wood detailing under the eaves. Other significant elements include the large gable with scalloped shingles underneath and the columned front porch that spans the length of the Lake Street elevation.



## Properties to be added to the St. Catharines Heritage Register (Feb 2022)

### Address:

9 Queen Street

### Legal Address:

CP 2 PT LOT 1111 PT LOT 1112



### Property Location Description:

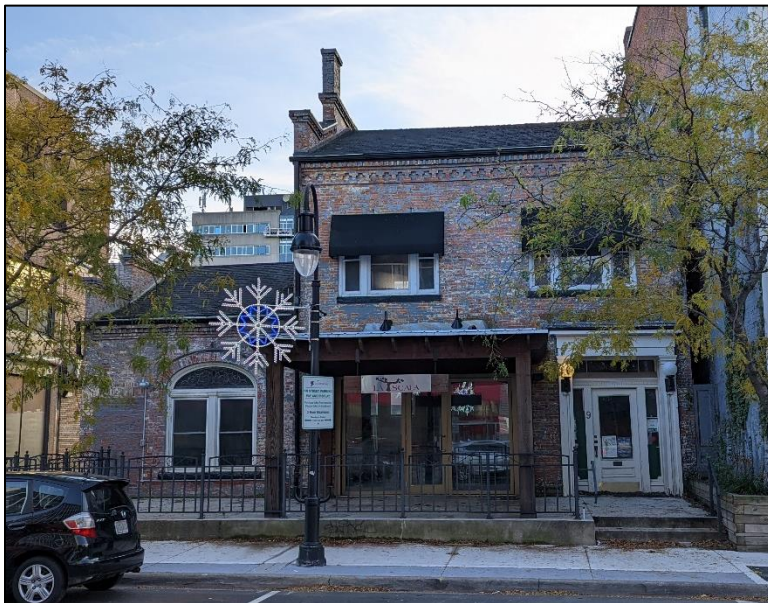
Located on the south side of Queen Street, adjacent to May Alley.

### Statement of Preliminary Evidence of Cultural Heritage Value

The property at 9 Queen Street consists of a c.1850s commercial building that contributes to the historical character of downtown St. Catharines. The small one-storey addition was constructed around 1870.

### Potential Heritage Attributes

The property at 9 Queen Street was constructed c.1853. The brick building has an offset front entrance with engaged square columns, an entablature, cornice, sidelights and transom. A decorative brick frieze is found beneath the eaves. The one-storey side addition has a semi-elliptical arch with a stained glass window. The windows throughout the building have cast iron sills.



## Properties to be added to the St. Catharines Heritage Register (Feb 2022)

**Address:**

180 Queenston Street

**Legal Address:**

CP 2 LOT 3472 PT LOT 3466 IN



**Property Location Description:**

Located on the south side of Queenston Street between Ida Street and Berryman Avenue

**Statement of Preliminary Evidence of Cultural Heritage Value**

The property at 180 Queenston Street consists of the Westminster United Church. Constructed in 1926, the building contributes to the religious history of the City of St. Catharines.

**Potential Heritage Attributes**

The Westminster United Church was constructed in 1927, though a church has been on this site since 1876. The brick Church is dominated by two features: its tower and its large gothic window. Gothic motifs are found in the doorways and windows throughout the building.







## Corporate Report City Council

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

**Report Date:** February 2, 2022

**Meeting Date:** February 28, 2022

**Report Number:** PBS-021-2022

**File:** 35.23.8

**Subject:** Region of Niagara Municipal Comprehensive Review and preparation of draft new Region of Niagara Official Plan

### Strategic Pillar:

This report aligns with the following St. Catharines Strategic Plan pillars: economic prosperity, social well-being, environmental stewardship, cultural renaissance.



## Recommendation

That Report PBS-021-2022, regarding the Region of Niagara Municipal Comprehensive Review and preparation of a draft new Region of Niagara Official Plan, be received for information.

## Summary

In 2017, the Region of Niagara initiated a Municipal Comprehensive Review (MCR) to bring their Official Plan into required compliance with Provincial land use plans and policy. A draft new Region of Niagara Official Plan was released for public review and comment on January 12, 2022. No specific dates have yet been established, but it is anticipated that a public open house and legislative public meeting will be held in April 2022 to consider formal adoption of the new Official Plan by Niagara Region Council.

There has been significant collaboration between the Region and all local area municipal planning staff in the MCR and development of the draft Official Plan. This report addresses key components of the MCR and draft Plan, PBS staff review and participation, and implications for the City's Official Plan.

## Relationship to Strategic Plan

This report relates to the Economic Prosperity, Social Well-Being, Environmental Stewardship and Cultural Renaissance pillars of the City's Strategic Plan.

### Economic Prosperity

Strategic Goal: Support the City's commitment to building and growing a diverse and resilient economy through fiscal responsibility, urban regeneration and collaborative partnerships.

- 1.4 Continue to implement the Economic Development Strategy (2017-2022) with particular focus on investments, employment and partnerships to attract, retain, and grow the economy of the City.

### Social Well-Being

Strategic Goal: Build and support strong, inclusive neighbourhoods that provide high quality of life for residents of all ages.

- 2.1 Establish area-specific plans for the redevelopment of key sites in the City to promote strong, compatible, connected neighbourhoods that enhance the quality of life.
- 2.2 Improve transportation and overall connectedness (all modes, including GO Rail, VIA Rail, and inter-municipal transit and active transportation), incorporate urban design guidelines and provide complete streets in City neighbourhoods.

### Environmental Stewardship

Strategic Goal: Adopt innovative approaches and continue responsible community planning and decision-making that balances growth, enhances quality of life, manages emergencies, and minimizes the environmental impacts of climate change.

### Cultural Renaissance

Strategic Goal: Celebrate the City's rich history, diversity, arts and cultural assets through leadership, promotion and investment that support measurable, sustainable creative growth.

## Background

Pursuant to Provincial legislation, the upper tier municipal Region of Niagara Official Plan (ROP) must be consistent and comply with all Provincial land use policies and plans, including the Provincial Policy Statement (PPS), Greenbelt Plan (GB Plan), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan), and the Niagara Escarpment Plan (NEP). In turn, the local area municipal Official Plan (Garden City Plan) is also required to be consistent and comply with Provincial land use policy and plans, as well as the ROP.

The ROP was last updated in 2014. Since that time, there have been significant and innumerable amendments and changes to Provincial land use plans and policy, including a new PPS in 2020, and significant changes to the GB Plan, Growth Plan and the NEP through the Coordinated Provincial Plans Review in 2016.

The province also adopted Amendment 1 to the Growth Plan in August 2021. Amendment 1 revises the population and employment jobs growth forecast for all regional municipalities in the Greater Golden Horseshoe, and extends the forecast planning time horizon from 2041 to 2051. The Region of Niagara is required to plan for this growth forecast in their ROP, as well as to allocate a portion of the regional growth forecast to each of the 12 local area municipalities within their jurisdiction, and which in turn, is to be planned for through the local Official Plan.

As part of the Coordinated Provincial Plans Review in 2016, the Ministry of Municipal Affairs and Housing (MMAH) also established a deadline date for all regional municipalities in the Greater Golden Horseshoe to bring their Official Plan into conformity with the Provincial Growth Plan by July 1, 2022, with no extensions given to this timeframe.

Given the many changes to Provincial land use plans and policy since the ROP was last updated, as well as the July 1, 2022 MMAH conformity deadline date, the Region of Niagara initiated a Municipal Comprehensive Review (MCR) of the ROP in 2017.

## **Draft new ROP**

The MCR is nearing completion, and on January 12, 2022, the Region of Niagara published a draft new ROP for public review and comment. [Visit the Niagara Region's website](#) to view the draft new ROP.

It is anticipated that the draft new ROP will be brought before Niagara Region Council for consideration of adoption in late April 2022 and then forwarded to the MMAH for consideration of final formal approval in advance of the July 1, 2022 deadline date.

Once adopted by the MMAH, local area municipalities are required to bring their Official Plans into conformity with the ROP within one year.

This report provides a general overview of the major components of the draft ROP, Planning and Building Services staff review and participation in the MCR, and implications for the City's Official Plan.

## **Report Region MCR Components**

Given the many changes to Provincial land use plans and policies over time, the Region's MCR is not simply an update, but a systematic, comprehensive and coordinated review of all Provincial land use plans and policies, and integration into a new ROP.

Although certain components of existing ROP policy have been maintained and carried forward into the draft new ROP, the policy framework of the draft ROP has been significantly enhanced to reflect consistency and conformity with updated Provincial land use plans, policy, requirements, terminology and definitions, and in keeping with local perspectives to address Niagara specific considerations.

Key components of the review and municipal staff comment are as follows:

### **Population/Employment Growth forecast**

The draft ROP updates Region wide population and employment job growth forecasts consistent with Amendment 1 to the Growth Plan and sets out the respective allocations to the local area municipalities.

By 2051, the Region is expected to accommodate a population of 694,000 persons and 272,000 employment jobs and reflects Region wide growth between 2016 and 2051 of 234,300 persons and 81,000 jobs, and significantly higher than the previous Provincial growth forecast for the Region.

The Region's growth allocation to the City to 2051 is 172,000 persons and 79,350 employment jobs. This reflects City growth between 2016 and 2051 of 35,400 persons and 17,200 employment jobs.

In the opinion of PBS staff, the land use structure, framework, and development capacities currently established in the local Official Plan can accommodate the City's forecasted growth to 2051.

### **Intensification / Density**

Overall, the draft ROP puts greater emphasis on the accommodation of growth through increased intensification targets and development densities, provision for a greater range and mix of housing types, affordable and attainable housing targets, and land, service infrastructure efficiencies.

The draft ROP exceeds the minimum Provincial Growth Plan intensification targets for new housing development within the built-up area contained within local municipal urban area boundaries. The province requires a minimum of 50% of new residential development in built up areas. The Region establishes a minimum Region wide intensification target of 60%, with variations between local area municipalities.

For St. Catharines, with a diminished vacant land supply to accommodate development within the urban area, the minimum intensification target for new housing within the built-up area is 95%. This target is unchanged from the current ROP.

On Designated Greenfield lands (vacant lands within the municipal urban area but outside the built-up area), the draft ROP requires a minimum development density of 50 people and jobs per hectare, consistent with Provincial Growth Plan minimum targets. In the opinion of PBS staff, this target is relatively low, and represents an approximate housing density of between 16 and 20 dwelling units per hectare. The lowest density residential designation in the City's Official Plan is between 20 and 32 dwelling units per hectare of land, and on the City's Designated Greenfield lands, the minimum density is 100 people and jobs per hectare, which represents an approximate minimum density of 40 dwelling units per hectare.

The draft ROP establishes Region-wide Strategic Growth areas and associated minimum development densities. This includes the City's downtown Urban Growth Centre and the GO Transit Station Secondary Plan area, as well as the Glendale District Plan (partially located within St. Catharines and Niagara-on-the-Lake), and the Brock District Plan (partially located within St. Catharines and Thorold). The minimum development densities for these areas established in the draft ROP are consistent with those already established in the City's Official Plan.

### **Employment Area designations**

The current ROP does not designate Employment Areas. Consistent with the Provincial Growth Plan, the draft ROP introduces Employment Area designations throughout the Region, including six within St. Catharines. Employment Areas are to be planned and protected for long term provision of employment jobs and precludes residential development.

In 2017, the City initiated a municipal wide Land Needs Assessment (LNA) in response to the closing of the former industrial site at 282/285 Ontario Street as well as other employment land conversion requests within the municipality. The purpose of the LNA was to identify the City's future land needs necessary to support projected population and employment job growth projections, address any opportunities to re-align the City's land use structure to support alternative land use permissions on employment lands, and to establish designated Employment Areas for long term protection of employment jobs.

As a result of the LNA, on November 30, 2021, City Council adopted Amendment 26 to the City's Official Plan, and which was subsequently adopted by Niagara Region Council on March 25, 2021. The effect of Amendment 26 is to establish six Employment Areas within the City, and to redesignate other employment lands within the municipality to permit future alternative residential/mixed use development (282/285 Ontario Street, lands west and south of the NHS Hospital site).

Notwithstanding that Amendment 26 is currently under appeal, the designation of the six Employment Areas within the City, and conversion of other employment lands for alternative uses, is consistent with the new Employment Area designations and policies established in the draft ROP.

### **Settlement Area (Urban Area) Boundary Expansion**

Through the MCR process, the Region has received over 40 requests for settlement area (urban area) boundary expansions. Based on a set of criteria established through the MCR, the draft ROP supports a number of these requests in order to facilitate the orderly accommodation of development to support growth forecasts, including one in St. Catharines at 590 Glendale Avenue.

As part of the Coordinated Provincial Plans Review in 2016, the City received 13 site specific requests for expansion of the municipal urban area boundary to facilitate future urban type development.



Twelve of the requests are for expansion of the urban area boundary on the west side of the City, and which are all located on lands designated 'Specialty Crop' in the Provincial GB Plan. The GB Plan 'Specialty Crop' designation is the highest protective land use designation in the province, and settlement area boundary expansion onto 'Specialty Crop' lands is not permitted by Provincial land use policy. At the time of the Coordinated Provincial Plans Review in 2016, PBS staff did not recommend support for any of the 12 requests, and none were endorsed by City Council.

The other request for urban area boundary expansion is on the east side of the city, at 590 Glendale Avenue, located on the east side of the Welland Canal and immediately east of the General Motors plant. The property is approximately 17 hectares in size, and is the only property between, and separating, the urban area boundary of St. Catharines and Niagara-on-the-lake at this location. The subject lands are not designated 'Specialty Crop' in the GB Plan, but do fall within the Niagara Escarpment Plan (NEP) area, and are designated 'Escarpment Protection Area' in the NEP. Based on evaluation through the Coordinated Provincial Plans Review in 2016, this request was supported by PBS staff, and endorsed by City Council, subject to environmental assessment and an amendment to redesignate the lands to 'Urban Area' in the NEP.

Notwithstanding the above, pursuant to Provincial policy, settlement area boundary expansions can only be addressed through an upper tier Region MCR. As such, all 13 requests were forwarded to the Region for consideration through their current MCR process. Throughout the MCR process, the City's endorsement of the urban area boundary expansion for 590 Glendale Avenue has been further articulated to the Region, as well as addressed directly in correspondence sent to the Minister of Municipal Affairs and Housing in July 2021.

Separate from the Region's MCR process, the subject lands are included within the Glendale District Plan which was recently established by Amendment 17 to the Region's current Official Plan in March 2021. The Glendale District Plan represents the establishment of a Regional significant urban node in and around the Glendale Avenue/QEW interchange. It provides for future housing, commercial, employment, institutional and recreation opportunities, including provision for mixed use development on 590 Glendale Avenue, subject to further evaluation and amendment to the NEP designation from Escarpment Protection Area to Urban Area.

Consistent with PBS staff evaluation and City Council endorsement, as well as the adoption of the Glendale District Plan, the draft ROP includes the lands at 590 Glendale Avenue as a Special Policy Area, and to be included within the City's urban area for future mixed-use development, subject to amendment of the NEP. Further consistent with the City's position, none of the 12 requests for urban area boundary expansion on the west side of the city are supported in the draft new ROP.

## **Sustainability**

Under the Sustainability chapter of the draft ROP, and effectively throughout the document, policies have been established emphasising climate change resiliency, land, service and infrastructure efficiencies, support for green infrastructure, integration of land use planning and development capacities with transportation and service infrastructure, co-location of local and region public service facilities, and integrated fiscal sustainability.

The draft ROP also places much greater emphasis and integration of active transportation, accessibility, complete streets, urban design initiatives to support compatible development, priority investments for transit, and new mapping and policy implementation for archeological resource protection, and cultural heritage priorities.

Many of these initiatives and policy perspectives are already enshrined within the City's Official Plan.

## **Agriculture - Natural Environment**

The draft ROP updates and consolidates the many policies from the Provincial GB Plan with respect to protection of the agricultural land base, applicable development permissions and constraints, promotion of agri-tourism and the local food network, and an agricultural systems network to support the local agriculture economy.

Included within the GB Plan is the GB Natural Heritage System which sets out an extensive and intricate framework for protection of provincially mapped natural features and water resources located within the agricultural land base, and at the same time, providing a balance required to support and protect the agriculture land base for enhanced agricultural opportunities.

The Provincial Growth Plan also has a set of Natural Heritage System policies that apply more specifically to municipal urban areas.

Both sets of the Provincial Natural Heritage System policies and mapping must be defined and addressed in the ROP. In addition to Provincial natural heritage policies and mapped features, certain natural features and hazards also fall within the jurisdiction of, and regulated by, the Niagara Peninsula Conservation Authority (NPCA).

The draft ROP provides enhanced, updated, detailed and ground truthed natural heritage and water resource mapping than what currently exists in the ROP, and incorporates provincial natural heritage and water resource mapping. Based on the review of the draft ROP to date, the natural heritage mapping in the City's Official Plan is consistent with the new mapping in the draft ROP.

The draft ROP provides for a natural environment system policy set that integrates natural heritage and water resource and watershed planning. The policies of the Provincial Natural Heritage Systems in the GB Plan and Growth Plan, including minimum required development and site alteration buffers from provincial mapped features, are carried forward in the draft ROP.

As it is the mandate of the ROP to address most specifically the Provincial Natural Heritage System mapping and policies, there is less articulation of NPCA regulation in the draft ROP. Additionally, there appears to be greater flexibility in the draft ROP, and less articulation, as to what may be the extent of lands adjacent to natural features that would be subject to application of specific buffer standards from natural features through the development approvals process. In the review of the draft ROP by PBS staff to date, these items have been brought forward to Regional Planning staff for further review and clarity.

### **Local Area Municipal Participation in the MCR**

Since the MCR was initiated by the Region in 2017 there has been extensive participation and collaboration between Planning staff from the Region and all local area municipalities in the development of the draft ROP. Notwithstanding that the draft ROP was released for public review and comment on January 12, 2022 and is anticipated to go before Regional Council for consideration of approval in late April / May of this year, a detailed regional/local planning staff review of the draft ROP is still currently on-going.

Further PBS staff update on the review of the draft ROP will be provided to Council as needed.

### **Implication for the City's Official Plan (Garden City Plan)**

Once the draft ROP is formally adopted by Niagara Region Council, it must be forwarded to the Provincial MMAH for consideration of final approval on or before July 1, 2022. Pursuant to Provincial policy, once the ROP is formally approved by the province, local area municipalities must bring their Official Plan into conformity with the ROP within one year.

Although the City's Official Plan was formally adopted in 2012, it is the opinion of PBS staff that many of the current Provincial policy initiatives contained within the PPS, GB Plan, Growth Plan and the NEP, as well as those included in the draft ROP, are already enshrined within the City's Official Plan land use structure, framework and policy implementation. In addition, it is PBS staff opinion that the Official Plan land use structure, and development capacity permissions within, are well situated to accommodate the population and employment job growth allocations for the City that are established in the draft ROP.

Notwithstanding, since the Official Plan was adopted in 2012, there have been many changes to Provincial land use planning terminology and definitions, revisions to certain policy components, as well as changes to Planning Act legislation, and agency regulations and requirements.

To address consistency with Provincial and ROP terminology and definitions, and to ensure consistent application of updated Provincial and ROP land use policy, Planning Act legislation and agency regulations, the City will need to undertake a conformity exercise of the local Official Plan, and adoption of applicable amendments thereto, within one year of formal approval of the new ROP.

## **Financial Implications**

There are no financial implications associated with this report.

## **Environmental Sustainability Implications**

There are no environmental implications associated with this report.

## **Conclusion**

Since the last update of the ROP in 2014, there have been significant changes to Provincial land use plans and policies which must be integrated within the ROP. The MCR has been a collaborative process between the Region and local area municipalities, and the development and approval of a new ROP is a significant step in facilitating a comprehensive, cohesive, and integrated land use policy framework across the Region.

### **Prepared by**

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## Corporate Report City Council

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

**Report Date:** February 18, 2022

**Meeting Date:** February 28, 2022

**Report Number:** PBS-029-2022

**File:** 56.49.3, 35.31.4 and 35.31.18

**Subject:** St. Catharines Streamline Development Approvals Plan 2022

### Strategic Pillar:

This report aligns with the following St. Catharines Strategic Plan pillars: economic and social.



## Recommendation

That Council endorse the proposed measures contained within report PBS-029-2022 to implement the Streamline Development Approval Fund for immediate implementation.

## Summary

On January 19, 2022, Premier Ford announced that the City of St. Catharines is eligible for up to \$1 million in funding to implement initiatives that streamline the development approval process for both Planning and Building applications. Staff from Planning and Building Services have collaborated in the past with the Niagara Home Builders Association and Niagara Construction Association on process improvements, service delivery, and Building Code changes. Unfortunately, a lack of resources has prevented many of these measures from being implemented. Staff recommend that the Streamline Development Approval Fund be utilized to invest in Process Improvements, Technology Improvements and Human Resources. The staff recommendations in this report directly implement the expectations of the Province and pending Council's endorsement of the recommendations contained herein, staff commit to fulfilling the Fund's mandate prior to February 2023.

## Relationship to Strategic Plan

The guiding principles of the City's Strategic Plan is that strategic decision-making will promote operational and service excellence. Furthermore, the recommendations of this

report related directly to the following Strategic Plan goals of economic prosperity and social well-being:

- Supporting the City's commitment to building growing a diverse and resilient economy through fiscal responsibility, urban regeneration, and collaborative partnerships.
- Building and support strong, inclusive neighbourhoods that provide high quality of life for residents of all ages.

## **Background**

On January 19, 2022, Premier Ford hosted the Ontario Housing Affordability Summit contending that pressures on housing demand versus available supply is the primary factor contributing to the Province's housing affordability crisis. Following the Summit, the Minister of Municipal Affairs and Housing advised Mayor Sendzik that the Streamline Development Approval Fund had been created to provide financial support to the 39 largest municipalities in Ontario to implement actions to get development approved more expeditiously, to bring housing units online more expeditiously.

Specifically, the purpose of the Streamline Development Approval Fund is to assist municipalities in implementing initiatives such as e-permitting systems, temporary staff to address backlogs, online application portals and other projects aimed at increasing housing supply. The City of St. Catharines was awarded up to \$1 million dollars for this purpose. An interim report on the progress of these projects is due to the Province in April 2022 and a final report is expected in February 2023 on the use of the funds.

At its meeting of February 14, 2022, Council adopted a By-law to authorize an Ontario Transfer Payment Agreement with the Province with respect to the Streamline Development Approval Fund initiative.

The CAO, Director of FMS and Director of PBS, with input from the Chief Building Official / Senior Manager of Building and Development Services, the Manager of Planning Services, and the Manager of Information Technology Services, have collaborated on measures that can assist in streamlining development approvals. As such, the purpose of this report is to advise Council of the projected utilization of these funds for their intended use and upon endorsement, the report will be provided to the Province to fulfill the April 2022 reporting deadline.

## **Report**

The Planning and Building Services Department initiated a STC - NHBA Liaison Team which, since 2019, meets two-to-three times a year to discuss mutual solutions to challenges in the development process, process improvements and Ontario Building Code changes. The conversations have been productive and has assisted in increased communications, more consistent expectations, and improvements to processes. The building industry is receptive to improvements in technology to assist with a more efficient plans examination and building permit issuance process. To that end, the City upgraded its AMANDA system in December 2020 to have a property-based database system in which to build a future e-permitting and portal experience. However, an

increase in development activity and complexity in application types, staffing challenges and the on-going pandemic have made it challenging to implement the next steps in an expedient manner.

The eligible initiatives of the Streamline Development Approval Fund have been discussed with the STC – NHBA Liaison Team in the past and they are supportive of the City undertaking efforts to improve process and service delivery, in concert with industry needs. As such, staff are recommending undertaking the following initiatives to utilize the Streamline Development Approval funding from a customer experience perspective.

## **Streamline Development Approval Fund Utilization**

In collaboration with the impacted departments, staff have categorized the recommended areas of improvement to expedite development approvals, as follows:

- Process Improvements
- Technology Improvements
- Human Resources

### **Process Improvements**

Staff are recommending the procurement of a consultant to undertake a business processing mapping exercise of all procedures related to the development approval process and to recommend lean and improved processes that comply with applicable legislation. Staff are estimating \$100,000 for this Request for Proposal, based on a similar exercise in the City of Vaughan. The RFP will require that the exercise be through a customer experience lens and include dialogue and feedback from the Niagara Home Builders Association and Niagara Construction Association.

### **Technology Improvements**

Staff are recommending numerous technology improvements in hardware and software, to implement the expectations of the Province in increasing the efficiency of delivering development approvals.

#### **Software**

Staff are recommending the implementation of three software improvements to assist in development approval service delivery.

1. E-Permitting: E-permitting software allows an applicant to make a development application (Planning or Building) online, while uploading application forms, drawings, studies and fees. An online portal will be created through the City's new website for this purpose and inputs will directly populate the existing AMANDA database. This software will save the applicant time and money whereby the applicant will no longer need to print numerous copies of plans and documents and drive them to City Hall for submission. Furthermore, this will reduce the City's dependency on paper storage. On February 14, 2022, the City signed a contract with Random Access to undertake this work for a 2022 cost of \$100,000 and a 2023 cost of \$16,950.

2. BlueBeam: Following the implementation of e-permitting software and the portal, PBS staff will be beginning the transition from reviewing paper submissions to reviewing digital submissions online. It has been determined that BlueBeam is the industry leader for reviewing and marking up digital submissions. BlueBeam is compatible with Adobe PDF and AMANDA. It is recommended that all staff whose role includes reviewing digital submissions receive a software license for BlueBeam. Therefore, 44 licenses at \$500.30 total an investment of \$22,013.20.
3. My Building Code: The paper version of the Ontario Building Code (OBC) is an extremely large and cumbersome document that requires two 6" binders. The OBC is updated on an annual basis which results in costly replacements for Building staff. As such, staff are recommending the transition to My Building Code software which provides Building staff with a license to the most up to date and searchable Ontario Building Code digitally. Therefore, 24 annual licenses at a cost of \$354 each, will result in a 2022 investment of \$8,500.

### Hardware

The transition from manual and paper-based plans submission to online submissions and digital plans review will require upgraded hardware technology as a tool for staff to undertake their work. As such, staff are recommending the following improvements:

- New laptops will be required for sufficient processing of high-resolution drawings and for running several software programs open at once. Furthermore, staff who also undertake inspections in the field also require mobile connectivity to connect with AMANDA. 22 staff will require an LTE laptop at a cost of \$1907. 28 staff will require a laptop at a cost of \$1782. These costs include the docking station, keyboard and mouse extensions. The total cost of laptops will be \$91,850.
- New monitors will be required for staff whose roles contribute to the development approval process. As staff make the transition from reviewing 2' x 3' pieces of paper, dual widescreen monitors will be required for staff to be able to adequately review drawings and have AMANDA, e-permitting, OBC, and MS software open at the same time. Staff are recommending the purchase of 98 27" monitors at a cost of \$450 each, totalling \$44,1000.

### Human Resources

The most significant challenge for development approval service delivery is the severe shortage of staffing resources. Development applications are increasing in frequency and complexity and current staffing levels are inadequate to meet the needs of the Building Industry and regularly do not meet the required timeframes established in legislation, such as the Building Code Act and the Planning Act.

The Streamline Development Approval Fund allows for the hiring of temporary staff to process backlogs of applications. As such, staff are recommending the immediate recruitment of the following positions for one-year contracts (in order of greatest need). The estimated wage and benefits range for the positions is approximately \$624,600 to \$701,700.

- Development Planner (Two)
- Development Agreement Coordinator
- Development Engineering Technologist



- Administrative Project Manager (PBS representative with ITS and Random Access for the e-permitting software and portal project. Six-month contract at three days a week)
- Plans Examiner (Part 3 Large Buildings and Fire Review)
- Building Inspector
- Building Co-op / Intern

It is noted that the Building Department has made considerable efforts to fulfil current vacancies without success. As such, staff are recommending that should recruitment efforts be unsuccessful, that an external Code Consultant be utilized for the same identified funds as the vacant position for Plans Examination and / or Building Inspections services.

## Financial Implications

The Streamline Development Approval Fund has committed up to \$1 million to the City of St. Catharines to implement initiatives that expedite the development approval process for both the Planning and Building functions. In the sections above, staff have outlined a three-pronged approach for utilizing the funds with the following associated financial expenditures:

- Process Improvements - \$100,000
- Technology Improvements (hardware) - \$135,950
- Technology Improvement (software) - \$147,500
- Human Resources - \$624,600 to \$701,700

The total estimated expenditures range from \$1,008,050 to \$1,085,150. Staff will adjust the length of the Building Co-op / Intern position to bring the total expenditures to a maximum of \$1 million dollars, if needed.

## Environmental Sustainability Implications

Should Council endorse the staff recommendations on the utilization of the Streamline Development Approval Fund, staff will be transitioning from manual paper-based development application review to online digital submission review which will significantly reduce the department's reliance on printing, copying and paper storage costs.

## Conclusion

The receipt of the Streamline Development Approval Fund will allow staff to realize improved service delivery initiatives that have been identified for years. Council's endorsement of the staff recommendations above will modernize development approval service delivery to meet industry expectations and bring the City inline with other GTHA municipalities.

## **Notifications**

It would be prudent to notify:

- Katharine Davis, Senior Programs Advisor, Municipal Programs and Outreach Unit, Ministry of Municipal Affairs and Housing
- Niagara Home Builders Association
- Niagara Construction Association

### **Prepared and Submitted by**

Tami Kitay

Director of Planning and Building Services

### **Approved by**

David Oakes

Chief Administrative Officer



## Corporate Report City Council

**Report from:** Engineering, Facilities and Environmental Services, Engineering and Construction

**Report Date:** February 10, 2022

**Meeting Date:** February 28, 2022

**Report Number:** EFES-020-2022

**File:** 60.2.16

**Subject:** P20-068 – Grantham Rail Trail Design Build – Trail Improvements Project  
Capital Budget Reallocation

**Strategic Pillar:** This report aligns with the following St. Catharines Strategic Plan pillars: social



### Recommendation

That Council grant approval to reallocate \$387,000 from the capital project P22-068 City Wide Trail Improvements to Project P20-068 Grantham Rail Trail.

### Relationship to Strategic Plan

P20-068 Grantham Rail Trail Design-Build Trail Improvements support the following:

#### Social Well-Being Goals:

- 2.1 Establish area-specific plans for the redevelopment of key sites in the City to promote strong, compatible, connected neighborhoods that enhance the quality of life.
- 2.2 Improve transportation and overall connectedness (all modes, including GO Rail, VIA Rail, and inter-municipal transit and active transportation), incorporate urban design guidelines and provide complete streets in City neighborhoods.
- 2.5 Update the Parks Policy Plan to support an integrated approach to active linkages throughout the City.

### Background

The project area extends within the available footprint along the Grantham Rail Trail, which runs north-south between Roehampton Avenue and Parnell Road (herein

referred to as the Site or Trail). The site is a former rail corridor, part of the former CNR Lakeshore Spur Line. It has been owned by the City since 1995 and was declared a public highway and closed to vehicular traffic in 2002 (By-law No. 2002-332, 2002-333 and 2002-334). The site is used as a recreational trail by the public. The trail traverses numerous residential neighbourhoods, borders residential properties and connects several schools, businesses, the Lincoln Mall and a public park.

The primary objective of this construction project is to provide trail improvements (connections, surface) to the existing Grantham Rail Trail to enhance and support recreational and active transportation opportunities. These trail improvements will increase the connectivity between neighbourhoods and expand upon St. Catharines' existing pathway system. The City identified and recommended the Grantham Rail Trail Improvements through the Transportation Master Plan (TMP), the Official Plan (OP) and previous trail master plans, all noting this location as a significant 'missing link' that will benefit the most from completing these trail surface and connection improvements. Additionally, given the connectivity that this trail provides between so many different types of land uses, this trail supports the City's efforts to increase the supply of alternative transportation routes for non-recreational trips, to allow for residents to commute to work, travel to school or visit a store without having to use a motorized vehicle.

For reference see:

- Appendix 1, Site Location Map - Figure 1, for the limits of the Grantham Rail Trail Design-Build Trail Improvements Project.
- Appendix 2, Official Plan, Schedule F1- Parkland and Major Trails that identifies existing and proposed major trails.
- Appendix 3, Transportation Master Plan - Map ES-2. Existing and Proposed Active Transportation Routes, by Facility Type.

Initially, staff anticipated the project scope would be minimal excavation and excess soil disposal and assumed that the existing rail granular ballast base material was still buried a few inches within site and could be utilized for the proposed trail base material to build on top of. Unfortunately, a geotechnical investigation revealed that this was not the case, and there was insufficient granular material to suit the proposed trail design requirements. As a result of this site condition, additional excavation would be required to ensure the proper granular base design depth for the new trail as per the City Design Standards.

Additionally, a detailed geotechnical investigation, soil quality screening and a delineation program were undertaken. This included taking numerous soils samples along the proposed trail and testing for soil characterization and chemical analysis to determine the environmental quality of surplus soils for disposal purposes. The laboratory analysis confirmed that several of the soil samples taken exceed the respective Soil Standards set out by the Ontario Ministry of the Environment, Conservation and Parks (MECP). The contaminants found in the soil are typical of those associated with former rail lines.

To further complicate the matter concerning the soil quality encountered along the Grantham Rail Trail, on January 1, 2022, the new MECP Excess Soil Management Regulation (O.Reg. 406/19) came into effect, where much more rigorous investigation and tracking is required for soils leaving a construction site.

Other project constraints and concerns with the trail improvement identified during an initial design phase include mitigating potential drainage issues that may impact adjacent properties. This project site is a long narrow corridor and has changed drainage patterns over the years. Staff investigated several preliminary options to fit the trail into the existing topography without impacting neighbouring properties.

Due to the volume of this project's surplus soils that require disposal and the complexities regarding the new requirement under the Excess Soil Management Regulation (O.Reg. 406/19), and the anticipation of field design to mitigate potential drainage issues, City staff opted to issue a Design-Build Request for Proposal (RFP) for this project's design and construction. Staff hoped to obtain more competitive pricing from a design-build team due to improved economies of scale in dealing with the overall control over both the design and construction of this project.

An RFP issued December 15, 2021 for Project P20-068 Grantham Rail Trail, Design-Build Trail Improvements, required a prospective proponent to submit detailed and comprehensive proposals from qualified and capable Design-Build teams to provide full and complete design, including all labour, materials, and performance of all work necessary to construct their design. The RFP specified:

- A multi-use trail approximately 3660 metres long and 3 metres wide, with 2 trail surface options, specifically an asphalt trail surface (Option 1) or a granular trail surface (Option 2).
- 3m wide trail connections or sidewalk extensions to existing sidewalks and side pathways.
- Off-Site reuse and disposal of surplus excavated soils/materials, in compliance with O. Reg 406/19.
- Trail furnishings such as benches and waste receptacles.
- Entrance gates at all roadway accesses.
- Accessibility-compliant curb ramp improvements and sidewalk improvements.
- Minor drainage improvements, including culvert installation, as required.

Successive Capital Budgets include \$235,000 of annual funding for Active Transportation initiatives independent of roadworks, of which \$838,000 is available for this project, and the 2021 Capital Budget identified additional funding of \$340,000 specifically for this location.

The tendered project scope increased significantly beyond the original 2021 Capital Budget estimate as a result of the geotechnical investigation, regulatory changes noted above and increased amenities such as a paved surface and upgraded connections to adjacent neighbourhoods. This range of improvements are being recommended to promote and support multi-modal connectivity as both an active transportation route and

as a neighbourhood destination that supports a full range of mobility options and allows for more diverse and inclusive use of the trail.

## Report

City staff recommends that the multi-use trail be constructed with an asphalt trail surface (Option 1) along the Grantham Rail Trail Corridor. A hard surface promotes accessibility and provides a surface that can be appropriately maintained 12 months of the year. Asphalt surface trails are superior to granular surfaces for those with mobility devices, notably heavier motorized devices, as well as bicycles with skinny tires. In addition, this trail is intended to be open for all-year use, so hard surfaces are necessary to promote safe winter and wet-weather travel.

Based on the highest-scoring Option 1 proposal (a paved surface) submitted by Rankin Construction Inc of \$1,382,395 plus HST, staff prepared an updated total project cost estimate. Including non-refundable HST, project management, site inspection, and other miscellaneous costs, the revised total project cost is estimated at \$1,565,000.

As shown in Table 1, available funds amount to \$1,178,000 consisting of the identified project (P20-068) amount \$340,000 plus \$838,000 in the 2019-2022 annual Active Transportation Priorities project (P19-069, P20-069, P21-069 and P22-069).

Also shown in Table 1, an additional \$387,000 is required to complete this project and can be provided with the reallocation of funding from capital project P22-068 City Wide Trail Improvement. Firstly, funds are available because a subproject of P22-068 includes a budget to repair and widen a portion of the Welland Canal Recreation Trail. After Budget submission, the St. Lawrence Seaway Authority advised their 2021 / 2022 winter canal rehabilitation construction would impact the same portion of the trail. As a result of a cost-sharing agreement reached between the City and the Seaway Authority, approx. \$230,000 of surplus funds were generated. A second subproject of P22-068 is approx. \$235,000 which was earmarked to initiate short-term priorities identified by the pending Active Transportation Master Plan. As the Active Transportation Master Plan RFP is currently in the award phase, those priorities will not be identified in time to be implemented in the 2022 construction season and can be included in a future budget.

Details of approved and required funding for this project are listed below:

**Table 1**

<b>Funding Type</b>	<b>Budget / Program</b>	<b>Account</b>	<b>Budgeted Amount</b>
Existing Funding	Capital Budget	P19-069 Active Transportation	\$153,000
Existing Funding	Capital Budget	P20-069 Active Transportation	\$250,000
Existing Funding	Capital Budget	P21-069 Active Transportation	\$235,000

Existing Funding	Capital Budget	P22-069 Active Transportation	\$200,000
Existing Funding	Capital Budget	P20-068 Grantham Rail Trail	\$340,000
<b>Total Project Funding</b>			<b>\$1,178,000</b>
Additional Funding	Capital Budget	Transferred from P22-068 City Wide Trail Improvements	\$387,000
<b>Total Additional Funding from Existing Projects</b>			<b>\$387,000</b>
<b>Total Project Funding</b>			<b>\$1,565,000</b>

## Financial Implications

Table 2 contains the costs and related budget amounts identified to complete Project P20-068 Grantham Rail Trail Design-Build Trail Improvements.

**Table 2**

Item	Amount
Design-Build cost (excluding HST)	\$1,382,395
Other project costs (HST, inspection, etc.)	\$128,605
Net total project costs	\$1,565,000
Existing budget (details in Table 1)	\$1,178,000
<b>Additional budget required (details in Table 1)</b>	<b>\$387,000</b>
<b>Total Project Funding (details in Table 1)</b>	<b>\$1,565,000</b>

Staff recommend the Design-Build project proceed as submitted. Retendering is unlikely to achieve lower prices. In addition, retendering will delay the design, construction, and completion of this project.

The City Treasurer confirms that the amounts shown in the table above are available for use towards Project P20-068 Grantham Rail Trail Design-Build Trail Improvements.

## Environmental Sustainability Implications

Typically, the transportation sector is the largest source of greenhouse gas emissions. Increasing active transportation is a common way for municipalities to help reduce a community's greenhouse gas emissions. This is due to the fact that actions that reduce vehicle dependency can achieve significant emission reductions. To achieve an increase in active transportation, it is common for municipalities to improve their existing transportation networks. A robust active transportation network and associated infrastructure can help encourage mode shifting from single vehicle towards active transportation (e.g. walking and cycling). This is especially true for trails that are maintained throughout the winter months and allow residents to use it all year long.

**Prepared by**

Jim Stranges  
Project Supervisor

**Submitted by**

Christine Adams, P.Eng.  
Manager of Engineering and Construction

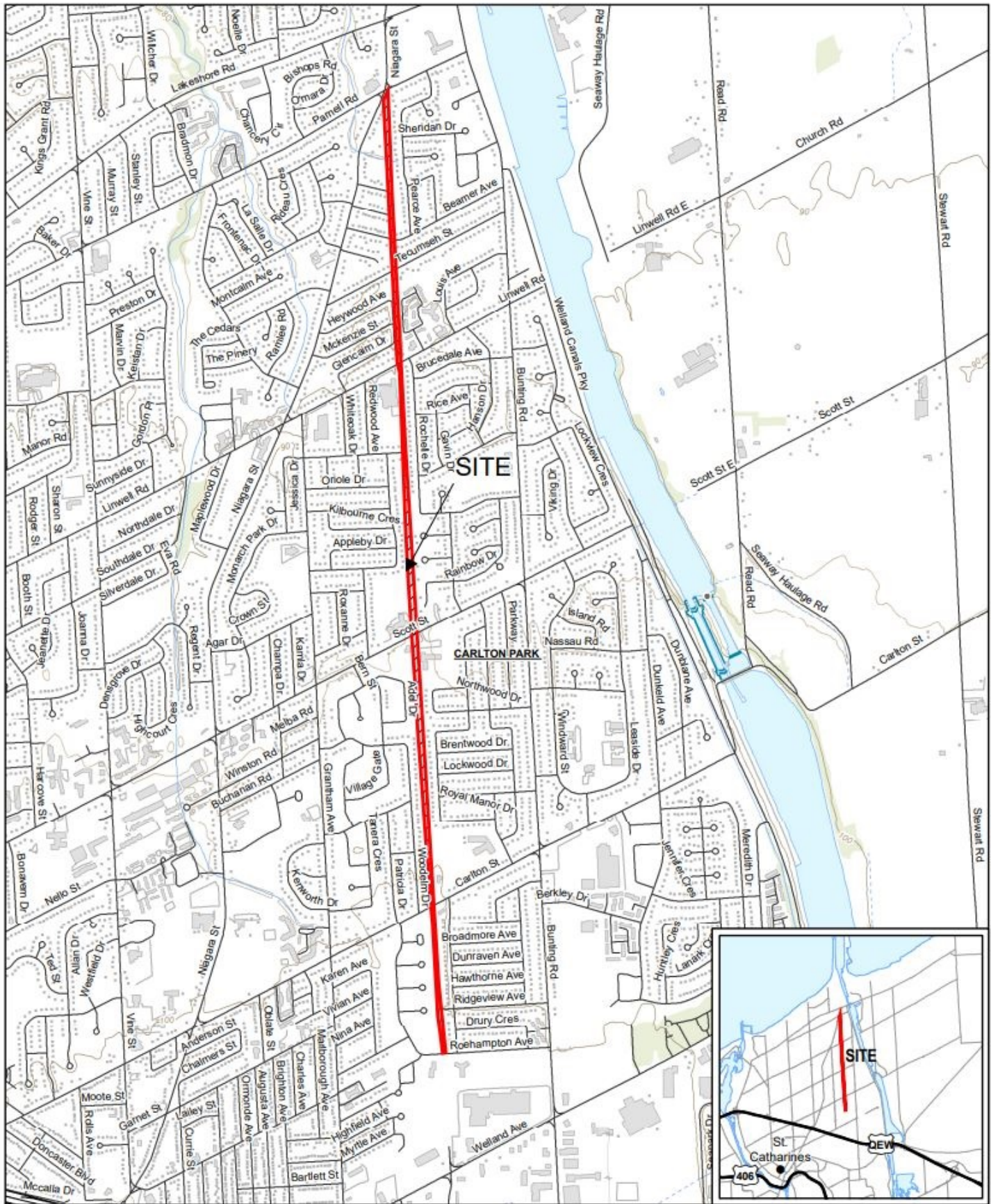
**Approved by**

Anthony Martuccio, P.Eng.  
Director of Engineering, Facilities and Environmental Services

## **Appendices**

1. Site Location Map - Figure 1, for the limits of the Grantham Rail Trail Design-Build Trail Improvements Project.
2. Official Plan, Schedule F1- Parkland and Major Trails that identifies existing and proposed major trails.
3. Transportation Master Plan - Map ES-2. Existing and Proposed Active Transportation Routes, by Facility Type.





Paper Size ANSI A  
0 130 260 390 520  
Metres  
Map Projection: Transverse Mercator  
Horizontal Datum: North American 1983  
Grid: NAD 1983 UTM Zone 17N



THE CORPORATION OF  
THE CITY OF ST. CATHARINES  
GRANTHAM RAIL TRAIL, ST. CATHARINES, ON

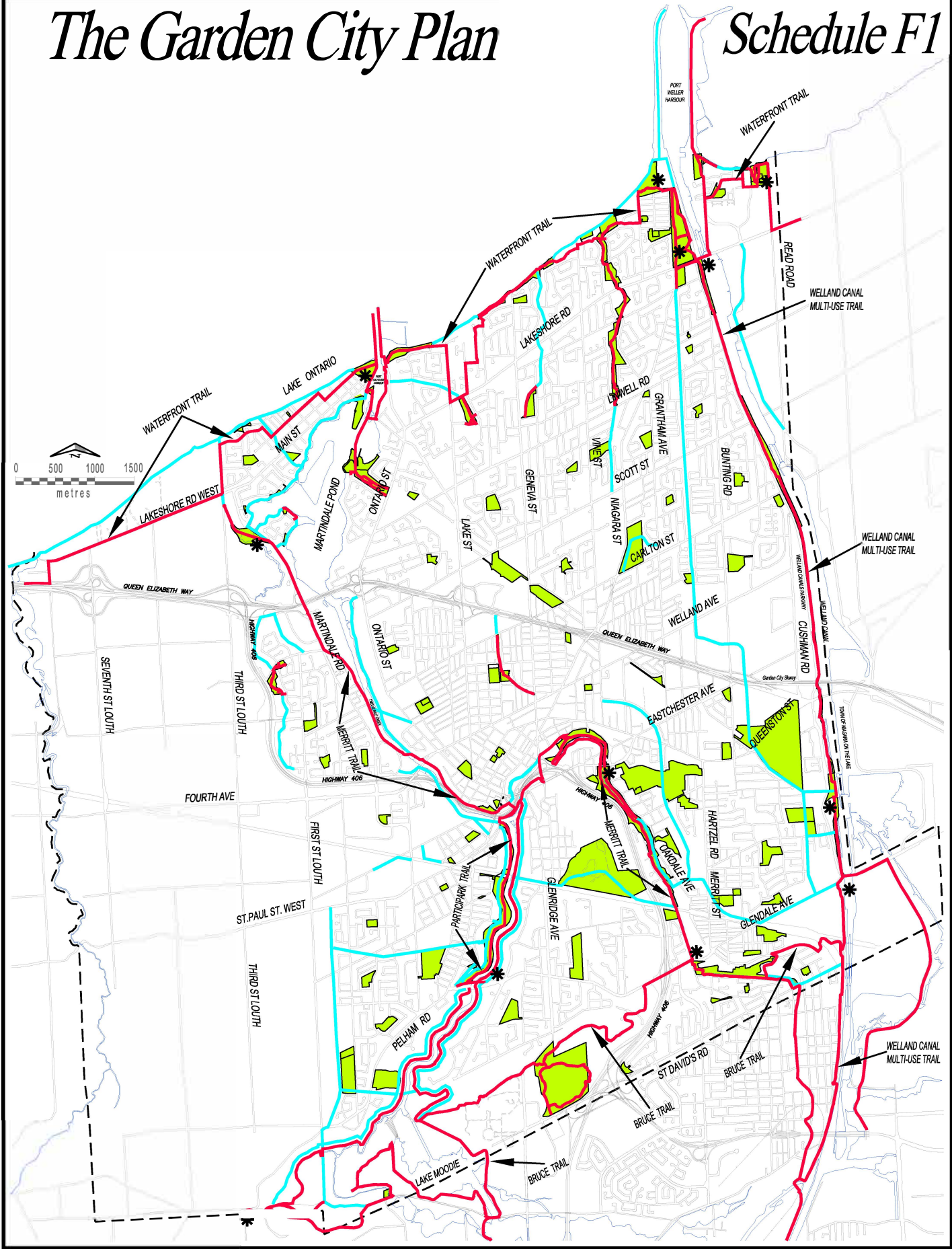
Project No. P20-068  
Revision No.  
Date Dec. 2021

**SITE LOCATION MAP**



# The Garden City Plan



# Schedule F1



## Parkland and Major Trails

 PARKS

### TRAIL SYSTEM

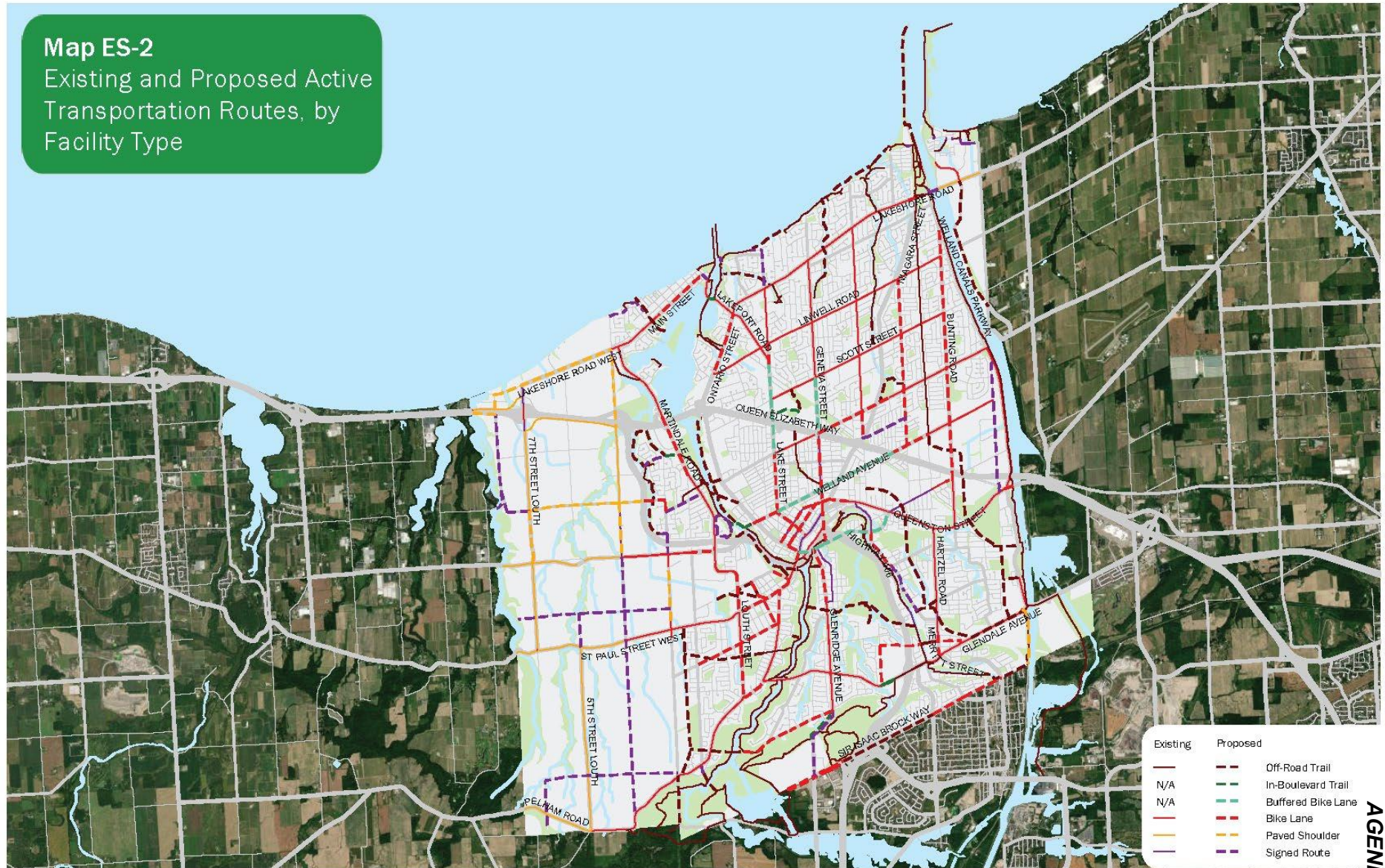
-  EXISTING TRAILS
-  FUTURE TRAILS  
( MAY INCLUDE EXISTING UNIMPROVED TRAILS, AND WHERE SHOWN ADJACENT TO AN EXISTING TRAIL MAY INDICATE FUTURE UPGRADE TO EXISTING TRAILS )

 EXISTING & FUTURE STAGING AREAS

CITY OF ST. CATHARINES  
PLANNING AND BUILDING SERVICES  
OFFICIAL PLAN JULY 31, 2012



## Map ES-2. Existing and Proposed Active Transportation Routes, by Facility Type 0





## Corporate Report City Council

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

**Report Date:** February 25, 2022

**Meeting Date:** February 28, 2022

**Report Number:** LCS-030-2022

**File:** 35.23.2 & 10.12.8

**Subject:** Invitation to participate in Regional Council Indigenous Training Session

### Recommendation

That the Council Members of The City of St. Catharines be permitted to attend and participate electronically in the Special Regional Council meeting being held on March 31, 2022, at 6:00 p.m. to receive indigenous education and training in closed session in accordance with Subsection 239(3.1) of the *Municipal Act, 2001*; and

That the Council of St. Catharines confirm that this session is for training and education purposes only and no direction will be issued to staff and no decisions or motions will be made that advance the business or decision-making of the Council of St. Catharines; and

That the Council of St. Catharines waive the Rules of Procedure to adopt Niagara Region Procedural By-law 120-2010, as amended, for the purpose and duration of the Special Regional Council meeting being held on March 31, 2022; and

That the Council of St. Catharines authorize the delegation of the duties of the Clerk to the Regional Clerk for the purpose and duration of the Special Regional Council meeting in accordance with subsection 228(4) of the *Municipal Act, 2001*; and

That Regional Chair Jim Bradley be appointed as the presiding officer for the purpose and duration of the Special Regional Council meeting; and

Further, that the Clerk be directed to provide a copy of this resolution to the Regional Clerk so that it may be included as part of the Minutes of the Special Regional Council meeting.

### Background

Regional Council is hosting a "Special" Regional Council meeting, by electronic participation, on Thursday, March 31, 2022 from 6:00 p.m. – 9:00 p.m. for an

Indigenous Education Training Session for Councillors. Regional Council is extending an invitation for all local area municipal Councils to take part.

## **Report**

This preliminary education session will provide Councillors with an introduction to core topics and themes important to understanding Indigenous worldviews, the legacies of colonialism and anti-Indigenous racism and key considerations to create culturally safe programs and services. This will include:

- The importance of land to Indigenous ways of knowing and being
- How colonial and assimilationist policies have impacted land use, Indigenous governance and sought to define Indigeneity
- Current forms of systemic anti-Indigenous racism within the child welfare, criminal justice, housing and health care systems
- Foundational principles of cultural safety to inform work with Indigenous communities.

Please note that the intention is for this educational and training session to be held in closed session as permitted in accordance with section 239(3.1) of the Municipal Act. Therefore, in order to facilitate this session and to ensure adherence to the closed session meeting provisions of the Municipal Act, 2001, local councils that are interested in having their members attend, are requested to pass a motion in order to do so.

Staff will add this meeting to City's website to ensure transparency as well as a link to the Region of Niagara's website, where the agenda and minutes will be posted.

## **Financial Implications**

There are no financial implications associated with this report.

## **Environmental Sustainability Implications**

There are no environmental sustainability implications associated with this report.

## **Notifications**

Regional Clerk, Ms. Ann-Marie Norio

### **Prepared & Submitted by**

Bonnie Nistico-Dunk, City Clerk

### **Approved by**

Heather Salter, Director of Legal & Clerks Services, City Solicitor





## Corporate Report City Council

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

**Report Date:** February 17, 2022

**Meeting Date:** February 28, 2022

**Report Number:** LCS-027-2022

**File:** 10.12.1

**Subject:** Council Correspondence

**Strategic Pillar:**

### Recommendation

That Council endorse the resolution from the City of Burlington regarding Resolution to Support the Challenge of Bill 21; and

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

That Council appoint the individual outlined in the confidential memorandum from the Deputy Clerk to the Committee of Adjustment; and

That Council appoint the individual outlined in the confidential memorandum from the Deputy Clerk to the Green Advisory Committee; and

That Council endorse the Confidential Memorandum from the City Clerk regarding Board of the St. Catharines Downtown Association; and

Further, that Council receive and file additional correspondence distributed for the meeting held February 28, 2022, which is available upon request.

### Report

The Office of the City Clerk is submitting, for the approval of Council, correspondence received during the period of February 4, 2022 to February 17, 2022.

The information regarding appointments for vacancies on the Committee of Adjustment, Green Advisory Committee is being provided through confidential memorandums as discussion of the merits of individual applicants could be considered a personal matter about identifiable individuals. The memorandums will be placed in Council's SugarSync folder prior to the Council meeting of February 28, 2022. The appointments approved by Council will be published in the meeting minutes.

At the meeting of November 15, 2021, City Council approved a motion regarding the need for a National Childcare Program. Attached as Sub-Item #5 are supporting resolutions from the following municipalities: the Town of Hearst and the Township of North Kawartha.

## **Resolutions**

1. City of Brantford – re. Addressing the Revolving Door of Justice – Accountability for Sureties and Swift Justice – Resolution
2. City of Burlington - re. Resolution to Support the Challenge of Bill 21
3. Town of Halton Hills – re. Dissolve Ontario Land Tribunal
4. Township of Adjala-Tosorontio – re: Funding Support for Infrastructure Projects – Bridge/Culvert Replacements in Rural Municipalities
5. Niagara Region – Violence and Harassment of Politicians and Public Servants

## **Response to Motions from St. Catharines City Council**

6. Support for City Council's Motion – re. National Childcare Program  
(motion passed at Council Meeting of November 15, 2021)

## **Correspondence**

7. AMO Watchfile – February 10, 2022
8. AMO Watchfile – February 17, 2022

## **Niagara Region**

9. Evaluation of 2019 and 2020 Niagara Prosperity Initiative Projects. Report: COM-6-2022

## **Memorandums from Staff**

10. Memorandum from Planner I re Short-term Rental Use in Agriculture Zones

## **Reports Requested by Council**

11. Outstanding Reports List – updated February 17, 2022

## **Confidential Memorandums from Staff**

(See SugarSync folder for February 28, 2022)

- Deputy Clerk re. – vacancy appointment for Committee of Adjustment
- Deputy Clerk re. – vacancy appointment for Green Advisory Committee
- City Clerk re: - St. Catharines Downtown Association

### **Prepared by**

Evan McGinty and Sarah McWilliams  
Council and Committee Coordinators

### **Submitted and Approved by**

Bonnie Nistico-Dunk  
City Clerk





January 28, 2022

Association of Municipalities of Ontario (AMO)

Sent via email: [policy@amo.on.ca](mailto:policy@amo.on.ca)

To whom it may concern:

Please be advised that the Council of the Corporation of the City of Brantford adopted the following resolution at its City Council meeting held on January 25, 2022:

**12.5.2 Addressing the Revolving Door of Justice – Accountability for Sureties and Swift Justice – Resolution**

WHEREAS the City of Brantford has experienced a substantial increase in criminal activity leaving residents fearful for their personal safety and losing confidence in the criminal justice system; and

WHEREAS the City of Brantford strives to create vibrant, safe, livable neighbourhoods in its community; and

WHEREAS concerns continue to be raised by businesses, the post-secondary institutions in the downtown area and their student bodies, neighbourhood associations, citizens and others; and

WHEREAS bringing matters related to criminal charges more expeditiously through the court system will create a greater deterrence to such behaviour, and therefore improve the safety and security of citizens in this community; and

WHEREAS each year a significant sum of surety money is forfeited further to breaches of the conditions of judicial interim release orders ("bail"); however, the necessary steps are not taken to collect this forfeited money, thus leaving a substantial financial resource unavailable;

NOW THEREFORE BE IT RESOLVED:

- A. THAT Kevin Davis, Mayor of the City of Brantford, on behalf of the Council of The Corporation of the City of Brantford, correspond with the Honourable Prabmeet Sarkaria, President of the Treasury Board and the Honourable Doug Downie, Attorney General of Ontario, insisting that steps be taken immediately by the government to:

- i. provide additional judicial resources dedicated to Brantford to allow for matters to move as expeditiously through the court system as possible; and
  - ii. provide such additional space and/or technological resources for the local court to ensure there is adequate space and technological resources to most efficiently address the significant local caseload and consequently decrease the time a matter takes to be fully resolved; and
  - iii. dedicate the required resources to collect the forfeited surety monies and reinvest that money back into the provincial judicial system; and
- B. THAT the City Clerk BE DIRECTED to forward a copy of this resolution to the Association of Municipalities of Ontario (AMO), the Federation of Canadian Municipalities (FCM), Ontario Big City Mayors (OBCM) and the list of other Ontario Municipalities with a request that those municipalities pass similar resolutions; and
- C. THAT the City Solicitor BE DIRECTED to send the letter referenced in Clause A to Brant County, the Six Nations of the Grand River and the Mississaugas of the Credit First Nation to determine if they are willing to be signatories to the letter.

I trust this information is of assistance.

Yours truly,



Tanya Daniels  
City Clerk  
[tdaniels@brantford.ca](mailto:tdaniels@brantford.ca)

cc All Ontario municipalities  
Ontario Big City Mayors (OBCM)  
Federation of Canadian Municipalities (FCM)



905-335-7600 ext. 7702  
 905-335-7675  
 kevin.arjoon@burlington.ca

February 9, 2022

**SUBJECT: Resolution to Support the Challenge of Bill 21 (ADM-02-22)**

Please be advised that at its meeting held Tuesday January 18, 2022, the Council of the City of Burlington approved the following resolution:

Whereas Bill 21 – An Act Respecting the Laicity of the State, bans public servants from wearing religious symbols; and

Whereas Bill 21 was passed by the Province of Quebec in June 2019 and has led to loss of employment and reassignment for workers in Quebec based on them wearing religious symbols such as headscarves; and

Whereas Burlington City Council condemns Bill 21 as it is discriminatory and does not uphold equality of all citizens, regardless of their religious affiliation, as protected under the Canadian Charter of Rights and Freedoms; and

Whereas the City of Burlington supports residents of all faiths and backgrounds, and works to ensure everyone in the community feels safe and included; and

Whereas the City of Burlington stands with other municipalities, such as Calgary, Brampton, Toronto, Winnipeg and municipalities across Canada, who have also condemned Bill 21 and support the current legal challenge to Quebec's Bill 21;

Whereas there is a municipal interest in joining with others across Canada to uphold and defend the rights of all citizens of our country to freedom from discrimination based on religion;

Whereas the Ontario Big City Mayor's Caucus (OBCM), at their meeting of Dec. 16, 2021, approved a motion that OBCM stand in solidarity recognizing that Bill 21 is discriminatory and does not uphold equality of all citizens, regardless of their religious affiliation, as protected under the Canadian Charter of Rights and Freedoms; and further that OBCM asks the Parliament of Canada (both government and opposition), to support the challenge of Bill 21 at the Supreme Court;

Therefore be it resolved that:

The City of Burlington asks the Parliament of Canada (both government and opposition) to condemn Bill 21, and support the challenge of Bill 21 at the Supreme Court;

The City of Burlington stand alongside other municipalities to officially signal our support for the legal challenge against Bill 21 by the National Council of Canadian Muslims, the World Sikh Organization, and the Canadian Civil Liberties Association; and

A copy of this resolution be sent to The Right Honourable Justin Trudeau, M.P. Prime Minister of Canada, The Honourable, M.P. Candice Bergen, The Honourable, M.P. Yves-Francois Blanchet, The Honourable, M.P., Jagmeet Singh, Burlington and Halton MPs, The Honourable Doug Ford, M.P.P. Premier of Ontario, Andrea Horwath, M.P.P., Steven Del Duca, Leader of the Ontario Liberal Party, Mike Schreiner, M.P.P., Burlington and Halton MPP's, the National Council of Canadian Muslims, the World Sikh Organization, the Canadian Civil Liberties Association, the Federation of Canadian Municipalities, the Association of Municipalities of Ontario, Ontario Big City Mayor's Caucus and be made available to the public.

If you have any questions, please contact me at extension 7702 or the e-mail address above.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Arjoon".

Kevin Arjoon  
City Clerk

February 9, 2022

The Honourable Doug Ford, Premier of Ontario  
Via Email

**Re: Dissolve Ontario Land Tribunal**

Please be advised that Council for the Town of Halton Hills at its meeting of Monday, February 7, 2022, adopted the following Resolution:

**Resolution No. 2022-0020**

WHEREAS Municipalities across this province collectively spend millions of dollars of taxpayer money and municipal resources developing Official Plans that meet current Provincial Planning Policy;

AND WHEREAS an Official Plan is developed through months of public consultation to ensure, "that future planning and development will meet the specific needs of the Town of Halton Hills community";

AND WHEREAS our Official Plan includes provisions that encourage development of the "missing middle" or "gentle density" to meet the need for attainable housing in our community;

AND WHEREAS our Official Plan is ultimately approved by the province;

AND WHEREAS it is within the legislative purview of Municipal Council to approve Official Plan amendments or Zoning By-law changes that better the community or fit within the vision of Town of Halton Hills Official Plan;

AND WHEREAS it is also within the legislative purview of Municipal Council to deny Official Plan amendments or Zoning By-law changes that do not better the community or do not fit within the vision of the Town of Halton Hills Official Plan;

AND WHEREAS municipal planning decisions may be appealed to the Ontario Land Tribunal (OLT; formerly the Ontario Municipal Board or "OMB"), an unelected, appointed body that is not accountable to the residents of the Town of Halton Hills;

AND WHEREAS the OLT has the authority to make a final decision on planning matters based on a "best planning outcome" and not whether the proposed development is in compliance with municipal Official Plans;

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**1 Halton Hills Drive, Halton Hills, Ontario L7G 5G2**

Tel: 905-873-2600

Toll Free: 1-877-712-2205  
haltonhills.ca

Fax: 905-873-2347



AND WHEREAS all decisions—save planning decisions—made by Municipal Council are only subject to appeal by judicial review and such appeals are limited to questions of law and or process;

AND WHEREAS Ontario is the only province in Canada that empowers a separate adjudicative tribunal to review and overrule local decisions applying provincially approved plans;

AND WHEREAS towns and cities across this Province are repeatedly forced to spend millions of dollars defending Official Plans that have already been approved by the province in expensive, time consuming and ultimately futile OLT hearings;

AND WHEREAS lengthy, costly OLT hearings add years to the development approval process and act as a barrier to the development of attainable housing;

NOW THEREFORE BE IT RESOLVED THAT Council for the Town of Halton Hills requests the Government of Ontario to dissolve the OLT immediately thereby eliminating one of the most significant sources of red tape delaying the development of more attainable housing in Ontario;

AND FURTHER THAT a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, the Minister of Municipal Affairs and Housing, the Leader of the Opposition, the Leaders of the Liberal and Green Party, all MPPs in the Province of Ontario; the Large Urban Mayors' Caucus of Ontario, the Small Urban GTHA Mayors and Regional Chairs of Ontario;

AND FURTHER THAT a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.

**CARRIED**

Attached for your information is a copy of Resolution No. 2022-0020.

If you have any questions, please contact Valerie Petryniak, Town Clerk for the Town of Halton Hills at 905-873-2600 ext. 2331 or [valeriep@haltonhills.ca](mailto:valeriep@haltonhills.ca).

Yours truly,



Melissa Lawr  
Deputy Clerk – Legislation

**1 Halton Hills Drive, Halton Hills, Ontario L7G 5G2**

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[haltonhills.ca](http://haltonhills.ca)

Fax: 905-873-2347

- cc. Minister of Municipal Affairs and Housing  
Leader of the Opposition  
Leaders of the Liberal and Green Party  
MPPs in the Province of Ontario  
Large Urban Mayor's Caucus of Ontario  
Small Urban GTHA Mayors  
Regional Chairs of Ontario  
Association of Municipalities of Ontario (AMO)  
All Ontario Municipalities

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THE CORPORATION  
OF  
THE TOWN OF HALTON HILLS

**Resolution No.:** 2022-0020

**Title:** Dissolve Ontario Land Tribunal

**Date:** February 7, 2022

**Moved by:** Mayor R. Bonnette

**Seconded by:** Councillor C. Somerville

---

**Item No. 15.2**

WHEREAS Municipalities across this province collectively spend millions of dollars of taxpayer money and municipal resources developing Official Plans that meet current Provincial Planning Policy;

AND WHEREAS an Official Plan is developed through months of public consultation to ensure, "that future planning and development will meet the specific needs of the Town of Halton Hills community";

AND WHEREAS our Official Plan includes provisions that encourage development of the "missing middle" or "gentle density" to meet the need for attainable housing in our community;

AND WHEREAS our Official Plan is ultimately approved by the province;

AND WHEREAS it is within the legislative purview of Municipal Council to approve Official Plan amendments or Zoning By-law changes that better the community or fit within the vision of Town of Halton Hills Official Plan;

AND WHEREAS it is also within the legislative purview of Municipal Council to deny Official Plan amendments or Zoning By-law changes that do not better the community or do not fit within the vision of the Town of Halton Hills Official Plan;

AND WHEREAS municipal planning decisions may be appealed to the Ontario Land Tribunal (OLT; formerly the Ontario Municipal Board or "OMB"), an unelected, appointed body that is not accountable to the residents of the Town of Halton Hills;

AN WHEREAS the OLT has the authority to make a final decision on planning matters based on a "best planning outcome" and not whether the proposed development is in compliance with municipal Official Plans;

AND WHEREAS all decisions—save planning decisions—made by Municipal Council are only subject to appeal by judicial review and such appeals are limited to questions of law and or process;

AND WHEREAS Ontario is the only province in Canada that empowers a separate adjudicative tribunal to review and overrule local decisions applying provincially approved plans;


AND WHEREAS towns and cities across this Province are repeatedly forced to spend millions of dollars defending Official Plans that have already been approved by the province in expensive, time consuming and ultimately futile OLT hearings;

AND WHEREAS lengthy, costly OLT hearings add years to the development approval process and act as a barrier to the development of attainable housing;

NOW THEREFORE BE IT RESOLVED THAT Council for the Town of Halton Hills requests the Government of Ontario to dissolve the OLT immediately thereby eliminating one of the most significant sources of red tape delaying the development of more attainable housing in Ontario;

AND FURTHER THAT a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, the Minister of Municipal Affairs and Housing, the Leader of the Opposition, the Leaders of the Liberal and Green Party, all MPPs in the Province of Ontario; the Large Urban Mayors' Caucus of Ontario, the Small Urban GTHA Mayors and Regional Chairs of Ontario;

AND FURTHER THAT a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.

  
\_\_\_\_\_  
Mayor Rick Bonnette

January 25, 2022

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

sent via email: [premier@ontario.ca](mailto:premier@ontario.ca)

**Re: Funding Support for Infrastructure Projects – Bridge/Culvert Replacements in Rural Municipalities**

Dear Premier:

At the last regular Council meeting held January 12<sup>th</sup>, 2022, the following resolution was passed:

***“RESOLVED*** that the Council of the Corporation of the Township of Adjala-Tosorontio supports the requests from the Township of Adelaide-Metcalfe, the Township of Lake of Bays, the Township of Amaranth and Northumberland County for the Federal and Provincial Government to provide more funding to rural municipalities to support infrastructure projects related to major bridge and culvert replacements.

***AND FURTHER THAT*** this resolution be forwarded to the Premier of Ontario, Provincial Minister of Finance, Federal Finance Minister, AMO, and all Ontario municipalities.”

Sincerely,

*Dianne Gould-Brown*

Dianne Gould-Brown, CMO  
Municipal Clerk

cc:

Hon. Peter Bethenfalvy, Ontario Minister of Finance  
Hon. Chrystia Freeland, Federal Minister of Finance  
AMO  
All Ontario Municipalities

[minister.fin@ontario.ca](mailto:minister.fin@ontario.ca)  
[chrystia.freeland@fin.gc.ca](mailto:chrystia.freeland@fin.gc.ca)  
[amo@amo.on.ca](mailto:amo@amo.on.ca)

**Administration**

Office of the Regional Clerk

1815 Sir Isaac Brock Way, PO Box 1042, Thorold, ON L2V 4T7

Telephone: 905-685-4225 Toll-free: 1-800-263-7215 Fax: 905-687-4977

[www.niagararegion.ca](http://www.niagararegion.ca)

Sub - Item 5

February 18, 2022

**CL 4-2022, February 17, 2022****CSC 2-2022, February 9, 2022****Minute Item 5.3, February 9, 2022****LOCAL AREA MUNICIPALITIES****THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO (AMO)****SENT ELECTRONICALLY**Motion – Violence and Harassment of Politicians and Public Servants

Minute Item 5.3

Regional Council, at its meeting held on February 17, 2022, approved the following resolution of its Corporate Services Committee:

WHEREAS violent attacks, online harassment, and physical intimidation of politicians and public servants is on the rise, and is something we've repeatedly witnessed in our communities;

WHEREAS Niagara Regional Council condemns the latest violent act against St. Catharines City Councillor Porter and her family and wants our communities to know that such acts are unacceptable and will not be tolerated; and

WHEREAS everyone should be free from harassment and violence in their workplaces and their homes.

**NOW THEREFORE BE IT RESOLVED:**

1. That Niagara Regional Council **CONDEMNS** these acts of violence, harassment, and intimidation against our Regional Council colleagues, our local area municipal counterparts, all public servants and all health care providers; and
2. That this motion **BE CIRCULATED** to the local area municipalities and the Association of Municipalities of Ontario (AMO), to consider passing similar resolutions.

Yours truly,

Ann-Marie Norio

Regional Clerk

:kl

CLK-C 2022-032



# La Corporation de la Ville de Hearst The Corporation of the Town of Hearst

S.P./P.O. Bag 5000 | 925 rue Alexandra Street | Hearst, ON P0L 1N0  
T. 705-362-4341 | F. 705-362-5902 | townofhearst@hearst.ca | www.hearst.ca

February 10, 2022

SENT BY EMAIL

Honourable Doug Ford  
Premier of Ontario  
Legislative Bldg, Rm 281  
Queen's Park  
Toronto, ON M7A 1A1  
[premier@ontario.ca](mailto:premier@ontario.ca)

**RE: National Child Care Program**

Honourable Premier,

Please be advised that on February 8, 2022, the Town of Hearst Council passed the appended resolution in support to the City of St. Catharines' resolution requesting the provincial government to work with the federal government on a bilateral agreement to ensure the new national child care program is made available to Ontarians.

A copy of the resolution is attached for your consideration. Your attention to this matter is greatly appreciated.

Sincerely,

  
Annie Lemieux  
Deputy Clerk

Encl.

Cc: (all sent by e-mail)  
Guy Bourgouin, MPP, Mushkegowuk – James Bay  
Ontario Municipal Social Services Association  
Association of Municipalities of Ontario (AMO)  
City of St. Catharines







925, rue Alexandra St. / S.P./Bag 5000  
HEARST, Ontario POL 1N0  
Tel : (705) 362-4341 / Fax : (705) 362-5902  
e-mail : [townofhearst@hearst.ca](mailto:townofhearst@hearst.ca) / web : [www.hearst.ca](http://www.hearst.ca)

**COPIE CERTIFIÉE – CERTIFIED COPY**

Résolution No. 54.22

Proposée par : Conseiller Joël Lauzon  
Appuyée par : Conseillère Josée Vachon

CONSIDÉRANT que les services de garde d'enfants de la province de l'Ontario sont les plus coûteux au pays, occasionnant des difficultés financières à de nombreuses familles,

QU'IL SOIT RÉSOLU que le Conseil appuie par la présente la résolution de la Ville de St. Catharines demandant à la province de prendre les mesures nécessaires pour s'assurer que le nouveau programme national de garde d'enfants soit mis à la disposition des Ontariens.

**ADOPTÉE**

Proposed by : Councillor Joël Lauzon  
Seconded by : Councillor Josée Vachon

WHEREAS the province of Ontario has the most expensive childcare services in the country, presenting a financial hardship for many families,

BE IT RESOLVED that Council hereby supports the City of St. Catharines' resolution requesting the Province to take the necessary steps to ensure the new national child care program be made available to Ontarians.

**CARRIED**

Adoptée lors de l'assemblée du Conseil tenue le  
Adopted by Council during a meeting held on

**February 8 février 2022**

  
Annie Lemieux  
Greffier suppléant / Deputy Clerk



*The Corporation of the Township of*  
**NORTH KAWARTHA**

P.O. Box 550, 280 Burleigh Street  
Apsley, Ontario K0L 1A0  
(705) 656-5189 or 1-800-755-6931  
Fax: (705) 656-4446  
[k.picken@northkawartha.ca](mailto:k.picken@northkawartha.ca)  
[www.northkawartha.ca](http://www.northkawartha.ca)  
[www.facebook.com/NorthKawartha](https://www.facebook.com/NorthKawartha)

January 14, 2022

**RECEIVED**  
MAYOR'S OFFICE

St. Catherines  
P.O. Box 3012  
50 Church Street  
St. Catherines, ON  
L2R7C2

JAN 26 2022

*curial*

Re: Motion of Support regarding National Childcare Program

Dear Sir/Madam,

The Township of North Kawartha Council at its Regular Meeting of Council held on December 21, 2021 made the following motion:

21 - 452

That the Council of the Township of North Kawartha support the motion of the City of St. Catherines regarding a National Childcare Program. Carried.

Sincerely,

**Kelly Picken**

Signed with ConsignO Cloud (2022/01/14)  
Verify with verifio.com or Adobe Reader.



Kelly Picken, AMP  
Deputy Clerk





February 10, 2022

### In This Issue

- Infrastructure Canada Capital Projects stream: Rural Transit Solutions Fund.
- AMO/LAS *Municipal Energy Symposium* March 31 - April 1.
- eScribe municipal election webinar series.
- Canoe webinar: Exprolink/Madvac.
- Canoe vendor spotlight: Traffic Logix.
- Risk Management Back-to-Basics free webinar.
- Promote your RFP with OMSSA.
- Careers: Victoria BC, OSC, MNRF, Metrolinx, Augusta, London and Simcoe.

### Federal Matters

Infrastructure Canada is now accepting applications for the Capital Projects stream of the Rural Transit Solutions Fund. The fund targets the development of transit solutions in rural communities, making \$250 million in federal funding available over five years to support the development of locally driven transit solutions that will help people living in rural communities. Deadline: April 7, 2022.

### Eye on Events

AMO and LAS are excited to host a virtual *Municipal Energy Symposium* March 31 - April 1. This leading edge event takes a critical look at the intersection of climate change, land use planning and energy post-COP26. Explore examples of how municipalities are planning for the future and what this means to daily operations. Register [here](#).

Are you thinking about the municipal election? While it's not happening until October, it is time to start thinking today how to get your meetings ready for your new Council. On February 16 at 11 am ET join eScribe, AMO's preferred partner for electronic meeting management, for a webinar to learn how you can prepare for a seamless election season. [Register today](#).

### LAS

It may not feel like it, but spring is on the way! Join the Canoe Procurement Group webinar with vendors Exprolink/Madvac to learn about the street sweepers and litter collectors used to give our communities a 'spring cleaning'. February 23 at 11:00 AM EST, [register here](#).

We're pleased to welcome Traffic Logix to the Canoe Procurement Group, making it

easier to source traffic calming products to keep your roads safe. Save time and money by buying through Canoe, contact Tanner for more information.

Register for our free Risk Management webinar series every quarter; be part of the discussion. The first one is March 3 - "Back to Basics" - a foundational discussion about municipal insurance, terms and trends."

#### **Municipal Wire\***

Starting March 1, post your open RFPs to OMSSA's board and have it shared with human services professionals. Email jobs@omssa.com to post your opportunity. Subscribe today to receive open opportunities.

#### **Careers**

Assistant Director, Public Works - City of Victoria. The AD is responsible for the effective delivery of a full range of operational and capital programs to support City infrastructure needs for residents, visitors, business and other City departments. Apply online by March 2, 2022.

Senior FIPPA Officer - Ontario Securities Commission (OSC). The Officer will administer and supervise the operations of the freedom of information and privacy program. Apply online by February 11, 2022.

District Manager - Ontario Ministry of Natural Resources and Forestry. A strategic leadership opportunity to serve Ontarians through natural resource management excellence in the Parry Sound, Kemptville or Peterborough District. Apply online, only, quoting Job ID 174594, by February 17, 2022.

Director, Legal Services - Metrolinx. Seeking a Director, Legal Services who will assist with professional legal work and provide legal advice and opinions on a diverse range of corporate matters. Apply for this position submitting your resume online.

Intermediate/Senior Land Use Planner - Township of Augusta. The incumbent will provide planning services through the development of strong policy framework for land use decision making and development review services. Apply to smcdonald@augusta.ca by March 4, 2022.

Director, Fleet and Facilities - City of London. This newly created role focuses on expanding linkages between the Fleet and Facilities programs while establishing a clear point of accountability for both areas. Apply online by February 23, 2022.

Real Estate Negotiator/Acquisition Specialist - County of Simcoe. The Specialist is primarily responsible for providing support with real estate needs including research, site selection, negotiation and appraisal for acquisition, and disposal of real property and property rights. Apply online by February 23, 2022.

Accounting Supervisor (Capital Assets) - County of Simcoe. The Supervisor plays a key role in the financial reporting framework of the County's Tangible Capital Assets and the development and maintenance of the asset management plan. [Apply online](#) by February 16, 2022.

### About AMO

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow [@AMOPolicy](#) on Twitter!

### AMO Contacts

AMO Watchfile Tel: 416.971.9856

[Conferences/Events](#)

[Policy and Funding Programs](#)

[LAS Local Authority Services](#)

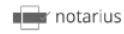
[MEPCO Municipal Employer Pension Centre of Ontario](#)

[ONE Investment](#)

[Media Inquiries](#)

[Municipal Wire, Career/Employment and Council Resolution Distributions](#)

### AMO's Partners



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



February 17, 2022

### In This Issue

- Register for Subwatershed Planning Guide webinar on February 24.
- Infrastructure Canada Capital Projects stream: Rural Transit Solutions Fund.
- AMO/LAS *Municipal Energy Symposium* March 31 - April 1.
- Staying informed with the Canoe Webinar Series.
- Free Risk Management Back-to-Basics webinar.
- Blog: Five Risk Management Trends to Follow in 2022.
- Careers: Simcoe, South Frontenac, Georgina, Kincardine, Vaughan, MSG, Muskoka.

### Provincial Matters

MECP is consulting until March 13th on a Subwatershed Planning Guide to help municipalities and other planning authorities implement provincial policy direction for watershed and subwatershed planning. Register for the webinar [here](#).

### Federal Matters

Infrastructure Canada is accepting applications for the Capital Projects stream of the Rural Transit Solutions Fund. The fund targets the development of transit solutions in rural communities, making \$250 million in federal funding available over five years to support the development of locally driven transit solutions that will help people living in rural communities. Deadline: April 7, 2022.

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### LAS

The LAS Canoe Procurement Group is busy hosting bi-weekly events to connect with our members. Follow [this link](#) to see the full list of virtual events planned, and [click here](#) to see the archive of webinars we've hosted in the past. Use Canoe to save on products you use everyday and make your community an even greater place to live.

Every quarter you can be part of the risk management discussion. The first in the series is March 3 - "Back to Basics - a foundational discussion about municipal insurance, terms and trends." Learn more and register [here](#).

The 2022 risk landscape is changing faster than most organizations can keep up with, leaving executives and risk managers with the question: "How can I make my organization more resilient?" [Read more](#) from guest blogger ClearRisk.

### Careers

Forestry By-Law Enforcement Officer - County of Simcoe. The Officer is responsible for responding to complaints, conducting inspections and investigations and enforcing the County Forest Recreation By-law and other County By-laws. [Apply online](#) by February 18, 2022.

Chief Administrative Officer - Township of South Frontenac. Reporting to the Mayor and Council, the CAO is responsible for the strategic leadership and efficient delivery of all the municipality's administrative and operational services. Apply to [careers@waterhousesearch.ca](mailto:careers@waterhousesearch.ca) by February 28, 2022.

Supervisor of Inspections/ Deputy Chief Building Official - Town of Georgina. Responsible for the management of the Building Division's Inspections Unit and supervision of inspections staff; administers and enforces the *Building Code Act*. [Apply online](#) by February 18, 2022.

Chief Administrative Officer - Municipality of Kincardine. The CAO will provide effective advice and support to Council through the development and implementation of policy, strategy and objectives. Apply via [email](#) by March 14, 2022.

Director, Procurement Services - City of Vaughan. The Director is accountable for the responsible management of all financial and human resources of the Department; develops and implements strategies, goals, policies and processes in all aspects of public procurement. [Apply online](#) by March 14, 2022.

Director, Financial Services & Deputy Treasurer - City of Vaughan. The Director establishes the strategic vision and direction to be taken while providing leadership, communication, expert guidance, and financial direction. [Apply online](#) by March 14, 2022.

Bureau Commander, Business Management Bureau - Ministry of the Solicitor General. Provides corporate strategic leadership and direction, while leading the Ontario Provincial Police business, finance, facilities, operational policy, research and program evaluation and resource planning, and asset management services. [Apply online](#) by March 1, 2022.

Commissioner, Community and Planning Services - The District Municipality of Muskoka. The CPS is responsible for the strategic leadership, management, and administration of the Community & Planning Services (CPS) department. Apply online by March 2, 2022.

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[www.niagararegion.ca](http://www.niagararegion.ca)

Sub - Item 9

February 18, 2022

**CL 4-2022, February 17, 2022**  
**PHSSC 2-2022, February 8, 2022**  
**COM 6-2022, February 8, 2022**

**LOCAL AREA MUNICIPALITIES**

**SENT ELECTRONICALLY**

Evaluation of 2019 and 2020 Niagara Prosperity Initiative Projects

COM 6-2022

Regional Council, at its meeting held on February 17, 2022, passed the following recommendation of its Public Health and Social Services Committee:

That Report COM 6-2022, dated February 8, 2022, respecting Evaluation of 2019 and 2020 Niagara Prosperity Initiative Projects, **BE RECEIVED** for information; and

That this report **BE CIRCULATED** to the local area municipalities.

A copy of COM 6-2022 is enclosed for your reference.

Yours truly,

Ann-Marie Norio

Regional Clerk

:kl

CLK-C 2022-031

cc: M. Todd, Manager, Social Assistance & Employment Opportunities  
A. Jugley, Commissioner, Community Services  
S. Dean, Executive Assistant to the Commissioner, Community Services



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**Subject:** Evaluation of 2019 and 2020 Niagara Prosperity Initiative Projects

**Report to:** Public Health and Social Services Committee

**Report date:** Tuesday, February 8, 2022

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## Recommendations

That Report COM 6-2022 **BE RECEIVED** for information.

## Key Facts

- The purpose of this report is to provide a summary and evaluation of the 2019 and 2020 Niagara Prosperity Initiative (NPI) funded projects.
- Since 2008, Regional Council has supported local poverty reduction efforts through its annual investment in the NPI program.
- Priorities for 2021 have been informed by impacts of the COVID-19 pandemic and as such funding was targeted to needs in the areas of housing, health and domestic violence.
- In October 2021, Council approved a new approach for NPI investments moving forward in the context of a broader Poverty Reduction Strategy, leveraging the findings from the Brock Report [COM 22-2021 Path Forward to Building a Five Year Poverty Reduction Strategy](https://pub-niagararegion.escibemeetings.com/filestream.ashx?DocumentId=19006) (<https://pub-niagararegion.escibemeetings.com/filestream.ashx?DocumentId=19006>).

## Financial Considerations

Regional Council, as part of the Community Services operating budget, reviews the investment in the NPI annually. \$1,500,000 and \$1,250,000 were approved as part of the 2019 and 2020 operating budgets respectively, with a total of 44 projects funded in those two years. Unspent funds that were returned from prior year completed projects, including interest, allowed an additional \$218,747 to be allocated for a total of \$2,968,747 over the two years. Of this amount, \$150,000 is allocated each year between the convener (Niagara Community Foundation) and secretariat (United Way Niagara) functions to support administration and stakeholder engagement associated with this initiative.

## Analysis

NPI focuses on neighbourhood-based interventions aimed to increase prosperity for Niagara residents living in poverty. Neighbourhoods in need of attention have been identified throughout the region based on key indicators such as the low-income measure, unemployment rate, and educational attainment.

In March of 2020, the lock-down of services due to COVID-19 affected the entire community. Many of the projects funded in 2020 were required to make adjustments to service delivery. In some program areas, the impact of the pandemic, as reported by agencies, led to an increased demand for service and needs for individuals living in poverty. Project details are provided in Appendix A and B.

The following table outlines the contracted amounts by project type for 2019.

Project Type	\$	# of Projects
Housing – Outreach	\$115,196	1
Housing – Stability	\$39,576	1
Housing – Homelessness Prevention	\$142,466	3
Health – Mental Health	\$202,697	3
Health – Children	\$180,389	3
Health – Food	\$88,468	2
Health – Dental	\$184,192	1
Employment – Social Enterprises	\$261,021	5
Neighbourhood – Belonging	\$165,630	4
Neighbourhood - Leadership	\$84,982	1
<b>Total</b>	<b>\$1,464,617</b>	<b>24</b>

The following table outlines the contracted amounts by project type for 2020.

Project Type	\$	# of Projects
Housing – Outreach	\$184,648	2
Housing – Stability	\$186,149	5
Housing – Homelessness Prevention	\$175,973	3
Health – Mental Health	\$278,210	3
Health – Food	\$81,735	3
Health – Dental	\$139,586	1
Employment – Social Enterprises	\$157,829	3

---

Project Type	\$	# of Projects
<b>Total</b>	<b>\$1,204,130</b>	<b>20</b>

NPI projects are required to submit quarterly and final reports that include:

- Number of children, youth, adults and/or seniors served;
- Outcomes achieved and measured;
- Lessons learned and recommendations for future initiatives;
- Specific examples of impact to neighbourhood/community; and
- Testimonials from project participants.

The NPI secretariat and/or convener complete site visits/program reviews throughout the funding period to ensure contractual obligations are being met.

All 2019 and 2020 funded projects stayed within their approved budgets, provided reports and passed their site visits/program reviews.

A tally of the final reports from the 2019 and 2020 projects provided the following information:

Year	Total People Expected	Total People Served	Jobs Created	Revenue Generated
2019	4,932	4,993	184	\$269,697
2020	5,365	5,898	140	\$60,254
Total	10,297	10,891	324	\$329,951

## 2021 Funded Projects

There are currently 16 projects being funded from the 2021 Regional budget (COM 19 - 2021 Niagara Prosperity Initiative 2021Update). NPI is committed to providing supports to help the community rebuild and recover from the devastating impacts of COVID-19. The pandemic has exacerbated and amplified many of the issues caused by poverty. To address this, the 2021 NPI request for proposals (RFP) targeted needs in the areas of housing, health and domestic violence. Contracts with these projects will be ending August 30, 2022 and evaluations will be available at the end of 2022.

## Path Forward to Building a Five-Year Poverty Reduction Strategy

In October 2021, Council approved a new approach for NPI investments moving forward in the context of a broader poverty reduction strategy. Work is underway to

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develop a Niagara Region Poverty Reduction Strategy, led by Niagara Region, as well as establish a Niagara Region Poverty Reduction Steering Committee, and transition the administration of the NPI in-house to Community Services.

### **Alternatives Reviewed**

This report provides information on the 2019 and 2020 NPI funded projects. Work is underway on a new approach for NPI investments in the context of a broader Poverty Reduction Strategy.

### **Relationship to Council Strategic Priorities**

Investing in Healthy and Vibrant Communities to foster a high quality of life through safe, healthy, and inclusive neighbourhoods and delivery of quality, affordable and accessible human services.

### **Other Pertinent Reports**

COM 25-2019	Niagara Prosperity Initiative 2019 Update
COM 12-2020	Niagara Prosperity Initiative 2020 Update
COM 19-2021	Niagara Prosperity Initiative 2021 Update
COM 22-2021	Path Forward to Building a Five Year Poverty Reduction Strategy

---

**Prepared by:**

Marc Todd  
Manager  
Community Services

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**Recommended by:**

Adrienne Jugley, MSW, RSW. CHE  
Commissioner  
Community Services

---

**Submitted by:**

Ron Tripp, P.Eng.  
Chief Administrative Officer

This report was prepared in consultation with Lori Watson, Director Community Services.

## **Appendices**

Appendix A 2019 Individual NPI Project Evaluations

Appendix B 2020 Individual NPI Project Evaluations

## Appendix A – 2019 Individual NPI Project Evaluations

Project	Description	Funding Stream: Housing – Outreach																		
Niagara Outreach Worker Agency: Gateway Residential & Community Support Services of Niagara Inc. Municipality: All Niagara	Two street Outreach Workers provided mobile services and supports to vulnerable and disadvantaged citizens. Services were provided to people who were at urgent risk of becoming homeless and the chronically or persistently homeless.	<b>Result:</b> This funding provided opportunities for interactions with individuals who are homeless and or sleeping rough. We also partnered with The Raft to identify homeless youth and provided them with the supports to move into affordable housing.																		
<b>Contract Requirements</b> Contract Amount \$115,196 Amount Spent \$115,196 Contract Length 2 years Jobs Expected 2 Jobs Created 0 Revenue Expected \$0.00 Revenue Generated\$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>0</td><td>10</td></tr> <tr> <td>Youth 13-18</td><td>4</td><td>43</td></tr> <tr> <td>Adult 19-64</td><td>200</td><td>259</td></tr> <tr> <td>Seniors 65+</td><td>80</td><td>23</td></tr> <tr> <td><b>TOTAL</b></td><td><b>284</b></td><td><b>335</b></td></tr> </table>		Expected	Actual	Children 0-12	0	10	Youth 13-18	4	43	Adult 19-64	200	259	Seniors 65+	80	23	<b>TOTAL</b>	<b>284</b>	<b>335</b>	<b>Testimonial:</b> “I am now in the Housing First Program with Gateway. I am no longer living in a shelter with all my kids. My family now has a place to call home.”
	Expected	Actual																		
Children 0-12	0	10																		
Youth 13-18	4	43																		
Adult 19-64	200	259																		
Seniors 65+	80	23																		
<b>TOTAL</b>	<b>284</b>	<b>335</b>																		

Project	Description	Funding Stream: Housing – Stability																		
Housing Coordinator Agency: Welland Heritage Council and Multicultural Centre Municipality: Welland	Newcomers falling into precarious housing or homelessness were provided education about housing/renting in Canada, and supports through the process of finding, securing, and maintaining stable housing.	<b>Result:</b> A series of Rent-Ready workshops were conducted which helped clients with budgeting and learning about renting costs and the rights and responsibilities of tenants. We were able to secure housing for 11 families and 38 single individuals.																		
<b>Contract Requirements</b> Contract Amount \$39,576 Amount Spent \$38,103 Contract Length 1 year Jobs Expected 0 Jobs Created 0 Revenue Expected \$0.00 Revenue Generated\$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>5</td><td>30</td></tr> <tr> <td>Youth 13-18</td><td>4</td><td>7</td></tr> <tr> <td>Adult 19-64</td><td>71</td><td>79</td></tr> <tr> <td>Seniors 65+</td><td>5</td><td>6</td></tr> <tr> <td><b>TOTAL</b></td><td><b>85</b></td><td><b>122</b></td></tr> </table>		Expected	Actual	Children 0-12	5	30	Youth 13-18	4	7	Adult 19-64	71	79	Seniors 65+	5	6	<b>TOTAL</b>	<b>85</b>	<b>122</b>	<b>Testimonial:</b> “They give me food, they give me apartment, clothes, education and information on the community and help me find a job and help me find a permanent home in Mississauga. Without this help I would be homeless.”
	Expected	Actual																		
Children 0-12	5	30																		
Youth 13-18	4	7																		
Adult 19-64	71	79																		
Seniors 65+	5	6																		
<b>TOTAL</b>	<b>85</b>	<b>122</b>																		



Project	Description	Funding Stream: Housing – Prevention
Rental Assistance Service Agency: Grimsby Benevolent Fund Municipality: Grimsby	This program provided one-time rent assistance for people facing eviction and subsidy for people paying more than 30% of their total income on rent.	<b>Result:</b> Individuals and families were able to stay housed and remain in the town of Grimsby. Individuals identified that their stress and anxiety levels were reduced due to the ability to pay their rent on time.
<b>Contract Requirements</b>	<b>Number Served</b>	<b>Testimonial:</b> “Fell on hard times after separation with two kids. I received help for past rent. I have two children in school and do not want to move them. Grimsby is a great area to raise kids. I do not have to uproot my children and start them at a new school.”
Contract Amount \$35,000	Expected Actual	
Amount Spent \$35,000	Children 0-12 3 24	
Contract Length 1 year	Youth 13-18 6 14	
Jobs Expected 0	Adult 19-64 11 39	
Jobs Created 0	Seniors 65+ 2 1	
Revenue Expected \$0.00	<b>TOTAL 22 78</b>	
Revenue Generated\$0.00		

Project	Description	Funding Stream: Housing – Prevention
Intensive Casemanagement Agency: Project SHARE of Niagara Falls Inc. Municipality: Niagara Falls	Working one-on-one to address the needs of clients with multiple barriers to provide support, accountability, community referrals and advocacy for the client in their search for stable housing.	<b>Result:</b> This project has provided the means and support to help clients transition from being homeless to securing shelter. We are aware of 7 clients who secured housing, 5 clients were referred to the Housing First Program, and 3 were referred to the Home for Good Program.
<b>Contract Requirements</b>	<b>Number Served</b>	<b>Testimonial:</b> “We received help with food and clothing including laundry service. We also received help with our utilities, which was a big help. I can't imagine what we would have done if our utilities were turned off. So grateful for the assistance including the food and kind words from staff.”
Contract Amount \$52,235	Expected Actual	
Amount Spent \$52,235	Children 0-12 1 3	
Contract Length 1 year	Youth 13-18 8 9	
Jobs Expected 0	Adult 19-64 15 20	
Jobs Created 0	Seniors 65+ 4 8	
Revenue Expected \$0.00	<b>TOTAL 28 40</b>	
Revenue Generated\$0.00		

Project	Description	Funding Stream: Housing – Prevention																		
The Niagara Rooming House Project Agency: Start Me Up Niagara Municipality: St. Catharines	Assisted landlords and tenants with practical supports to ensure issues that negatively impact tenancy in single room occupancy dwellings were addressed.	<b>Result:</b> Supported 64 individuals in maintaining their housing and independence. Barriers to housing were addressed, for example, individuals experiencing mobility concerns were assisted in obtaining mobility devices.																		
<b>Contract Requirements</b> Contract Amount \$55,231 Amount Spent \$54,834 Contract Length 1 year Jobs Expected 0 Jobs Created 0 Revenue Expected \$0.00 Revenue Generated\$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>0</td><td>0</td></tr> <tr> <td>Youth 13-18</td><td>0</td><td>0</td></tr> <tr> <td>Adult 19-64</td><td>47</td><td>43</td></tr> <tr> <td>Seniors 65+</td><td>8</td><td>21</td></tr> <tr> <td><b>TOTAL</b></td><td><b>55</b></td><td><b>64</b></td></tr> </table>		Expected	Actual	Children 0-12	0	0	Youth 13-18	0	0	Adult 19-64	47	43	Seniors 65+	8	21	<b>TOTAL</b>	<b>55</b>	<b>64</b>	<b>Testimonial:</b> “I was homeless, moved into a rooming house, now moved into a shared two bedroom apartment with a roommate. Got lots of help I was able to get my taxes done for the past 10 years.”
	Expected	Actual																		
Children 0-12	0	0																		
Youth 13-18	0	0																		
Adult 19-64	47	43																		
Seniors 65+	8	21																		
<b>TOTAL</b>	<b>55</b>	<b>64</b>																		

Project	Description	Funding Stream: Health – MH Outreach																		
Mental Health & Addictions Coach Project Agency: Canadian Mental Health Association Niagara Branch Municipality: All Niagara	The Coaches support individuals in YWCA shelters who are experiencing mental health and addiction issues that interfere with their ability to find and maintain housing and employment, and help them develop a connection to their community.	<b>Result:</b> Impact over the long term was measured through clients not returning to shelters. Client experience surveys spoke to experience from beginning to end. In mental health, the OCAN was used to track how identified needs at the beginning of service were met, and from Addiction, the GAIN was used to measure stability.																		
<b>Contract Requirements</b> Contract Amount \$136,037 Amount Spent \$136,037 Contract Length 1 year Jobs Expected 19 Jobs Created 12 Revenue Expected \$0.00 Revenue Generated\$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>0</td><td>0</td></tr> <tr> <td>Youth 13-18</td><td>0</td><td>3</td></tr> <tr> <td>Adult 19-64</td><td>279</td><td>363</td></tr> <tr> <td>Seniors 65+</td><td>18</td><td>9</td></tr> <tr> <td><b>TOTAL</b></td><td><b>297</b></td><td><b>375</b></td></tr> </table>		Expected	Actual	Children 0-12	0	0	Youth 13-18	0	3	Adult 19-64	279	363	Seniors 65+	18	9	<b>TOTAL</b>	<b>297</b>	<b>375</b>	<b>Testimonial:</b> “I became first involved when I became homeless and ended up at the YWCA women’s shelter and am currently involved in one-on-one therapy and group therapy. The best thing that has happened is that I have hope for a future again... cannot put in words and will be forever grateful.”
	Expected	Actual																		
Children 0-12	0	0																		
Youth 13-18	0	3																		
Adult 19-64	279	363																		
Seniors 65+	18	9																		
<b>TOTAL</b>	<b>297</b>	<b>375</b>																		

Project	Description	Funding Stream: Health – MH Outreach																		
Return 2 Hope Counselling Program Agency: The Hope Centre Municipality: Welland	This project offered free, high quality counselling service to individuals without access to affordable mental health services. A registered psychotherapist offered group and individual counseling sessions.	<b>Result:</b> Success has been letting clients talk through their stories and help them regulate their emotional responses. Individuals were able to access specialized support and undergo rigorous self-assessments when needed.																		
<b>Contract Requirements</b> Contract Amount \$53,460 Amount Spent \$52,596 Contract Length 1 year Jobs Expected 0 Jobs Created 0 Revenue Expected \$0.00 Revenue Generated\$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>0</td><td>0</td></tr> <tr> <td>Youth 13-18</td><td>0</td><td>21</td></tr> <tr> <td>Adult 19-64</td><td>421</td><td>464</td></tr> <tr> <td>Seniors 65+</td><td>106</td><td>47</td></tr> <tr> <td><b>TOTAL</b></td><td><b>527</b></td><td><b>532</b></td></tr> </table>		Expected	Actual	Children 0-12	0	0	Youth 13-18	0	21	Adult 19-64	421	464	Seniors 65+	106	47	<b>TOTAL</b>	<b>527</b>	<b>532</b>	<b>Testimonial:</b> “I was referred by a housing worker in the community for deeper counselling. While my housing worker was able to listen to my needs and concerns, she felt I needed to talk to someone who could get into some of my interpersonal issues. Counselling provided made me feel hopeful.”
	Expected	Actual																		
Children 0-12	0	0																		
Youth 13-18	0	21																		
Adult 19-64	421	464																		
Seniors 65+	106	47																		
<b>TOTAL</b>	<b>527</b>	<b>532</b>																		

Project	Description	Funding Stream: Health – MH Outreach																		
Westview at Night Agency: Westview Christian Fellowship Municipality: St. Catharines	This project offered support to sex trade workers and those struggling with addiction by providing a nutritious hot meal, supplies, clothing, advocacy and a safe place to share concerns.	<b>Result:</b> We have seen outcomes of women connecting with Doctors to go on methadone to slowly come off street drugs, and we have seen other women reconnect with Family and Children’s Services to start access / visitation to their children.																		
<b>Contract Requirements</b> Contract Amount \$13,200 Amount Spent \$13,189 Contract Length 1 year Jobs Expected 0 Jobs Created 0 Revenue Expected \$0.00 Revenue Generated\$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>0</td><td>0</td></tr> <tr> <td>Youth 13-18</td><td>0</td><td>0</td></tr> <tr> <td>Adult 19-64</td><td>150</td><td>177</td></tr> <tr> <td>Seniors 65+</td><td>0</td><td>0</td></tr> <tr> <td><b>TOTAL</b></td><td><b>150</b></td><td><b>177</b></td></tr> </table>		Expected	Actual	Children 0-12	0	0	Youth 13-18	0	0	Adult 19-64	150	177	Seniors 65+	0	0	<b>TOTAL</b>	<b>150</b>	<b>177</b>	<b>Testimonial:</b> “When I come in I ask for support, supplies, food etc. they are helpful and care about me. I’d be lost without this program, without them I have no support.”
	Expected	Actual																		
Children 0-12	0	0																		
Youth 13-18	0	0																		
Adult 19-64	150	177																		
Seniors 65+	0	0																		
<b>TOTAL</b>	<b>150</b>	<b>177</b>																		

Project	Description	Funding Stream: Health – Children																		
Youth Summer Sports Camp – YSSC Jeunesse en action Agency: Centre de sante communautaire Municipality: Welland	A free eight-week sports camp to increase the emotional health and wellbeing for Francophone children aged 7 to 13 from low-income families.	<b>Result:</b> Post surveys showed that 100% of parents were more than satisfied with our sports camp. 96% were more than satisfied about the food served, the sports activities presented throughout the week and the communication with the staff.																		
<b>Contract Requirements</b> Contract Amount \$31,680 Amount Spent \$31,658 Contract Length 1 year Jobs Expected 0 Jobs Created 0 Revenue Expected \$0.00 Revenue Generated\$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>40</td><td>54</td></tr> <tr> <td>Youth 13-18</td><td>0</td><td>0</td></tr> <tr> <td>Adult 19-64</td><td>0</td><td>0</td></tr> <tr> <td>Seniors 65+</td><td>0</td><td>0</td></tr> <tr> <td><b>TOTAL</b></td><td><b>40</b></td><td><b>54</b></td></tr> </table>		Expected	Actual	Children 0-12	40	54	Youth 13-18	0	0	Adult 19-64	0	0	Seniors 65+	0	0	<b>TOTAL</b>	<b>40</b>	<b>54</b>	<b>Testimonial:</b> “Being an only child can be hard on social skills and the camp has improved my daughter’s greatly. She has been exposed to new sports and activities and is more active.”
	Expected	Actual																		
Children 0-12	40	54																		
Youth 13-18	0	0																		
Adult 19-64	0	0																		
Seniors 65+	0	0																		
<b>TOTAL</b>	<b>40</b>	<b>54</b>																		

Project	Description	Funding Stream: Health – Children																		
Strengthening Families for the Future Agency: John Howard Society Municipality: All Niagara	Supports for families and children who may be at risk for mental health issues and substance use. The program included individual sessions followed by family sessions, role-play and interactive activities to promote problem solving and communication skills.	<b>Result:</b> Unfortunately COVID-19 occurred during the last half of the sessions. While we were not able to hold traditional sessions as we had previously done, we were able to hold virtual sessions with many of the participants in order for them to complete the program.																		
<b>Contract Requirements</b> Contract Amount \$53,262 Amount Spent \$53,262 Contract Length 1 year Jobs Expected 3 Jobs Created 3 Revenue Expected \$0.00 Revenue Generated\$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>80</td><td>32</td></tr> <tr> <td>Youth 13-18</td><td>15</td><td>9</td></tr> <tr> <td>Adult 19-64</td><td>44</td><td>25</td></tr> <tr> <td>Seniors 65+</td><td>6</td><td>4</td></tr> <tr> <td><b>TOTAL</b></td><td><b>145</b></td><td><b>70</b></td></tr> </table>		Expected	Actual	Children 0-12	80	32	Youth 13-18	15	9	Adult 19-64	44	25	Seniors 65+	6	4	<b>TOTAL</b>	<b>145</b>	<b>70</b>	<b>Testimonial:</b> “I asked my FACS worker if there were any family programs for me and my children and she referred me to the Strengthening Families program Learning how to communicate and talk openly to solve problems. We sometimes struggled to talk openly when frustrated or upset.”
	Expected	Actual																		
Children 0-12	80	32																		
Youth 13-18	15	9																		
Adult 19-64	44	25																		
Seniors 65+	6	4																		
<b>TOTAL</b>	<b>145</b>	<b>70</b>																		

Project	Description	Funding Stream: Health – Children																		
Moving Forward Agency: Strive Niagara Municipality: Niagara Falls, Port Colborne, St. Catharines, Welland	Trauma-informed, customized individual / group interventions including information, education/skills building, referral and expert support to teenage parents.	<b>Result:</b> Our project was successful because our participants became more confident with our programming and attendance increased monthly as a result of them feeling safe and secure not only in their trauma informed classroom but with the childcare that was provided as well.																		
<b>Contract Requirements</b> Contract Amount \$95,447 Amount Spent \$91,013 Contract Length 1 year Jobs Expected 0 Jobs Created 0 Revenue Expected \$0.00 Revenue Generated\$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>87</td><td>73</td></tr> <tr> <td>Youth 13-18</td><td>25</td><td>31</td></tr> <tr> <td>Adult 19-64</td><td>75</td><td>57</td></tr> <tr> <td>Seniors 65+</td><td>0</td><td>0</td></tr> <tr> <td><b>TOTAL</b></td><td><b>187</b></td><td><b>161</b></td></tr> </table>		Expected	Actual	Children 0-12	87	73	Youth 13-18	25	31	Adult 19-64	75	57	Seniors 65+	0	0	<b>TOTAL</b>	<b>187</b>	<b>161</b>	<b>Testimonial:</b> “I was referred through my OW worker to get credits to finish high school. My daughter is socializing. Because I want to graduate and it’s a lot easier having my daughter here with me. It’s a better work environment being with people that understand my situation.”
	Expected	Actual																		
Children 0-12	87	73																		
Youth 13-18	25	31																		
Adult 19-64	75	57																		
Seniors 65+	0	0																		
<b>TOTAL</b>	<b>187</b>	<b>161</b>																		

Project	Description	Funding Stream: Health – Food																		
Weekends Without Hunger Agency: Food4Kids Niagara Municipality: Niagara Falls, St. Catharines, Welland	This project expanded the weekend program that provides access to food, to reach an additional 60 children in four schools that are experiencing food insecurity.	<b>Result:</b> We were successfully able to add 60 children at 4 schools in 3 municipalities to our program. 100% of the respondents indicated that their children were less hungry, happier and healthier.																		
<b>Contract Requirements</b> Contract Amount \$38,830 Amount Spent \$38,807 Contract Length 1 year Jobs Expected 1 Jobs Created 3 Revenue Expected \$0.00 Revenue Generated\$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>54</td><td>52</td></tr> <tr> <td>Youth 13-18</td><td>6</td><td>8</td></tr> <tr> <td>Adult 19-64</td><td>0</td><td>0</td></tr> <tr> <td>Seniors 65+</td><td>0</td><td>0</td></tr> <tr> <td><b>TOTAL</b></td><td><b>60</b></td><td><b>60</b></td></tr> </table>		Expected	Actual	Children 0-12	54	52	Youth 13-18	6	8	Adult 19-64	0	0	Seniors 65+	0	0	<b>TOTAL</b>	<b>60</b>	<b>60</b>	<b>Testimonial:</b> “I was referred through the principal at school and my kids each get a bag of food every Friday which helps a lot. It’s been a great help and support. Not always having to worry is nice. Kids want to eat a lot and you feel pretty bad when you have to tell them no or when you don’t have enough.”
	Expected	Actual																		
Children 0-12	54	52																		
Youth 13-18	6	8																		
Adult 19-64	0	0																		
Seniors 65+	0	0																		
<b>TOTAL</b>	<b>60</b>	<b>60</b>																		

Project	Description	Funding Stream: Health – Food																		
The Good Food Box Agency: Links for Greener Learning Municipality: Niagara Falls, Fort Erie, Port Colborne, St. Catharines, Welland	This project aimed to increase the use of fresh food in daily meals by reaching out to communities with barriers to accessing fresh and affordable produce and providing low cost, high value monthly fresh produce boxes.	<b>Result:</b> Increased delivery of food boxes from 100 to around 200 per month. Food grown in our gardens added more fresh food to the box that helped us with wintertime when food is more expensive and we used these resources to add more food at this time of the year.																		
<b>Contract Requirements</b> Contract Amount \$49,638 Amount Spent \$49,638 Contract Length 1 year Jobs Expected 1 Jobs Created 6 Revenue Expected \$0.00 Revenue Generated\$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>100</td><td>247</td></tr> <tr> <td>Youth 13-18</td><td>150</td><td>76</td></tr> <tr> <td>Adult 19-64</td><td>250</td><td>471</td></tr> <tr> <td>Seniors 65+</td><td>200</td><td>50</td></tr> <tr> <td><b>TOTAL</b></td><td><b>700</b></td><td><b>844</b></td></tr> </table>		Expected	Actual	Children 0-12	100	247	Youth 13-18	150	76	Adult 19-64	250	471	Seniors 65+	200	50	<b>TOTAL</b>	<b>700</b>	<b>844</b>	<b>Testimonial:</b> “My family got involved with this program as newcomers. We currently are involved in the program and we are willing to help it as volunteers if necessary. The groceries that we received have helped the family as well as the things donated to my daycare.”
	Expected	Actual																		
Children 0-12	100	247																		
Youth 13-18	150	76																		
Adult 19-64	250	471																		
Seniors 65+	200	50																		
<b>TOTAL</b>	<b>700</b>	<b>844</b>																		

Project	Description	Funding Stream: Health – Dental																		
Brushed Aside 2019 Agency: Community Care St. Catharines and Thorold Municipality: All Niagara	This project provided access to dental care services and dentures for adults in need of treatment.	<b>Result:</b> This year we had a lower number of clients accessing the program due to COVID-19. Adjustments in treatment costs had to be made after the 5-month closures. With the assistance of this project, we contributed to individuals’ pain relief, dentures, and many other dental needs.																		
<b>Contract Requirements</b> Contract Amount \$184,192 Amount Spent \$184,192 Contract Length 1 year Jobs Expected 0 Jobs Created 0 Revenue Expected \$5,000 Revenue Generated\$14,400	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>0</td><td>0</td></tr> <tr> <td>Youth 13-18</td><td>0</td><td>0</td></tr> <tr> <td>Adult 19-64</td><td>230</td><td>168</td></tr> <tr> <td>Seniors 65+</td><td>0</td><td>0</td></tr> <tr> <td><b>TOTAL</b></td><td><b>230</b></td><td><b>168</b></td></tr> </table>		Expected	Actual	Children 0-12	0	0	Youth 13-18	0	0	Adult 19-64	230	168	Seniors 65+	0	0	<b>TOTAL</b>	<b>230</b>	<b>168</b>	<b>Testimonial:</b> “As a senior, I have no access to dental benefits and I was badly in need of assistance after my dentist had removed all of my infected teeth. I needed dentures but could not afford the cost upfront. I was approved for the brushed aside program and was able to get my dentures and now I just have a small monthly payment that I am able to afford and I can eat again.”
	Expected	Actual																		
Children 0-12	0	0																		
Youth 13-18	0	0																		
Adult 19-64	230	168																		
Seniors 65+	0	0																		
<b>TOTAL</b>	<b>230</b>	<b>168</b>																		



Project	Description	Funding Stream: Employment – Self-employment																		
Niagara Community Garden Makers Program Agency: Employment Help Centre Municipality: All Niagara	In collaboration with Start Me Up Niagara, this project offered an employment skills training program and market gardening social enterprise for youth and adults.	<b>Result:</b> Provided 166 units of transportation, distributed a total of \$3,750 in volunteer honorariums, facilitated 93 community garden workshops, delivered 78 kitchen workshops and completed 26 farmer's market days as vendors.																		
<b>Contract Requirements</b> Contract Amount    \$35,264 Amount Spent       \$35,264 Contract Length    1 year Jobs Expected       6 Jobs Created         6 Revenue Expected \$2,400 Revenue Generated\$2,935	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>0</td><td>0</td></tr> <tr> <td>Youth 13-18</td><td>15</td><td>13</td></tr> <tr> <td>Adult 19-64</td><td>25</td><td>19</td></tr> <tr> <td>Seniors 65+</td><td>0</td><td>33</td></tr> <tr> <td><b>TOTAL</b></td><td><b>40</b></td><td><b>65</b></td></tr> </table>		Expected	Actual	Children 0-12	0	0	Youth 13-18	15	13	Adult 19-64	25	19	Seniors 65+	0	33	<b>TOTAL</b>	<b>40</b>	<b>65</b>	<b>Testimonial:</b> “The best thing as the result of this project is the chance I have to practice cooking, and the fact that the people have liked the products. It is significant because this way, people can know about our culture, and at the same time they eat natural food.”
	Expected	Actual																		
Children 0-12	0	0																		
Youth 13-18	15	13																		
Adult 19-64	25	19																		
Seniors 65+	0	33																		
<b>TOTAL</b>	<b>40</b>	<b>65</b>																		

Project	Description	Funding Stream: Employment – Self-employment																		
Employ-Ability Skills for Adults with Disabilities Agency: Heartland Forest Nature Experience Municipality: All Niagara	A structured and goal-oriented work experience programs for adults with intellectual and developmental disabilities through development of employ-ability skills and exploration of social procurement strategies.	<b>Result:</b> 20% were able to gain permanent positions in competitive employment, 40% enrolled in the Work Experience Program, 10% received employment supports, 60% were able to find permanent opportunities.																		
<b>Contract Requirements</b> Contract Amount    \$65,533 Amount Spent       \$65,533 Contract Length    1 year Jobs Expected       12 Jobs Created         8 Revenue Expected \$5,000 Revenue Generated\$3,464	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>0</td><td>0</td></tr> <tr> <td>Youth 13-18</td><td>15</td><td>23</td></tr> <tr> <td>Adult 19-64</td><td>30</td><td>30</td></tr> <tr> <td>Seniors 65+</td><td>100</td><td>133</td></tr> <tr> <td><b>TOTAL</b></td><td><b>145</b></td><td><b>186</b></td></tr> </table>		Expected	Actual	Children 0-12	0	0	Youth 13-18	15	23	Adult 19-64	30	30	Seniors 65+	100	133	<b>TOTAL</b>	<b>145</b>	<b>186</b>	<b>Testimonial:</b> “Someone was helping me look for a job, like a worker. They were helping me look for a job and they found Work Experience at the movie theater. It makes me feel good to do a job that has to get done.”
	Expected	Actual																		
Children 0-12	0	0																		
Youth 13-18	15	23																		
Adult 19-64	30	30																		
Seniors 65+	100	133																		
<b>TOTAL</b>	<b>145</b>	<b>186</b>																		

Project	Description	Funding Stream: Employment – Self-employment																		
Niagara Furniture Bank Training and Skill Development Centre Agency: Niagara Furniture Bank Municipality: All Niagara	The Niagara Furniture Bank warehouse is used as a "classroom" for Start Me Up Niagara (SMUN) clients. Training options include warehouse logistics, warehouse maintenance, inventory, janitorial, fleet maintenance, woodworking repair and reception/scheduling.	<b>Result:</b> Participants were trained for 3-month periods at the Niagara Furniture Bank. This training increased NFB ability to service more clients with an increased work force. Participants gained knowledge of warehouse management and administration duties around inventory.																		
<b>Contract Requirements</b> Contract Amount \$53,064 Amount Spent \$39,286 Contract Length 1 year Jobs Expected 12 Jobs Created 22 Revenue Expected \$0.00 Revenue Generated\$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>0</td><td>0</td></tr> <tr> <td>Youth 13-18</td><td>0</td><td>0</td></tr> <tr> <td>Adult 19-64</td><td>12</td><td>22</td></tr> <tr> <td>Seniors 65+</td><td>0</td><td>0</td></tr> <tr> <td><b>TOTAL</b></td><td><b>12</b></td><td><b>22</b></td></tr> </table>		Expected	Actual	Children 0-12	0	0	Youth 13-18	0	0	Adult 19-64	12	22	Seniors 65+	0	0	<b>TOTAL</b>	<b>12</b>	<b>22</b>	<b>Testimonial:</b> "The Work Action program connected me with Niagara Furniture Bank. Covid-19 caused me to be laid off and not be able to complete my program. Niagara Furniture Bank provided me with flexible work hours, skills for other employment and a positive work environment."
	Expected	Actual																		
Children 0-12	0	0																		
Youth 13-18	0	0																		
Adult 19-64	12	22																		
Seniors 65+	0	0																		
<b>TOTAL</b>	<b>12</b>	<b>22</b>																		

Project	Description	Funding Stream: Employment – Self-employment																		
Southridge Jam Company Agency: Southridge Shelter Municipality: St. Catharines	This social enterprise produces and sells small-batch jams while providing individuals who are transitioning from homelessness with stability, purpose and positive momentum from job and life skills training.	<b>Result:</b> Goal was to progress toward sustainability within four years. Sales trends are up almost 150% and retail channels increased in 2019. Program participants found increased purpose and employability.																		
<b>Contract Requirements</b> Contract Amount \$35,588 Amount Spent \$33,951 Contract Length 1 year Jobs Expected 6 Jobs Created 16 Revenue Expected \$48,314 Revenue Generated\$57,440	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>0</td><td>0</td></tr> <tr> <td>Youth 13-18</td><td>0</td><td>0</td></tr> <tr> <td>Adult 19-64</td><td>6</td><td>16</td></tr> <tr> <td>Seniors 65+</td><td>0</td><td>0</td></tr> <tr> <td><b>TOTAL</b></td><td><b>6</b></td><td><b>16</b></td></tr> </table>		Expected	Actual	Children 0-12	0	0	Youth 13-18	0	0	Adult 19-64	6	16	Seniors 65+	0	0	<b>TOTAL</b>	<b>6</b>	<b>16</b>	<b>Testimonial:</b> "As a resident of the Shelter I was invited to join the Jam Company on Wednesdays. It makes me happy giving back to the shelter. I enjoy working with people. It makes me feel like I am doing something."
	Expected	Actual																		
Children 0-12	0	0																		
Youth 13-18	0	0																		
Adult 19-64	6	16																		
Seniors 65+	0	0																		
<b>TOTAL</b>	<b>6</b>	<b>16</b>																		

Project	Description	Funding Stream: Employment – Self-employment																		
Fresh Paint Agency: The RAFT Municipality: All Niagara	This social enterprise project provides at-risk youth opportunities to work with experienced contractors to complete unit turnover preparation for Niagara Regional Housing.	<b>Result:</b> The project was a success due to the impact it had on youth and the work completed for Niagara Regional Housing renovations at the homeless youth shelter. While our youth succeeded in learning job traits our target of having constant and steady work sites lined up on a weekly basis were not met due to COVID-19.																		
<b>Contract Requirements</b> Contract Amount \$71,572 Amount Spent \$71,572 Contract Length 1 year Jobs Expected 24 Jobs Created 9 Revenue Expected \$140,000 Revenue Generated\$87,777	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>0</td><td>0</td></tr> <tr> <td>Youth 13-18</td><td>0</td><td>1</td></tr> <tr> <td>Adult 19-64</td><td>24</td><td>8</td></tr> <tr> <td>Seniors 65+</td><td>0</td><td>0</td></tr> <tr> <td><b>TOTAL</b></td><td><b>24</b></td><td><b>9</b></td></tr> </table>		Expected	Actual	Children 0-12	0	0	Youth 13-18	0	1	Adult 19-64	24	8	Seniors 65+	0	0	<b>TOTAL</b>	<b>24</b>	<b>9</b>	<b>Testimonial:</b> “I was unemployed and looking for work at the time. My RAFT worker mentioned this program to me. After the interview, I was hired and now I'm working for the Fresh Paint project by the RAFT. The best thing about this project is that I secured a job and now I am able to get off government assistance.”
	Expected	Actual																		
Children 0-12	0	0																		
Youth 13-18	0	1																		
Adult 19-64	24	8																		
Seniors 65+	0	0																		
<b>TOTAL</b>	<b>24</b>	<b>9</b>																		

Project	Description	Funding Stream: Empowerment – Belonging																		
With My Friends Agency: Community Living Municipality: Port Colborne, Wainfleet	This project provided an opportunity for children from low-income families to attend summer camps at Heartland Forest, I CANTER or YMCA in July and August 2019.	<b>Result:</b> Children gained new skills and experiences. Improved their social and communication skills, leadership skills and self-esteem.																		
<b>Contract Requirements</b> Contract Amount \$15,840 Amount Spent \$15,840 Contract Length 1 year Jobs Expected 0 Jobs Created 0 Revenue Expected \$0.00 Revenue Generated\$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>25</td><td>25</td></tr> <tr> <td>Youth 13-18</td><td>0</td><td>0</td></tr> <tr> <td>Adult 19-64</td><td>0</td><td>0</td></tr> <tr> <td>Seniors 65+</td><td>0</td><td>0</td></tr> <tr> <td><b>TOTAL</b></td><td><b>25</b></td><td><b>25</b></td></tr> </table>		Expected	Actual	Children 0-12	25	25	Youth 13-18	0	0	Adult 19-64	0	0	Seniors 65+	0	0	<b>TOTAL</b>	<b>25</b>	<b>25</b>	<b>Testimonial:</b> “There is no way that I could ever give them the kinds of experiences they got at camp. My children and I live from paycheck to paycheck. Money is always an issue. The kids got to do things that I could never afford to do with them.”
	Expected	Actual																		
Children 0-12	25	25																		
Youth 13-18	0	0																		
Adult 19-64	0	0																		
Seniors 65+	0	0																		
<b>TOTAL</b>	<b>25</b>	<b>25</b>																		

Project	Description	Funding Stream: Empowerment – Belonging																		
Helping West Niagara Youth Agency: Fort Municipality: West Lincoln	The FORT offered free after-school and summer programming, resources, and guidance in Smithville.	<b>Result:</b> Helped youth stay in school, learn life skills, and maintain positive mental health. Provided daily homework help, peer-to-peer tutoring, and access to the internet for research and projects.																		
<b>Contract Requirements</b> Contract Amount \$40,234 Amount Spent \$40,234 Contract Length 1 year Jobs Expected 10 Jobs Created 5 Revenue Expected \$0.00 Revenue Generated \$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>40</td><td>78</td></tr> <tr> <td>Youth 13-18</td><td>150</td><td>45</td></tr> <tr> <td>Adult 19-64</td><td>0</td><td>0</td></tr> <tr> <td>Seniors 65+</td><td>0</td><td>0</td></tr> <tr> <td><b>TOTAL</b></td><td><b>190</b></td><td><b>123</b></td></tr> </table>		Expected	Actual	Children 0-12	40	78	Youth 13-18	150	45	Adult 19-64	0	0	Seniors 65+	0	0	<b>TOTAL</b>	<b>190</b>	<b>123</b>	<b>Testimonial:</b> “We come everyday after school. I love the free access to food and the technology like the new computers. It's important because I don't get to use computers at home and I can play with friends.”
	Expected	Actual																		
Children 0-12	40	78																		
Youth 13-18	150	45																		
Adult 19-64	0	0																		
Seniors 65+	0	0																		
<b>TOTAL</b>	<b>190</b>	<b>123</b>																		

Project	Description	Funding Stream: Empowerment – Belonging																		
Building Community on Queen Agency: Third Space Cafe Municipality: Niagara Falls	This social enterprise provides an inclusive workplace for those who face barriers to employment because of physical, cognitive, and invisible disabilities.	<b>Result:</b> Hired individuals who have experienced barriers to employment and helped them be successful in their work. Free meals were provided in partnership with Small Scale Farms to individuals in need.																		
<b>Contract Requirements</b> Contract Amount \$32,050 Amount Spent \$29,277 Contract Length 1 year Jobs Expected 8 Jobs Created 7 Revenue Expected \$85,000 Revenue Generated \$100,682	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>0</td><td>6</td></tr> <tr> <td>Youth 13-18</td><td>0</td><td>19</td></tr> <tr> <td>Adult 19-64</td><td>555</td><td>523</td></tr> <tr> <td>Seniors 65+</td><td>0</td><td>70</td></tr> <tr> <td><b>TOTAL</b></td><td><b>555</b></td><td><b>618</b></td></tr> </table>		Expected	Actual	Children 0-12	0	6	Youth 13-18	0	19	Adult 19-64	555	523	Seniors 65+	0	70	<b>TOTAL</b>	<b>555</b>	<b>618</b>	<b>Testimonial:</b> “My NTEC found me this job. I met a lot of people and I love my boss. Now I am giving money out to people and I can make banana bread by myself. I like trying new things.”
	Expected	Actual																		
Children 0-12	0	6																		
Youth 13-18	0	19																		
Adult 19-64	555	523																		
Seniors 65+	0	70																		
<b>TOTAL</b>	<b>555</b>	<b>618</b>																		

Project	Description	Funding Stream: Empowerment – Belonging																		
Westview Centre 4 Women Agency: Westview Christian Fellowship Municipality: St. Catharines	Services include hot meals, pantry access, laundry services, literacy classes, education, employment / housing support, haircuts, hygiene, free clothing, income tax classes, and field trips.	<b>Result:</b> Offered opportunities that are not readily available in the Queenston community. Women attended our programs and built trust as we supported them and guided them to new and better opportunities.																		
<b>Contract Requirements</b> Contract Amount    \$77,506 Amount Spent       \$77,506 Contract Length    1 year Jobs Expected       35 Jobs Created        45 Revenue Expected \$0.00 Revenue Generated \$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>60</td><td>65</td></tr> <tr> <td>Youth 13-18</td><td>15</td><td>18</td></tr> <tr> <td>Adult 19-64</td><td>600</td><td>482</td></tr> <tr> <td>Seniors 65+</td><td>20</td><td>43</td></tr> <tr> <td><b>TOTAL</b></td><td><b>695</b></td><td><b>608</b></td></tr> </table>		Expected	Actual	Children 0-12	60	65	Youth 13-18	15	18	Adult 19-64	600	482	Seniors 65+	20	43	<b>TOTAL</b>	<b>695</b>	<b>608</b>	<b>Testimonial:</b> “This group has made me feel welcome, normal that I matter and that I am not alone. Which I was for a long time. We all have different stories but we come together and connect in one way or another. I can eat breakfast and lunch even if I have no money because of this place.”
	Expected	Actual																		
Children 0-12	60	65																		
Youth 13-18	15	18																		
Adult 19-64	600	482																		
Seniors 65+	20	43																		
<b>TOTAL</b>	<b>695</b>	<b>608</b>																		

Project	Description	Funding Stream: Empowerment – Leadership																		
Community Champions Agency: Westview Christian Fellowship Municipality: St. Catharines	This train-the-trainer project invited local experts from the community to teach participants to become future "Community Champions" who will in turn assist other participants.	<b>Result:</b> Women in this program felt more confident in themselves. As an example, we had women trained in housing supports working with women who need housing.																		
<b>Contract Requirements</b> Contract Amount    \$84,982 Amount Spent       \$84,982 Contract Length    1 year Jobs Expected       50 Jobs Created        39 Revenue Expected \$0.00 Revenue Generated \$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>10</td><td>11</td></tr> <tr> <td>Youth 13-18</td><td>10</td><td>32</td></tr> <tr> <td>Adult 19-64</td><td>400</td><td>168</td></tr> <tr> <td>Seniors 65+</td><td>10</td><td>27</td></tr> <tr> <td><b>TOTAL</b></td><td><b>430</b></td><td><b>239</b></td></tr> </table>		Expected	Actual	Children 0-12	10	11	Youth 13-18	10	32	Adult 19-64	400	168	Seniors 65+	10	27	<b>TOTAL</b>	<b>430</b>	<b>239</b>	<b>Testimonial:</b> “I was applying for a job as the cook and got it. I have learned so much that I am now able to help others in the program. I often take a leadership role when staff are busy. I like the women and feel that my help is useful to them. I see women working hard to improve themselves.”
	Expected	Actual																		
Children 0-12	10	11																		
Youth 13-18	10	32																		
Adult 19-64	400	168																		
Seniors 65+	10	27																		
<b>TOTAL</b>	<b>430</b>	<b>239</b>																		

## Appendix B – 2020 Individual NPI Project Evaluations

Project	Description	Funding Stream: Housing – Outreach
Niagara Dual Diagnosis Outreach Worker Specialist Agency: Gateway Residential & Community Support Services of Niagara Inc. Municipality: All Niagara	Enhancement to the “Assertive Street Outreach” services with the addition of a “Dual Diagnosis Outreach Specialist. Included additional weekend coverage.	<b>Result:</b> We were able to hire an outreach work from Mainstream services who had an enhanced background in developmental disorders. Our weekend worker allowed us to have two workers on each weekend allowing for broader coverage around the region.
<b>Contract Requirements</b>	<b>Number Served</b>	<b>Testimonial:</b> “I was referred by The Hope center in Welland. We were enlightened on the availability of help that is out there for people in need of housing, informed about places that can provide furniture. ‘My’ worker...went above and beyond helping ‘me’ find somewhere to live.”
Contract Amount     \$112,845	Expected     Actual	
Amount Spent         \$93,809	Children 0-12     10     21	
Contract Length     1 year	Youth 13-18     10     14	
Jobs Created         0	Adult 19-64     60     115	
Revenue Generated \$0.00	Seniors 65+     10     14	
	<b>TOTAL                90     167</b>	

Project	Description	Funding Stream: Housing – Outreach
Westview Centre4Women Agency: Westview Christian Fellowship Municipality: St. Catharines	Services included hot meals, pantry access, laundry services, literacy classes, education, employment / housing support, haircuts, hygiene, free clothing, income tax classes, field trips and many other services.	<b>Result:</b> During lock-down, we had the added concern of keeping everyone safe as well as helping those with mental health / addictions and homelessness. We provided services by opening our window in the kitchen and giving out food and supplies (blankets, coats, Hygiene supplies etc.)
<b>Contract Requirements</b>	<b>Number Served</b>	<b>Testimonial:</b> “Before WC4W my life was full of problems, a violent ex, health issues, a whole bunch of issues too many to list, they are all still there however I have people to talk to, support, and most of all a place that cares about me.”
Contract Amount     \$71,803	Expected     Actual	
Amount Spent         \$71,803	Children 0-12     50     20	
Contract Length     1 year	Youth 13-18     25     67	
Jobs Created         97	Adult 19-64     750     757	
Revenue Generated \$0.00	Seniors 65+     25     97	
	<b>TOTAL                850     941</b>	

Project	Description	Funding Stream: Housing – Stability	
Cyber-Seniors Building Self-Reliance Agency: Cyber-Seniors Connecting Generations Inc. Municipality: Grimsby, Niagara Falls, Welland	Provided low income seniors with access to technology and WiFi within their place of residence. Also included a teaching component.	<b>Result:</b> Due to COVID we immediately pivoted to offer free devices and over-the-phone and virtual training which allowed us to exceed our stated goal. All were provided free devices to help them stay connected and self-sufficient.	
<b>Contract Requirements</b>	<b>Number Served</b>	<b>Testimonial:</b> “It's just at a standstill because we've had to close the common room which is where the computers are and where we study. This is a great set up to be able to get a computer. Especially for seniors who are alone and limited.”	
Contract Amount     \$44,679	Expected     Actual		
Amount Spent         \$44,296	Children 0-12         0                     0		
Contract Length       1 year	Youth 13-18           0                     0		
Jobs Created           0	Adult 19-64           0                     106		
Revenue Generated \$0.00	Seniors 65+           200                   153		
	<b>TOTAL                   200                   259</b>		

Project	Description	Funding Stream: Housing – Stability	
Second-Stage Housing and Support Program Agency: Gillian's Place Municipality: St. Catharines	Funding for seven affordable transitional housing units in downtown St. Catharines for women and children escaping violence. Included wrap-around case-management and group life-skills support programming.	<b>Result:</b> There was a delay in receiving our second-stage units because of construction delays due to COVID. Thirteen women and twelve children from Niagara are living in safe and affordable conditions.	
<b>Contract Requirements</b>	<b>Number Served</b>	<b>Testimonial:</b> “I've experienced domestic assault from my spouse. Shortly after I was given notice asking me to vacate what used to be my husband and I's apartment. I was offered to participate in a second stage housing program. Hence my son and I moved into our current apartment.”	
Contract Amount     \$46,291	Expected     Actual		
Amount Spent         \$46,291	Children 0-12         10                     12		
Contract Length       1 year	Youth 13-18           10                     0		
Jobs Created           1	Adult 19-64           20                     13		
Revenue Generated \$0.00	Seniors 65+           3                        0		
	<b>TOTAL                   43                     25</b>		



<b>Project</b>	<b>Description</b>	<b>Funding Stream: Housing – Stability</b>	
Child and Youth Support Program Agency: Project SHARE of Niagara Falls Inc. Municipality: Niagara Falls	Provided essential supports including diapers and wipes, formula, healthy snacks for children, new running shoes and school supplies and Christmas gifts for teenagers.	<b>Result:</b> Many new families found themselves struggling to meet their basic needs due to sudden and in many cases lengthy job losses. Children were home from school for a significant period of time without school nutrition programs, so this program was crucial to help children receive the essential supports they needed.	
<b>Contract Requirements</b>	<b>Number Served</b>	<b>Testimonial:</b> “I have participated in the 'Back to School' program for about 10 years. This helps provide the necessary school supplies needed for my children. It also provides financial help to allow me to deal with other household expenses.”	
Contract Amount     \$25,465	Expected     Actual		
Amount Spent         \$25,453	Children 0-12         38                     47		
Contract Length      1 year	Youth 13-18         163                    163		
Jobs Created           0	Adult 19-64           0                         0		
Revenue Generated \$0.00	Seniors 65+          0                         0		
	<b>TOTAL                   201                     210</b>		

<b>Project</b>	<b>Description</b>	<b>Funding Stream: Housing – Stability</b>	
Income Matters Agency: Start Me Up Niagara Municipality: St. Catharines; Thorold	Provided help for low-income and homeless to access finances, budgeting, tax filing, and applications to eligible benefits and credits.	<b>Result:</b> We helped participants obtain extra benefits that the government offered through Canada Pension, Ontario Works, and / or Ontario Disability Support Program. This was done virtually or through the monthly drop-in that was offered.	
<b>Contract Requirements</b>	<b>Number Served</b>	<b>Testimonial:</b> “Covid has made it difficult, but it also forced me to be more independent and find out how to accomplish things on my own.”	
Contract Amount     \$28,100	Expected     Actual		
Amount Spent         \$27,285	Children 0-12         0                     0		
Contract Length      1 year	Youth 13-18         0                     13		
Jobs Created           12	Adult 19-64           750                   679		
Revenue Generated \$13,986	Seniors 65+          100                   193		
	<b>TOTAL                   850                     885</b>		

Project	Description	Funding Stream: Housing – Stability	
Housing Coordinator Agency: Welland Heritage Council and Multicultural Centre Municipality: Welland	Served newcomers in the community; providing shelter intake support, facilitation of transition of clients into permanent housing, promotion of self-reliance, and education about housing and renting in Canada.	<b>Result:</b> Clients learned self-reliance dealing with Covid-19, along with continuous progress accessing resources within the community on their own. Workshops and one-on-one sessions were provided to clients regarding measurable steps to secure permanent housing and knowledge of the Residential Tenancy Act in Ontario.	
<b>Contract Requirements</b>	<b>Number Served</b>	<b>Testimonial:</b> “I was able to live at the immigration shelter where I received support from staff and neighbours to organize my life. They support us in all aspects: mental and physical health, education, work and economy.”	
Contract Amount     \$41,615	Expected     Actual		
Amount Spent        \$41,518	Children 0-12     10     13		
Contract Length     1 year	Youth 13-18      5     7		
Jobs Created         0	Adult 19-64      60    60		
Revenue Generated \$0.00	Seniors 65+      5     2		
	<b>TOTAL                80     82</b>		

Project	Description	Funding Stream: Housing – Prevention	
Community Housing Workers Agency: Community Care St. Catharines and Thorold Municipality: St. Catharines, Thorold	Two Housing Workers served the vulnerable, low-income population through daily walk-ins or at weekly community drop-in sessions.	<b>Result:</b> Referrals increased over the year, due to COVID. The focus of the Housing Workers shifted to prioritize keeping people housed, and assist with stopping renovations and provide mediation with landlords and property managers.	
<b>Contract Requirements</b>	<b>Number Served</b>	<b>Testimonial:</b> “I was living temporarily with my daughter, and was sleeping in the sun room. Once my daughter got an eviction, I know I needed to find a more stable solution. The best part of this program is that I was able to find an affordable unit outside of Niagara Regional Housing. Very Affordable, especially on an OW budget.”	
Contract Amount     \$78,328	Expected     Actual		
Amount Spent        \$73,854	Children 0-12     0     0		
Contract Length     1 year	Youth 13-18      17    8		
Jobs Created         0	Adult 19-64      684   644		
Revenue Generated \$0.00	Seniors 65+      102   154		
	<b>TOTAL                803    806</b>		

Project	Description	Funding Stream: Housing – Prevention																		
Rental Assistance Service Agency: Grimsby Benevolent Fund Municipality: Grimsby	Provided low-income households with one-time rent assistance for people facing eviction and subsidy for people paying more than 30% of their total income on rent.	<b>Result:</b> This funding allowed us to address households that were at risk of potential homelessness in Grimsby. This funding also assisted individuals that were homeless as we were able to secure housing for them.																		
<b>Contract Requirements</b> Contract Amount     \$35,000 Amount Spent        \$35,000 Contract Length     1 year Jobs Created          0 Revenue Generated \$0.00	<b>Number Served</b>  <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>4</td><td>17</td></tr> <tr> <td>Youth 13-18</td><td>8</td><td>11</td></tr> <tr> <td>Adult 19-64</td><td>13</td><td>32</td></tr> <tr> <td>Seniors 65+</td><td>3</td><td>5</td></tr> <tr> <td><b>TOTAL</b></td><td><b>28</b></td><td><b>65</b></td></tr> </table>		Expected	Actual	Children 0-12	4	17	Youth 13-18	8	11	Adult 19-64	13	32	Seniors 65+	3	5	<b>TOTAL</b>	<b>28</b>	<b>65</b>	<b>Testimonial:</b> “I feel much better knowing my rent will be paid. Just so grateful for the support.”
	Expected	Actual																		
Children 0-12	4	17																		
Youth 13-18	8	11																		
Adult 19-64	13	32																		
Seniors 65+	3	5																		
<b>TOTAL</b>	<b>28</b>	<b>65</b>																		

Project	Description	Funding Stream: Housing – Prevention																		
The Niagara Rooming House Project Agency: Start Me Up Niagara Municipality: St. Catharines	Assisted landlords and tenants with support to ensure issues that negatively impact tenancy in single room occupancy dwellings. Supported individuals with complex needs and/or mental health concerns with the goal of reducing evictions.	<b>Result:</b> Relationships continued with program participants, the housing support worker, and existing landlords. Housing stock was added to this project for Single Room Occupancies, increasing current stock by 5 rooms.																		
<b>Contract Requirements</b> Contract Amount     \$62,645 Amount Spent        \$57,055 Contract Length     1 year Jobs Created          0 Revenue Generated \$0.00	<b>Number Served</b>  <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>0</td><td>0</td></tr> <tr> <td>Youth 13-18</td><td>0</td><td>1</td></tr> <tr> <td>Adult 19-64</td><td>30</td><td>34</td></tr> <tr> <td>Seniors 65+</td><td>10</td><td>8</td></tr> <tr> <td><b>TOTAL</b></td><td><b>40</b></td><td><b>43</b></td></tr> </table>		Expected	Actual	Children 0-12	0	0	Youth 13-18	0	1	Adult 19-64	30	34	Seniors 65+	10	8	<b>TOTAL</b>	<b>40</b>	<b>43</b>	<b>Testimonial:</b> “I am currently housed in one of Start Me Up Niagara's rooming houses. I was able to put my life back together and have an opportunity to have a solid base of operation. I was able to get a bank account, identification, a dentist and a family doctor.”
	Expected	Actual																		
Children 0-12	0	0																		
Youth 13-18	0	1																		
Adult 19-64	30	34																		
Seniors 65+	10	8																		
<b>TOTAL</b>	<b>40</b>	<b>43</b>																		

Project	Description	Funding Stream: Health – Mental Health
Mental Health & Addictions Coach Project Agency: Canadian Mental Health Association Niagara Branch Municipality: All Niagara	Collaboration with YWCA Niagara shelters employing full-time Mental Health & Addiction Coaches. The Coaches supported individuals in YWCA shelters who are experiencing mental health and addiction issues that interfere with their ability to find and maintain housing and employment.	<b>Result:</b> Coaches connected with individuals right from entering the shelter system, and continued to follow them up into the community until they were able to be linked to other services, and were able to achieve some level of stability in terms of their mental health, addictions, finances, and housing.
<b>Contract Requirements</b>	<b>Number Served</b>	<b>Testimonial:</b> “Being involved with this program has helped me immensely with my anxiety issues. My worker has reintroduced me to many coping skills I had forgotten about. She has also introduced me to other tools and agencies that can help in urgent situations.”
Contract Amount \$118,904	Expected Actual	
Amount Spent \$118,904	Children 0-12 0 0	
Contract Length 1 year	Youth 13-18 0 0	
Jobs Created 3	Adult 19-64 286 199	
Revenue Generated \$0.00	Seniors 65+ 22 0	
	<b>TOTAL 308 199</b>	

Project	Description	Funding Stream: Health – Mental Health
Peer Support in the Emergency Department for People Experiencing Homelessness Agency: Quest Community Health Centre Municipality: All Niagara	Peer support workers with lived experience provided nonclinical and referral assistance to homeless individuals. Positive peer interactions expected to reduce social isolation and exclusion, increase referrals to services and help counteract negative perceptions of the healthcare system.	<b>Result:</b> Referrals/connections were made to different programs and services such as shelters, mental health services, detox centers, and more. The program was paused twice due to the COVID-19 pandemic and was operational for only a period of 25 weeks.
<b>Contract Requirements</b>	<b>Number Served</b>	<b>Testimonial:</b> “Went to the hospital cuz my mouth was hurting seen the sign by the phone saying need help with homelessness, so I called them in. Friendship, as well as someone that relates and truly cares helping people, goes that extra step. Cuz it is good to talk with a person that has been through the same problems and to see where he’s at, well that gives a person like me hope.”
Contract Amount \$91,694	Expected Actual	
Amount Spent \$66,110	Children 0-12 0 0	
Contract Length 1 year	Youth 13-18 10 0	
Jobs Created 4	Adult 19-64 90 144	
Revenue Generated \$0.00	Seniors 65+ 40 11	
	<b>TOTAL 140 155</b>	

Project	Description	Funding Stream: Health – Mental Health																		
Return 2 Hope Counselling Program Agency: The Hope Centre Municipality: Welland	Provided free, high quality counselling service to individuals without access to affordable mental health services. A registered psychotherapist offered group and individual counseling sessions.	<b>Result:</b> Our pivot to virtual counselling (zoom, Teams, phone) ensured that our services were maintained for those that were in need. Most common conversation with clients has been coping skills during lock downs.																		
<b>Contract Requirements</b> Contract Amount     \$67,612 Amount Spent         \$36,171 Contract Length      1 year Jobs Created           0 Revenue Generated \$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>0</td><td>0</td></tr> <tr> <td>Youth 13-18</td><td>0</td><td>3</td></tr> <tr> <td>Adult 19-64</td><td>150</td><td>186</td></tr> <tr> <td>Seniors 65+</td><td>50</td><td>28</td></tr> <tr> <td><b>TOTAL</b></td><td><b>200</b></td><td><b>217</b></td></tr> </table>		Expected	Actual	Children 0-12	0	0	Youth 13-18	0	3	Adult 19-64	150	186	Seniors 65+	50	28	<b>TOTAL</b>	<b>200</b>	<b>217</b>	<b>Testimonial:</b> “Having someone to talk to about my depression has helped me with some coping plans. I didn't know how to deal with the depression. I wasn't leaving my house, and when covid happened, it really got worse. Knowing that there is somebody to help me, and that they gave me some things to try when things are dark, has really helped me.”
	Expected	Actual																		
Children 0-12	0	0																		
Youth 13-18	0	3																		
Adult 19-64	150	186																		
Seniors 65+	50	28																		
<b>TOTAL</b>	<b>200</b>	<b>217</b>																		

Project	Description	Funding Stream: Health – Food																		
The Good Food Box Plus Pop-Up Markets Agency: Links for Greener Learning Municipality: Fort Erie, Niagara Falls, Port Colborne, St. Catharines, Welland, West Lincoln	This project reached out to communities with barriers to accessing fresh and affordable produce by providing low cost and high value monthly fresh produce boxes to households. Pop-up markets implemented in food deserts in partnership with Niagara Public Health.	<b>Result:</b> More than 3,800 boxes delivered. Around 30 clients learned about healthy eating every month. 12 online cooking classes were delivered to connect clients and prevent them from isolation.																		
<b>Contract Requirements</b> Contract Amount     \$52,828 Amount Spent         \$52,828 Contract Length      1 year Jobs Created           1 Revenue Generated \$3,120	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>150</td><td>349</td></tr> <tr> <td>Youth 13-18</td><td>100</td><td>90</td></tr> <tr> <td>Adult 19-64</td><td>250</td><td>395</td></tr> <tr> <td>Seniors 65+</td><td>200</td><td>36</td></tr> <tr> <td><b>TOTAL</b></td><td><b>700</b></td><td><b>870</b></td></tr> </table>		Expected	Actual	Children 0-12	150	349	Youth 13-18	100	90	Adult 19-64	250	395	Seniors 65+	200	36	<b>TOTAL</b>	<b>700</b>	<b>870</b>	<b>Testimonial:</b> “I started seeing my medical team at Bridges Community Health Centre; they encouraged me to cut grocery bill by ordering from good food box programs, I have been happy with buying fruits and vegetables from this place, and what a difference it made to my life.”
	Expected	Actual																		
Children 0-12	150	349																		
Youth 13-18	100	90																		
Adult 19-64	250	395																		
Seniors 65+	200	36																		
<b>TOTAL</b>	<b>700</b>	<b>870</b>																		

Project	Description	Funding Stream: Health – Food																		
Service Hours Expansion Agency: Open Arms Mission - Welland Municipality: Welland	This funding extended service hours for the Welland foodbank in the afternoon to decrease barriers to access healthy food.	<b>Result:</b> Prior to this project, we only had 12 hours a week to serve our clients. We now have 24 hours a week. We saw an increase in the numbers of people attending and an increase in food supplies being provided.																		
<b>Contract Requirements</b> Contract Amount \$14,638 Amount Spent \$13,582 Contract Length 1 year Jobs Created 0 Revenue Generated \$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>60</td><td>54</td></tr> <tr> <td>Youth 13-18</td><td>8</td><td>20</td></tr> <tr> <td>Adult 19-64</td><td>99</td><td>168</td></tr> <tr> <td>Seniors 65+</td><td>41</td><td>6</td></tr> <tr> <td><b>TOTAL</b></td><td><b>208</b></td><td><b>248</b></td></tr> </table>		Expected	Actual	Children 0-12	60	54	Youth 13-18	8	20	Adult 19-64	99	168	Seniors 65+	41	6	<b>TOTAL</b>	<b>208</b>	<b>248</b>	<b>Testimonial:</b> “I am grateful that the food bank is open later. Winter was the hardest season for me to get around because I don't drive. I need to take the bus to get to the food bank. With the limited bus schedule due to COVID, it was even harder than past years. Thankfully, with the extended hours, it was easier to get to the food bank.”
	Expected	Actual																		
Children 0-12	60	54																		
Youth 13-18	8	20																		
Adult 19-64	99	168																		
Seniors 65+	41	6																		
<b>TOTAL</b>	<b>208</b>	<b>248</b>																		

Project	Description	Funding Stream: Health – Food																		
Growing Food Security Agency: Project SHARE of Niagara Falls Inc. Municipality: Niagara Falls	This project provided workshops and events on planting, growing, preparing and preserving produce. Funding was used to double the size of the urban farm at Westlane Secondary allowing a 50% increase in fresh produce.	<b>Result:</b> We were able to build 5 new plots for families in need. Garden participants were extra attentive to their gardens this year and many reported growing between 200 & 300 pounds of produce for their families. Garden participants shared with us that the gardens helped decrease isolation and boosted their mood.																		
<b>Contract Requirements</b> Contract Amount \$14,270 Amount Spent \$14,270 Contract Length 1 year Jobs Created 0 Revenue Generated \$0.00	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>100</td><td>36</td></tr> <tr> <td>Youth 13-18</td><td>20</td><td>75</td></tr> <tr> <td>Adult 19-64</td><td>80</td><td>145</td></tr> <tr> <td>Seniors 65+</td><td>20</td><td>58</td></tr> <tr> <td><b>TOTAL</b></td><td><b>220</b></td><td><b>314</b></td></tr> </table>		Expected	Actual	Children 0-12	100	36	Youth 13-18	20	75	Adult 19-64	80	145	Seniors 65+	20	58	<b>TOTAL</b>	<b>220</b>	<b>314</b>	<b>Testimonial:</b> “So much positive results come from the community gardens. It's great to have a hobby that is outside of work and home life. It encourages healthy eating, being outdoors, sense of accomplishment, calming/relaxing effect on my mental health.”
	Expected	Actual																		
Children 0-12	100	36																		
Youth 13-18	20	75																		
Adult 19-64	80	145																		
Seniors 65+	20	58																		
<b>TOTAL</b>	<b>220</b>	<b>314</b>																		

Project	Description	Funding Stream: Health – Dental																		
Brushed Aside 2020 Agency: Community Care St. Catharines and Thorold Municipality: All Niagara	This program funded either the dental needs of individuals who are ineligible for publicly funded programs, or the unfunded portion of those who are eligible. Offered through five partner agencies across Niagara. The maximum annual allotment per client is \$1000.	<b>Result:</b> Brushed Aside served our clients by handling dental infections, allowing for comfort and confidence in their smile again. Without this program, our clients would have been left in pain, leading to possible further medical conditions, mental or physical deterioration. Targets were not met in this cycle of the program because of COVID.																		
<b>Contract Requirements</b> Contract Amount     \$139,586 Amount Spent         \$84,209 Contract Length      1 year Jobs Created           0 Revenue Generated \$3,407	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>0</td><td>0</td></tr> <tr> <td>Youth 13-18</td><td>0</td><td>0</td></tr> <tr> <td>Adult 19-64</td><td>127</td><td>77</td></tr> <tr> <td>Seniors 65+</td><td>0</td><td>13</td></tr> <tr> <td><b>TOTAL</b></td><td><b>127</b></td><td><b>90</b></td></tr> </table>		Expected	Actual	Children 0-12	0	0	Youth 13-18	0	0	Adult 19-64	127	77	Seniors 65+	0	13	<b>TOTAL</b>	<b>127</b>	<b>90</b>	<b>Testimonial:</b> “Engaging in more social activities since the dental treatment. Feeling more confident with social interaction Missed smiling. Confidence has been boosted. Very helpful. Without the program dental care could have been afforded.”
	Expected	Actual																		
Children 0-12	0	0																		
Youth 13-18	0	0																		
Adult 19-64	127	77																		
Seniors 65+	0	13																		
<b>TOTAL</b>	<b>127</b>	<b>90</b>																		

Project	Description	Funding Stream: Social Enterprises																		
Employ-Ability Skills for Adults with Disabilities Agency: Heartland Forest Nature Experience Municipality: All Niagara	This project offered structured and goal-oriented work experience programs for adults with intellectual and developmental disabilities. Local businesses and community partner developed individual’s employ-ability skills through centre and community based positions.	<b>Result:</b> Heartland Forest saw 80% of its revenue suddenly disappear when COVID-19 hit. Despite the impacts of the pandemic, participants were able to safely experience different sectors of work, specifically administration, facility set up, maintenance, day program support, wood shop support and gift shop orders.																		
<b>Contract Requirements</b> Contract Amount     \$48,895 Amount Spent         \$36,091 Contract Length      1 year Jobs Created           4 Revenue Generated \$3,227	<b>Number Served</b> <table> <tr> <th></th><th>Expected</th><th>Actual</th></tr> <tr> <td>Children 0-12</td><td>0</td><td>0</td></tr> <tr> <td>Youth 13-18</td><td>15</td><td>1</td></tr> <tr> <td>Adult 19-64</td><td>30</td><td>16</td></tr> <tr> <td>Seniors 65+</td><td>100</td><td>121</td></tr> <tr> <td><b>TOTAL</b></td><td><b>145</b></td><td><b>138</b></td></tr> </table>		Expected	Actual	Children 0-12	0	0	Youth 13-18	15	1	Adult 19-64	30	16	Seniors 65+	100	121	<b>TOTAL</b>	<b>145</b>	<b>138</b>	<b>Testimonial:</b> “Our daughter is reluctant to join new groups. We are very pleased that she feels comfortable with this program. The worker has made our daughter feel very welcome which is important to a person that does not like change and has social phobias.”
	Expected	Actual																		
Children 0-12	0	0																		
Youth 13-18	15	1																		
Adult 19-64	30	16																		
Seniors 65+	100	121																		
<b>TOTAL</b>	<b>145</b>	<b>138</b>																		



Project	Description	Funding Stream: Social Enterprises
Garden Makers Program Agency: Links for Greener Learning Municipality: Lincoln, Niagara Falls, St. Catharines, Welland	This project provided socially marginalized people an opportunity to gain practical skills and training through community gardening.	<b>Result:</b> Participants developed a broad range of assets that make them more employable for local farms, kitchen, and retail in Niagara.
<b>Contract Requirements</b>	<b>Number Served</b>	<b>Testimonial:</b> "I became involved in the project through volunteer projects. It has helped me with new skill and I feel very good because I have learn more English. Because I have the opportunity to practice English and meet different people."
Contract Amount \$41,438	Expected Actual	
Amount Spent \$27,559	Children 0-12 0 6	
Contract Length 1 year	Youth 13-18 20 12	
Jobs Created 2	Adult 19-64 60 141	
Revenue Generated \$4,599	Seniors 65+ 40 11	
	<b>TOTAL 120 170</b>	

Project	Description	Funding Stream: Social Enterprises
Fresh Paint Agency: The RAFT Municipality: All Niagara	This project provided at-risk youth opportunities to work with experienced contractors to complete unit turnover preparation for Niagara Regional Housing. Youth were paid competitive wages while working with Youth Reconnect to ensure healthy life decisions and support to remain housed.	<b>Result:</b> We have been able to hire a steady group of youth between the ages of 16-24 and have had some move on to other employment companies in the trades and labour sector.
<b>Contract Requirements</b>	<b>Number Served</b>	<b>Testimonial:</b> "I have always struggled in jobs and workplace settings in the past, but this program has patience with me and allows me to feel more comfortable where I work. It was one of my favourite jobs I have ever been a part of."
Contract Amount \$67,496	Expected Actual	
Amount Spent \$67,496	Children 0-12 0 0	
Contract Length 1 year	Youth 13-18 12 4	
Jobs Created 16	Adult 19-64 0 12	
Revenue Generated \$31,915	Seniors 65+ 0 0	
	<b>TOTAL 12 16</b>	

## Memorandum

**To:** Mayor Sendzik and Members of Council

**Cc:** David Oakes, CAO and Members of Senior Leadership Team

**From:** Taya Devlin, Planner

**Date:** February 18, 2022

**Subject:** **Short-term Rental Use in Agriculture Zones**

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Council approved licensing and administrative monetary penalties for short-term rental use on May 10, 2021. At that time, Council directed staff to report back on removing the operator occupancy requirement for short-term rentals within Agriculture zones.

As part of the Zoning By-law Amendment (By-law 2020-181) approved by Council in December, 2020, a requirement was included for dwelling units to be the principal residence of the short-term rental operator. The operator could be either the owner or tenant of the unit, provided the dwelling unit is where they reside a majority of the year.

The intent of requiring units to be operator occupied a majority of the year is to ensure the short-term rental use is secondary to a dwelling unit's primary residential function. Through the zoning by-law amendment, short-term rentals were defined as a form of home-based business, meaning they are conducted within a dwelling unit and secondary to the principal residential use. Without an operator occupancy requirement, use of a dwelling unit for short-term rental changes from an accessory use to a primary use. As a primary use, short-term rental cannot be considered a home-based business and instead would be considered a commercial use, similar to a hotel.

The City's agricultural areas are identified as Protected Countryside (Specialty Crop) within the Provincial Greenbelt Plan. The policies of the Provincial Policy Statement protect prime agricultural areas for long-term agricultural use and the Greenbelt Plan supports and promotes a full range of agricultural uses, agriculture-related uses and on-farm diversified uses. The [Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas](#), prepared by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), outline the range of uses appropriate within prime agricultural areas.

The OMAFRA guidelines identify hotel use as a non-agricultural use, which is not permitted in specialty crop areas. While hotels are considered a non-agricultural use, home based businesses, including bed and breakfasts, are identified as on-farm diversified uses which are permitted in the agricultural zones, provided the scale is appropriate. The operator occupancy requirement for short-term rentals is required in

the City's Agriculture zones to ensure the use remains accessory to the permitted primary uses on agricultural properties.

The Provincial Policy Statement, Greenbelt Plan, Regional Official Plan, City Official Plan and Zoning By-law each include policies to ensure the long-term protection of the City's agricultural areas for agricultural uses.

An Amendment to remove the operator occupancy requirement results in a request for a non-agricultural use to be permitted in prime agricultural areas. The request is not supported by Provincial, Regional, or Local policies and would not be supported at a staff level. The operator occupancy requirement is important to ensure protection of the City's prime agricultural lands for agricultural uses.

If you have any questions, please feel free to reach out via email to [tdevlin@stcatharines.ca](mailto:tdevlin@stcatharines.ca).



## City Council Outstanding Reports List

### Reports by Strategic Pillar

<b>Cultural</b>	1	<b>Economic</b>	7
<b>Environmental</b>	3	<b>Social</b>	21

<b>Reports Related to Strategic Plan</b>	32
<b>Reports Unrelated to Strategic Plan</b>	3

Updated: February 18, 2022

Relation to Strategic Plan	ORL #	Requested	Requested by	Request	Lead Dept.	Expected Return Date	Comments
Economic	2019-22	15-Jul-19	Townsend	Amend sign by-law to permit digital signage on City-owned properties and buildings, including the appropriateness and ability to include third-party advertising as part of digital signage on City-owned properties.	PBS / COMMS	Q1 2022	Appeal Information Report - Application for Sign By-law Variance; 142 St. Paul Street; Owner: 2400795 Ontario Inc. was deferred 8-12-19 until ORL #2019-22 is presented to Council. COVID delayed.
Economic	2021-11	10-May-21	Social Pillar	That the diverse supplier policy proposal from the Anti-Racism Advisory Committee, as amended, be sent to City Council to request a report back by the end of Q4 2021 from City staff on the development of a Diverse Supplier Policy.	FMS	Q2 2022	
Economic	2021-14	10-May-21	Surplus Lands Dev TF	That staff be directed to prepare a report regarding 2 Facer Street, including condition of the facility and the potential to declare the property surplus with consideration to not displacing the existing tenant.	FMS / EFES	Q1 2022	
Economic	2021-15	14-Jun-21	Miller	Report back on the City's current remuneration formula for members of Council, including how and when the formula was developed, as well as the remuneration for Councillors at comparator municipalities.	FMS	Q1 2022	Include information on reimbursement for committee chairs and administrative supports for Councillors at other municipalities
Environmental	2020-18	16-Nov-20	Townsend / Sorrento	That staff be directed to prepare a report on the costs associated with beautifying the Bunting Road corridor between Scott Street and the Garden City Skyway to include tree planting, grassed boulevards, floral, etc.	EFES	Q1 2022	From Nov. 18, 2020 GC meeting (formerly BSC) - That \$50,000 for a visioning or master streetscape plan to recommend improvements to the Bunting Road corridor be included in the Draft 2022 Operating Budget
Environmental	2021-24	18-Oct-21	Porter	Prepare a report with information on the following: •Tree management and protection policy, with a focus on construction •Easibility of a fee for service agreement with the Region to have city take over tree planting and maintenance on Regional Roads •Mandatory tree planting on boulevards	MW	April 11, 2022	
Social	2019-29	09-Sep-19	Littleton	Report back on the existing street naming process with ways to include more public engagement, perhaps similar to the park naming process	PBS	Q2 2022	Delayed due to COVID.
Social	2021-02	18-Jan-21	Miller	Repeal / review and update the City's loitering by-laws and report back to Council	MW	Q1 2022	Staff to provide a memo to Council noting issue will be included in Pilot study with Gateway of Niagara
Social	2021-04	18-Jan-21	Social Pillar	Produce a report on amending Facility and Design Standards (FADS) in the following sections: Section 4.2.7 Universal Washrooms and Section 4.5.2 Outdoor Recreational Facilities – Playground	CRCS / EFES	Q1 2022	See Council Minutes of January 18, 2021 for what is to be included in the report
Social	2021-12	10-May-21	Social Pillar	Amend the current by-law for the erection of signs and other advertising devices to state that no person shall display or cause to be displayed a sign that bears a hate message or a logo, crest or graphic that would convey such a message	PBS / LCS	Q1 2022	
Social	2021-13	10-May-21	Social Pillar	That staff provide a report by Q4 2021 on the options for improving accessibility of the Carousel to make it more inclusive	CRCS / EFES	Q2 2022	
Social	2021-18	9-Aug-21	Social Pillar	Amend By-law 2007-295 (a By-law to address Public Nuisances) under Section 2 "Prohibitions" to add: "No person shall, in a public place, unnecessarily interfere with another person's use and enjoyment of the Public Place by using abusive or insulting language as a personal invective."	LCS	Q1 2022	Staff report to also include information on adding "aggressive behaviour" to the Public Nuisances by-law
Social	2021-19	30-Aug-21	Phillips	That staff be directed to prepare a report on the possibility of capturing grey water from municipal facilities, such as splash pads and the St. Catharines Kiwanis Aquatics Centre, into cisterns in order to irrigate municipal sports fields and gardens as well as hanging baskets and planters.	EFES / PBS	2022	In the report include information on the timing, locations and costs associated with capturing grey water.
Social	2021-21	27-Sep-21	Garcia	Review issues with bird feeders and seed		2022	Include what other municipalities are doing
Social	2021-23	18-Oct-21	Siscoe	Stop signs for Coronation Boulevard at Vansickle Road North and options for the creation of a safe crosswalk and other appropriate traffic calming measures in the school zone at the intersection of Dufferin and George Street	EFES	Q3 2022	Required studies can only be done in the Spring / Summer

Relation to Strategic Plan	ORL #	Requested	Requested by	Request	Lead Dept.	Expected Return Date	Comments
Social	2021-22	4-Oct-21	Miller	Prepare a report exploring options for improving accessibility for those with invisible disabilities, including, but not limited to, providing closed captioning on livestreamed videos and identification options for those with invisible disabilities who are working at or otherwise accessing City facilities	CAO	2022	Consult with the Accessibility Advisory Committee in the creation of the report.
Social	2021-26	15-Nov-21	Social Pillar	Prepare a report regarding the Anti-Racism Advisory Committee's recommendations on a Racist / Hate Incident Response Protocol	CAO	2022	See Social Sustainability Minutes of November 4, 2021, page 45, for the Anti-Racism Advisory Committee's recommendations on a Racist / Hate Incident Response Protocol.
Social	2021-28	15-Nov-21	Social Pillar	What Council can do to support the initiatives contained in the motion put forward by the Anti-Racism Advisory Committee, and referred by the Social Sustainability Committee, regarding Calls to Action in the Wake of the London Islamophobic Attack.	CAO	2022	See Social Sustainability Minutes of November 4, 2021, page 40, for the Anti-Racism Advisory Committee's recommended Calls to Action in the Wake of the London Islamophobic Attack.
Social	2021-30	29-Nov-21	Siscoe	Traffic calming on Dufferin Street East	EFES	Q3 2022	Required studies can only be done in the Spring / Summer
Social	2021-31	29-Nov-21	Dodge	Prepare a report on the suitability of modifying Bylaw 89-2000 to permit vehicles to legally park within the confines of a residential driveway apron subject to specific safety and operational constraints	EFES	Q4 2022	
Social	2022-04	17-Jan-22	Porter	Report back on a policy for warming / cooling centres	CRCS / EFES		
None	2021-27	15-Nov-21	Williamson	Respond to the issues raised in the item of correspondence from Marianne Murray regarding Regional Road 87, including the legal questions raised by Ms.	LCS	2022	Item of correspondence included as additional correspondence from meeting of November 15, 2021
None	2019-47	16-Dec-19	Miller / Mayor Sendzik	That the request for funds to be used to record in-camera meetings be referred to 2020 for a report including the upgrading of screening services for all meetings (open and closed sessions).	LCS	2022	

### Follow Up Reports

Relation to Strategic Plan	ORL #	Requested	Requested by	Request	Lead Dept.	Expected Return Date	Comments
Economic	2020-16	09-Nov-16	Garcia	That staff report back in 2021 on remediation costs for applications that are a minimum of 5% of total past and future project costs.	PBS	Q1 2022	Follow up report to PBS-154-2020. See General Committee minutes of November 9, 2020
Economic	2020-17	09-Nov-16	Mayor Sendzik	That Council bring back the Accessory Dwelling Unit Program in 2022 to come back as part of an update on the overall CIP program annual report.	PBS	Q1 2022	Follow up report to PBS-154-2020. See General Committee minutes of November 9, 2020
Economic	2021-10	10-May-21	Siscoe	That staff report back on removing the owner occupant requirement for rural properties	PBS	Q1 2022	Memo going to Council as part of February 28, 2022 Council Meeting
Environmental	2021-16	28-Jun-21	Siscoe	Report back in Q4 2021 on the Ontario Street Secondary Plan launch including scope, preliminary workplan, public engagement strategy, and study partnership options	PBS	Q2 2022	
Social	2020-07	24-Feb-20	Porter	Revised Graffiti Program: Consult with the community, the relevant cultural committees and downtown stakeholder groups to modernize the graffiti program and by-law by 2021.	PBS	Q2 2022	Follow up report. Initial report (PBS-010-2020) approved February 10, 2020. Delayed due to COVID.
Social	2022-01	27-Sep-21	Littleton	That staff be directed to report to Council the funding requirements for recognition within the park for Richard Pierpoint, the Indigenous community and the history behind Canada's Centennial and the creation of the park.	CRCS	March 28, 2022	Follow up report to CRCS-151-2021. See Council minutes of September 27, 2021.
Social	2022-02	17-Jan-22	Phillips	Report back to Council with information from the Resident Beach Parking Permit Expression of Interest (EOI) for the 2022 Beach Season and that the report include information on an incentive for using transit to commute to the beaches.	CAO		Follow up report to CAO-004-2022. See Council minutes of January 17, 2022
Social	2022-03	17-Jan-22	Phillips	That staff report back with additional information on the boat launch	CAO		Follow up report to CAO-004-2022. See Council minutes of January 17, 2022
None	2021-01	18-Jan-21	Social Pillar / Siscoe	That staff be directed to prepare a report on the current protections in place to deal with harassment directed at Mayor and members of Council, and the resources it would require to provide further support to Mayor and members of Council who are subjected to harassment, intimidation and threats.	LCS	Q1 2022	Report Request part of motion arising from Integrity Commissioner report from January 18, 2021. See Council Agenda Item 7.1. Report to go to Equity and Inclusion Committee for feedback prior to going to

### Reports Affected by COVID-19

Relation to Strategic Plan	ORL #	Requested	Requested by	Request	Lead Dept.	Expected Return Date	Comments
Social	2019-12	15-Apr-19	Porter	Review of Citizen Appointments to Boards and Committees Policy	LCS	2022	Report was postponed due to COVID-19. See Council Minutes of April 15, 2019, Item 8.2, for original motion.
Social	2019-23	15-Jul-19	Littleton	Opportunities and strategies for the City to support neighbourhood associations and neighbourhood-based community groups, including best practices and information gathered from the forum	CRCS	Q4 2022	Staff report will come forward following the neighbourhood association forum. Forum was scheduled for March 28, 2020 but was postponed to a later date due to the COVID-19 pandemic



Relation to Strategic Plan	ORL #	Requested	Requested by	Request	Lead Dept.	Expected Return Date	Comments
Cultural	2020-15	19-Oct-20	Littleton / Siscoe / Harris	Report back on excluding 101 Oakdale Avenue, 25 Duke Street and 160, 168, 174, 176 St. Paul Street from the register of non-designated cultural heritage properties. Report to include update on the request for the property owners of 101 Oakdale Avenue and 25 Duke Street to attend a Heritage Committee meeting about their request to be excluded. Report to include update on correspondence from 160, 168, 174, 176 St. Paul Street requesting exclusion from the register.	PBS	Q1 2022	Follow-up report to PBS-111-2020. See General Committee minutes from October 19, 2020. Due to the effects of the COVID-19 pandemic on downtown businesses, staff will report back to Council once the downtown economic climate strengthens. Staff will report back on 25 Duke Street upon completion of renovations at the property



## Corporate Report City Council

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

**Report Date:** February 11, 2022

**Meeting Date:** February 28, 2022

**Report Number:** PBS-022-2022

**File:** 21 120648 ZA

**Subject:** Application for Zoning By-law Amendment; 109 St Paul Crescent

### Strategic Pillar:

This report aligns with the following St. Catharines Strategic Plan pillars: economic and cultural.



## Recommendation

That Council approve an amendment to the City of St. Catharines Zoning By-law 2013-283, for the lands described in Appendix '1' and forming part of 109 St Paul Crescent, as follows:

- a) That Section 13.1 'List of Special Provisions' be amended by adding Special Provision 167, as outlined in Appendix '2';
- b) That Section 15.1, Schedule A - Zoning Maps (A20), be amended by rezoning the portion of lands municipally known as 109 St Paul Crescent that are currently zoned Local Neighbourhood Institutional-122 to Local Neighbourhood Institutional-122-167; and

That the Mayor and City Clerk be authorized to execute the necessary By-law to give effect to Council's decision; and

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

That upon expiration of the appeal period, staff be directed to forward any appeals to the Ontario Land Tribunal for consideration; and

Further, that the Clerk be directed to make all necessary notifications.



## Summary

This report responds to an application to amend the City's Zoning By-law to permit the conversion of Rodman Hall, located at 109 St Paul Crescent, into a 13-room hotel with an associated special events venue. The lands are currently zoned Local Neighbourhood Institutional (I1) and a new Special Provision would be required to permit the proposed uses within the existing building. No additions to the building or major site alterations are proposed. Staff are recommending approval of the requested Zoning By-law Amendment and are supportive of the proposed adaptive reuse approach for Rodman Hall.

## Relationship to Strategic Plan

Consideration of the proposed zoning changes to permit the adaptive re-use of Rodman Hall into a hotel and events venue relates to the below strategic goals:

### Economic Prosperity

**Strategic Goal** - Support the City's commitment to building and growing a diverse and resilient economy through fiscal responsibility, urban regeneration and collaborative partnerships.

### Cultural Renaissance

**Strategic Goal** – Celebrate the City's rich history, diversity, arts and cultural assets through leadership, promotion and investments that support measurable, sustainable creative growth.

## Report

### Proposed Development

The new owner of Rodman Hall is proposing to convert the main three-storey building (original house) into a 13-room boutique hotel. The existing one-storey additions, which were most recently used as an art gallery, would be converted into a 677 square metre banquet hall with a capacity of 200 persons. No additions or significant exterior alterations to the existing building are proposed. The existing parking area and terraced gardens would remain as existing.

### Location and Site Description

The subject lands at 109 St Paul Crescent are located at the intersection of St Paul Crescent and Rodman Hall Drive, as illustrated in Appendix 1. The property is 2.88 hectare in size and includes Rodman Hall and extensive landscaped grounds that extend down into the Twelve Mile Creek valley and include networks of pathways, ornamental gardens and specimen tree plantings. Rodman Hall was constructed in phases between 1857 and 1863, with more recent additions to house an art gallery constructed in 1960 and 1975. Both the building and grounds were designated under Part IV of the Ontario Heritage Act in 2018 as a significant cultural heritage resource.

Surrounding uses include a mix of detached and townhouse dwellings on Rodman Hall Drive to the south and detached dwellings along Newton Street and Hainer Street to the north and west respectively. Twelve Mile Creek and its associated valley and trails

system are located immediately to the east. Access to the site is provided via an existing driveway connection to Rodman Hall Drive.

## **Planning Policy Context**

Provincial planning legislation requires Council's decision on a planning application to be consistent with the Provincial Policy Statement, and must conform to Provincial plans, upper-tier Official Plans and lower-tier Official Plans. Accordingly, planning staff have evaluated this application for Zoning By-law Amendment against the policies of the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2020), the Regional Official Plan (2014), and the Garden City Plan (2012). These policy documents, as they relate to the application, are generally described below. The staff recommendation has been formulated accordingly.

## **Provincial Policy Statement**

The 2020 Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to land use planning and development. Section 3(5) of the Planning Act stipulates that decisions of Council "shall be consistent" with the PPS.

The subject lands are located within a Settlement Area as described in PPS. The PPS describes that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities and that Settlement Areas shall be the focus of growth and development. The PPS further describes that significant built heritage resources, such as Rodman Hall, shall be conserved. The proposed development would promote reinvestment within a settlement area through the adaptive reuse of a significant heritage building, consistent with the PPS.

## **Growth Plan for the Greater Golden Horseshoe**

The Growth Plan (2020) establishes a growth management framework for the lands in and around the Golden Horseshoe region, including St Catharines. The Growth Plan prioritizes growth through the intensification of built-up areas and the creation of more complete communities. The Growth Plan also speaks to cultural heritage resources, which includes heritage buildings, and states that these resources be conserved to foster a sense of place and to benefit communities. The proposed development includes the preservation and adaptive reuse of a significant heritage building within the built-up area. The proposed new uses will also support the establishment of a more complete community for Western Hill. The proposal conforms to the direction of the Growth Plan.

## **Regional Official Plan**

The Niagara Regional Official Plan (ROP) identifies the site as being located within the St Catharines Urban (Built-up) Area. Consistent with the PPS and the Growth Plan, the ROP promotes reinvestment within existing neighbourhoods and the mixing of land uses and facilities to create more compact, vibrant, sustainable, and complete communities. The ROP also speaks to importance of preserving and enhancing cultural heritage resources. The proposed adaptive reuse of Rodman Hall conforms to the policy directions of the ROP.

## **Garden City Plan**

The City's Official Plan (the Garden City Plan) provides a split land use designation for the subject lands. The table lands which house Rodman Hall and its associated parking lot and driveway are designated Neighbourhood Residential in the General Land Use Plan (Schedule D1) and Low Density Residential in the more specific GO Transit Station Secondary Plan (Schedule E6/7). The balance of the property which includes the valley slopes and botanical gardens are designated as Natural Area in those same Schedules. The Neighbourhood Residential designation is primarily intended to accommodate a mix of residential dwelling types but also permits certain ancillary institutional, community, and commercial uses. The previous use of Rodman Hall as an academic institution and art gallery was one of these permitted ancillary uses, which regularly included special events such as weddings as a secondary function. The proposed conversion of Rodman Hall to a boutique hotel with an events function would be compatible with the range of permitted ancillary uses described in the Official Plan and would allow the site to be used at a similar intensity to its previous operations.

The Official Plan also provides strong support to the conservation of heritage resources and describes that "the City shall support the continuing use, reuse, care, and conservation of cultural heritage resources and properties" (3.1.1.3). The proposal to convert Rodman Hall into a boutique hotel and events venue will promote the long-term conservation of the building. The owner has submitted a Heritage Impact Assessment in support of the application which prioritizes the retention and restoration of significant architectural features within the building. Heritage permits and building permits are required for the interior alterations and some advance permits have already been issued related to additional washrooms and partitions.

## **Existing Zoning**

The property has split zoning in Zoning By-law (By-law 2013-283) that reflects the land use designation split described in the Official Plan. The slopes around the building are zoned Conservation / Natural Area (G1) and the table lands which include Rodman Hall and the parking area are zoned Local Neighbourhood Institutional (I1). The lands zoned I1 permit a range of institutional uses including schools, day cares, places of worship, long term care facilities, cultural facilities, and recreational uses. The portion of the property zoned I1 also includes Special Provision 122 which relates to development standards should the property ever be developed for residential uses.

## **Zoning By-law Amendment**

No zoning changes are required for the portion of the site zoned G1. These lands will remain vegetated slopes with a mix of botanical gardens, trails and specimen trees. Hotels and places of assembly / banquet halls are not permitted uses in the I1 zone and would need to be added for these lands through the approval of a minor Zoning By-Law Amendment. Staff are recommending approval of new Special Provision 167 which would permit a 13-room hotel and a 680 square metre place of assembly / banquet hall, consistent with the application. These permissions would apply only to the portion of the property zoned I1. The recommend cap on number of hotel rooms and banquet hall size will ensure that these functions remain limited to the existing Rodman Hall building. No

changes to building setbacks, height limits or parking requirements are required. The addition of these permitted uses would conform to the Official Plan.

## Circulation of Applications

The application was circulated to all relevant departments and agencies in accordance with the *Planning Act*. No objections from these departments and agencies have been received.

## Public Consultation

A public notice advising of a virtual public open house was mailed to property owners within 120 metres of the property on January 6, 2022 and two notice signs were installed on the property. An open house was held by Planning and Building Services via the Zoom platform on January 26, 2022. The purpose of the open house was to present the applicant's proposal, to share information about the rezoning request and approvals process, and to gather feedback from the community. The meeting was also livestreamed on the City's YouTube channel. In addition to questions raised at the open house, staff received comments from two neighbours. Questions raised and a corresponding staff response are listed below.

Question / Comment	Staff Response
The size of the proposed banquet facility is a concern along with associated traffic and parking generation.	<p>The banquet facility will be limited to the former art gallery space and according to the applicant would allow for a maximum capacity of 200 persons. The owner also owns the Stone Mill Inn in Merritton and has advised that most events at that venue accommodate closer to 125 people. Larger events are expected to be infrequent.</p> <p>In the event that overflow parking is required, it is expected that the overflow would occur on surrounding streets. The owner has advised that they are also in negotiations to use vacant lands at the base of St Paul Crescent for overflow parking. The 75 parking spaces available on site exceed the zoning requirement for the proposed uses and no concerns have been raised by the City's transportation staff.</p>
Noise impacts associated with the banquet hall use and traffic / parking are a concern and will need to be mitigated.	The applicant has advised that banquet functions will be limited to the indoor venue and that any outdoor activities such as wedding ceremonies and photo

	<p>shoots would comply the with the municipal noise by-law.</p> <p>Noise impacts associated with vehicles attending events is expected to be concentrated around the start time of an event, with exiting times more dispersed throughout the evening. There is potential for nuisance and disturbance from guests and the owner will be expected to effectively manage the property. The City will work with enforcement partners if issues arise.</p>
Will the pathways through the botanical gardens remain open for public use?	The owner has advised that the existing network of pathways will remain open to the public on a “use at your own risk” basis.
Are changes proposed to the building’s exterior?	No substantive changes are proposed to the building’s exterior. Minor changes include window replacements and a new rear exit door.

## Second Planning Opinion Advisory

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

## Financial Implications

There are no financial implications associated with this report.

## Environmental Sustainability Implications

The restoration and adaptive reuse of existing buildings promotes sustainability and good environment stewardship.

## Conclusion

In summary, staff are recommending approval of the proposed Zoning By-law Amendment to permit the conversion of Rodman Hall into a 13-room hotel with an adjoining banquet hall. The adaptive reuse project will help to secure a long-term and sustainable conservation strategy for this important building, in a manner that maintains the valley lands, is compatible with its surroundings, and can contribute positively to mix

of land uses and community facilities available in Wester Hill. The creation of a boutique hotel and events venue near both downtown and the GO station is also desirable for the continued betterment of these areas. The requested Zoning By-law Amendment is consistent with the Provincial Policy Statement, conforms to and do not conflict with the Growth Plan for the Greater Golden Horseshoe, and conforms to and do not conflict with both the Region of Niagara's Official Plan and the City's Official Plan.

## **Notifications**

It is in order to advise Stephen Bedford, LANDx Development Ltd., c/o 122 Glenwood Avenue, St Catharines, ON, L2R 4C7, the owner's agent.

### **Prepared by**

Scott Ritchie  
Senior Planner

### **Submitted by**

Margaret Josipovic  
Manager of Planning Services

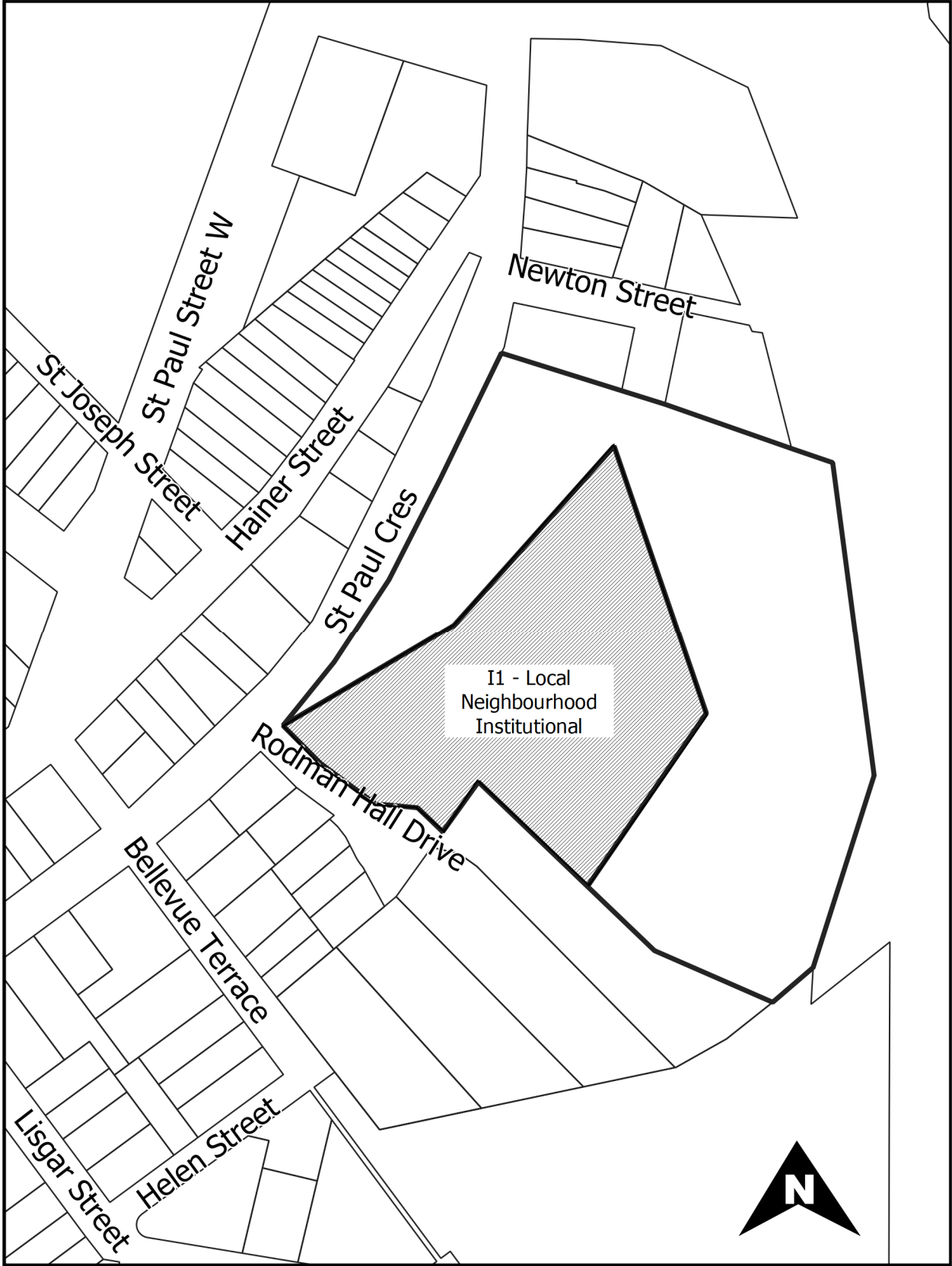
### **Approved by**



Tami Kitay  
Director of Planning and Building Services

## **Appendices**

1. Location Map
2. Zoning By-law Amendment

Location Map



-  **Subject Lands**
-  **Portion of Lands Subject to Rezoning**

**109 St Paul Crescent**

PART OF LOT 2150, CORPORATION PLAN No. 2;  
CITY OF ST. CATHARINES;  
REGIONAL MUNICIPALITY OF NIAGARA

**File:** 2021 120648 ZA



CITY OF ST. CATHARINES

BY-LAW NO. \_\_\_\_\_

A By-law to amend By-law No. 2013-283 entitled “A By-law to regulate the use of land, the bulk, height, location, erection and use of buildings and structures, the provision of parking spaces and other associated matters in the City of St. Catharines.”

THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. CATHARINES enacts as follows:

- 1. THAT Section 13.1, List of Special Provisions, be amended by adding a new Special Provision No. 167, as follows:

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
167	I1	20		109 St Paul Crescent	2022-
1.	<b>Additional Permitted Uses:</b> Hotel having a maximum of 13 rooms; and Place of Assembly / Banquet Hall with a maximum GLFA of 680 m <sup>2</sup> .				

- 2. THAT Section 15.1, Schedule A (A20), Zoning Maps, be amended by zoning the portion of lands known municipally as 109 St Paul Crescent illustrated in Schedule A attached to and forming part of this by-law, to Local Neighbourhood Institutional with Special Provision 122 and Special Provision 167 (I1-122-167).
- 3. All other provisions of By-law No. 2013-283, as amended from time to time, not considered in this By-law shall continue to apply to the lands described on Schedule A attached hereto and forming part of this By-law.
- 4. This By-law shall come into force and effect on the date of passing by Council, subject to the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended.

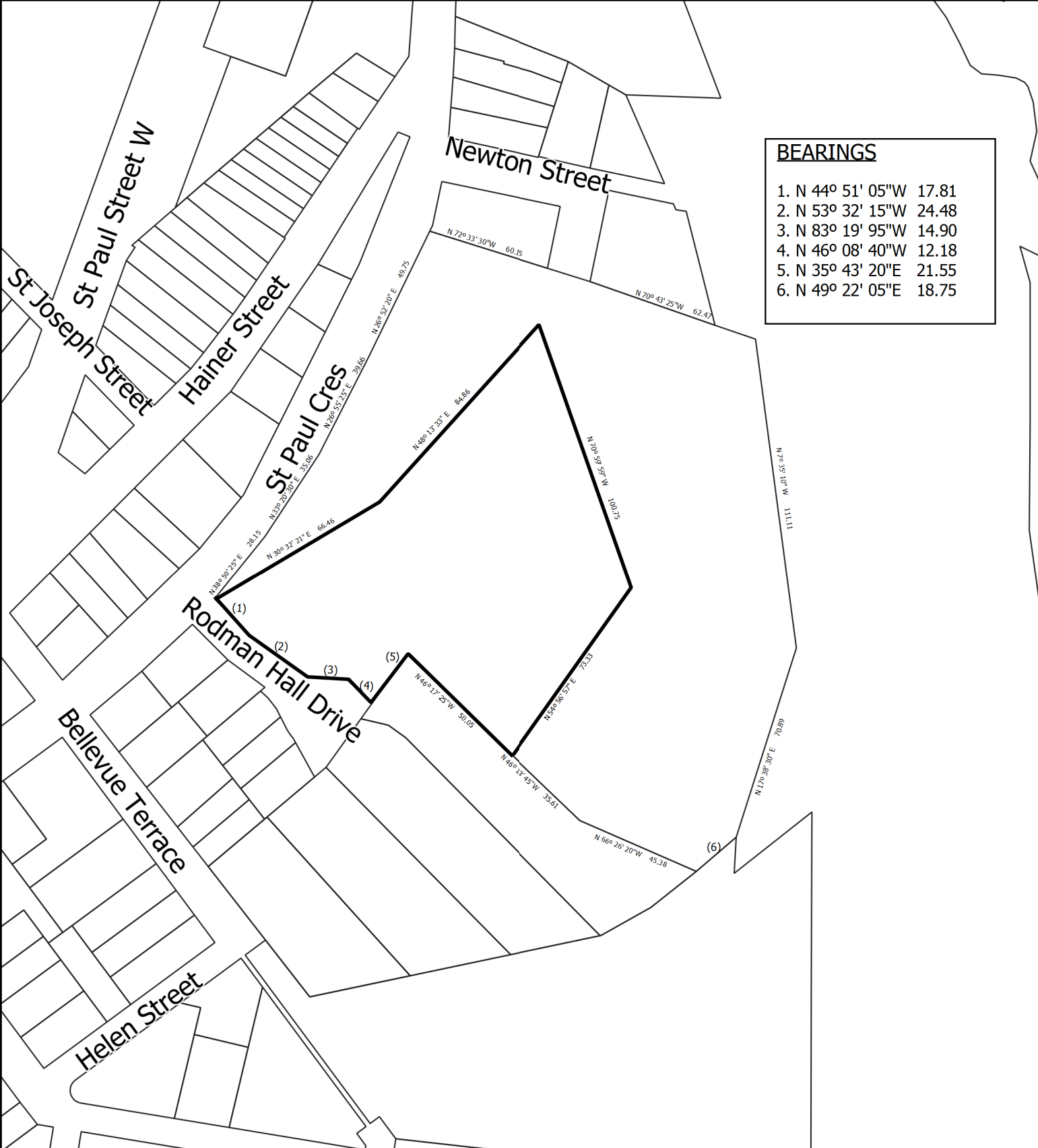
Read and passed this                      day of                      2022.

CLERK

MAYOR

SCHEDULE A TO BY-LAW NO. \_\_\_\_\_

PASSED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022



AN ILLUSTRATION SHOWING

PART OF LOT 2150, CORPORATION PLAN No. 2

IN THE CITY OF ST.CATHARINES  
REGIONAL MUNICIPALITY OF NIAGARA

DISTANCES SHOWN ARE IN METRES

NOT TO SCALE

KEY PLAN

NOT TO SCALE



## Corporate Report City Council

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

**Report Date:** February 18, 2022

**Meeting Date:** February 28, 2022

**Report Number:** PBS-018-2022

**File:** 21 116139 ZA

**Subject:** Planning Act Public Meeting – Recommendation Report Application to Amend Zoning By-law 2013-283 Subject Lands: 290 Oakdale Avenue Owner: 2077626 Ontario Inc.

### Strategic Pillar:

This report aligns with the following St. Catharines Strategic Plan pillars: economic and social.



## Recommendation

That Council approve an amendment to the City of St. Catharines Zoning By-law 2013-283, for the lands described as Part of Lot 3130, Corporation Plan 2, Parts 1 to 7 on 30R-15798, municipally known as 290 Oakdale Avenue, as follows:

- a) That Section 15.1, Schedule A (15), Zoning Maps, be amended by changing the zoning of 290 Oakdale Avenue from High Density Residential with Special Provision 42 (R4-42) to High Density Residential with Special Provision 42 and Holding Provision 1 (R4-42-H1) as outlined in Appendix 7; and
- b) That Section 13.1 'List of Special Provisions', be amended by amending Special Provision 42, as outlined in Appendix 8; and

That the Mayor and City Clerk be authorized to execute the necessary By-law to give effect to Council's decision; and

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

That upon expiration of the appeal period, staff be directed to forward any appeals to the Ontario Land Tribunal for consideration and final approval; and

Further, that the Clerk be directed to make all necessary notifications.

## Summary

This report considers an application for a zoning by-law amendment related to the privately owned lands located at 290 Oakdale Avenue (Appendix 1). The applicant is requesting the zoning of the subject lands be changed from High Density Residential with Special Provision 42 (R4-42) to High Density Residential with Special Provision 42 and Holding Provision 1 (R4-42-H1) to permit the construction of a six-storey, 68-unit apartment building with 55 parking spaces. The existing special provision will be amended to address certain site-specific matters, including, but not limited to setbacks and parking. The applicant also requests that a Holding Provision be applied to part of the site to prevent development on an area that has environmental contamination.

Staff is recommending approval of the application, on the basis that it has regard for matters of provincial interest, is consistent with the Provincial Policy Statement, conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe, and conforms to and does not conflict with the Region of Niagara's official plan and meets the intent and guiding policies of the City of St. Catharines Official Plan, subject to the staff recommendations herein.

## Relationship to Strategic Plan

**Economic Sustainability:** The proposed development supports private investment through development of underutilized lands. Future residents of the proposed development will support transit and local business.

**Social Sustainability:** The proposed development contributes to the connectivity of people, places and neighbourhoods by providing additional residential units and taking advantage of proximate transportation routes. Future residents will benefit from the local bike lanes, transit and community facilities.

## Report

### Proposed Development

The applicant proposes to construct a six-storey, 68-unit apartment building with a mix of studio and one- and two-bedroom units. The proposal includes 55 surface-level vehicle parking spaces and 57 bicycle parking spaces, of which 40 are enclosed. The proposal will see 35 units targeted towards accommodation for older adults priced 20% below the market rental rate. A conceptual Site Plan is attached as Appendix 2.

The City's Zoning By-law currently zones the subject lands High Density Residential with special provision 42 (R4-42). Special provision 42 requires 1.25 parking spaces for all dwelling units. The current zoning permits an apartment building on site.

A holding provision is proposed to be placed on the 1,888 square metre section of the property to prevent development, recognizing historic contamination of this portion of the site. The holding provision will only be removed once approvals for development are received from the Ontario Ministry of the Environment, Conservation and Parks.

On the remainder of the site, where the Ontario Ministry of the Environment, Conservation and Parks is currently satisfied development can occur safely, the application will address site-specific design issues and parking requirements. The requested changes are outlined in the table below.

	<b>Zoning Provision</b>	<b>Existing Zoning (R4-42)</b>	<b>Proposed Zoning</b>
1	Minimum landscape buffer width for parking area from lot line abutting residential zone (northern lot line)	3 metres	0 metres
2	Minimum landscape buffer width for parking area from lot line abutting residential zone (southern lot line)	3 metres	1.5 metres
3	Minimum landscaped open space	40%	20% (excludes area with proposed holding provision)
4	Minimum number of parking spaces	1.25 spaces per unit	0.8 spaces per unit

## Location and Site Description

The lands are known municipally as 290 Oakdale Avenue. They are located on the east side of Oakdale Avenue, between Westchester Avenue and Carson Court. The lot area is 0.539 hectares with about 31.4 metres of frontage on Oakdale Avenue. A location map is attached as Appendix 1.

Surrounding land uses include:

- North: Residential apartment building
- East: Green space, Garden City Golf Course
- South: Residential townhouses
- West: Green space, Canal Valley Park

The subject lands are presently vacant.

During the operation of the municipal landfill facility that became Garden City Golf Course, waste was buried on part of the subject lands. Due to this, about 0.188 hectares of the site is undevelopable until the waste has been remediated. This issue will be addressed later in this report.

## Planning Policy Context

Provincial planning legislation requires Council's decision on a planning application to be consistent with the Provincial Policy Statement (2020), and to conform to Provincial plans, upper-tier Official Plans and lower-tier Official Plans. Accordingly, planning staff have evaluated the application to amend the City's Zoning By-law against the policies of the Provincial Policy Statement, the Provincial Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the Garden City Plan, all of which apply to this application, and the staff recommendation has been formulated accordingly.

For Council's reference, the land use planning framework in Ontario, as it relates to this application, is outlined in Appendix 3.

## Provincial Policy Statement

The Provincial Policy Statement, 2020 (the PPS), provides direction on matters of Provincial interest related to land use planning and development. Section 3(5) of the Planning Act stipulates decisions of Council "shall be consistent" with the PPS.

The subject lands are located within a settlement area under the PPS. Sections of the PPS, which are particularly relevant to the subject proposal, are summarized below.

## Settlement Areas

Under the PPS, settlement areas are the focus for growth and development. Land use patterns in settlement areas, including both new development and redevelopment, shall be based on a mix of densities that efficiently use land, are appropriate for, and efficiently use, planned or available infrastructure and public service facilities, minimize negative impacts to air quality and climate change, support active transportation and are transit supportive. Settlement areas are to accommodate a significant supply and range of housing options through intensification and redevelopment by using existing building stock, subject to appropriate development standards. Minimum intensification targets and redevelopment within settlement areas are to be established.

## Housing

The PPS requires municipalities to provide an appropriate range and mix of housing types and densities to meet needs of current and future residents, including the provision of affordable housing. This can be accomplished by municipalities permitting and facilitating housing options that meet social, health, economic and well-being requirements of residents. The PPS further stipulates that new housing should be directed to areas where infrastructure is available, where active transportation and transit-supportive development can be achieved. The PPS speaks to municipalities establishing standards for residential intensification and redevelopment that minimize the cost of housing and facilitate compact built form.

## Implementation and Interpretation

The PPS indicates the importance of official plans and zoning by-laws in implementing the policies of the Province. Land use designations and policies of official plans, along



with development standards of zoning by-laws, are important tools to protect and advance provincial interests and direct development to suitable areas.

### **PPS Summary Opinion**

Staff are of the opinion that the proposed zoning by-law amendment is consistent with the policies of the Provincial Policy Statement because policies related to intensification, growth, and housing are upheld.

At a density of approximately 126 units per hectare on the whole site, and approximately 194 units per hectare on the developable area on the site, the proposed apartment building will use existing infrastructure, public service facilities, promote active transportation and is transit-supportive development. The proposed units will contribute to the range of housing options and affordability by providing a range of unit sizes with over half of the units be geared towards older adults at affordable rates.

### **Provincial Growth Plan for the Greater Golden Horseshoe**

The Growth Plan provides a policy framework that is intended to be achieved within the context of each individual community, while being sensitive to adjacent areas. The City's official plan and zoning by-law implement this framework for the City of St. Catharines.

Guiding principles within the Growth Plan direct compact and well-designed development to prioritize intensification. The subject lands are located within a Provincially-designated Built Up Area. Growth and development should be directed to established built-up areas to avoid expanding existing urban boundaries where possible by encouraging intensification. Within settlement areas, growth will be focused in delineated built-up areas, strategic growth areas, locations with existing or planned transit and areas with exiting or planned public service facilities.

The Growth Plan further establishes that a diverse range of housing options and densities, including affordable housing, be provided to meet current and future needs of residents. Multi-unit residences are to incorporate a mix of unit sizes to accommodate diverse household sizes and incomes.

The following provides an overview of the Growth Plan as it applies more specifically to the subject application for a zoning by-law amendment.

- Support the achievement of complete communities that support healthy and active living and meet people's needs throughout an entire lifetime.
- Prioritize intensification and higher densities in strategic growth areas to make efficient use of land, infrastructure and transit.
- Support a range and mix of housing options to serve all sizes, incomes and ages of households.
- Improve the integration of land use planning with planning and investment in infrastructure and public service facilities.

## **Growth Plan Summary Opinion**

The subject lands are located outside of a strategic growth area, in a medium-to-high density residential neighbourhood, which presents limited opportunities for intensification. The subject lands are within a delineated built-up area and are proximal to public transit routes and public service facilities. This suggests context-sensitive intensification is appropriate. The proposed apartment building is context sensitive as it provides a transition between the high-density, 10-storey apartment building to the north of the site at 192 Oakdale Avenue, and the medium density townhouse dwellings to the south of the site that front on to Carson Court. The proposed 68 units represent a mix of housing options, and the application speaks to serving a range of ages and income levels. The development will be held to high design standards, to be applied and enforced through the Site Plan Approval process and agreement. The policies of the Growth Plan are upheld.

## **Regional Official Plan**

The subject lands are within a Settlement Area under the 2020 Provincial Policy Statement (PPS) and the Built Boundary under the 2020 Growth Plan for the Greater Golden Horseshoe (Growth Plan). Within the Regional Official Plan (ROP), the subject lands are within the urban area boundary for the City of St. Catharines and are designated Built-Up Area. A full range of uses including residential, commercial, and industrial uses is generally permitted within these areas, subject to the availability of servicing and infrastructure. Provincial and Regional policy states that a minimum of 40% of all annual residential development in the Niagara Region is to be located within the built-up areas. Specifically, residential intensification through a mix of housing types and densities is encouraged in such areas to meet the current and future needs of a diverse population and housing incomes.

The ROP's policies on housing identify need for a variety of housing types within urban communities to serve a variety of people as they age. To this end, the Region supports and encourages local municipalities to support public and private sector development of affordable housing. The Region further encourages the development of attractive, well designed residential development that provides for active transportation within neighbourhoods with connections to adjacent residential and commercial areas, parks, is accessible to all persons, provides an attractive, interconnected and active transportation friendly streetscape and balances the need for private and public space.

The proposed zoning by-law amendment will facilitate residential development that makes efficient use of underutilized urban serviced lands, as permitted within the urban area boundary and built-up areas for the City of St. Catharines. The proposed development is considered intensification and will count towards the City's annual residential intensification targets as set out by the Growth Plan and ROP. Further, the proposed residential development will serve to provide additional housing options, including housing for older adults and generally at a more affordable rental rate, promote active transportation in a location close to existing public services and commercial areas.

## Official Plan (Garden City Plan)

The subject lands are designated as Neighbourhood Residential (Appendix 4) by the City's Official Plan, The Garden City Plan (GCP). The East Planning District further identifies the lands as High Density Residential (Appendix 5).

The High-Density Residential designation of the GCP permits triplex, quadruplex, fourplex, townhouse and apartment dwellings at a density generally 85 units per hectare of land or greater. The proposed apartment building is a permitted use within the GCP designation. The proposal has a density of 126 units per hectare on the whole site, and about 194 units per hectare on the developable area on the site. It is in keeping with the density targets of the GCP, and no Official Plan Amendment is required.

Section 7.1 of the Garden City Plan outlines general policies to be considered in evaluating development and redevelopment in the City. This application for a zoning by-law amendment has been evaluated against these policies, as follows:

Garden City Plan Policy (7.1)	Planning Comment
a) Support for safe, accessible and connected active transportation linkages within and between residential neighbourhoods, other activity centres, uses, and the City's public realm and open space network.	The proposed apartment building requires 11 bicycle parking spaces. Submitted plans show 57 bicycle parking spaces, including 40 within an enclosed shelter. The site is located on Oakdale Avenue, which has dedicated bicycle lanes. It is in close proximity to an access to the Merritt Trail, which provides further connections for active transportation to different parts of the city. The site is further served by multiple bus routes on Oakdale Avenue, Westchester Crescent, Eastchester Avenue and Queenston Street.
b) Opportunities to create or enhance public places, active transportation linkages, facilities and gateways.	This site does not contain any public places, nor did the City require any linkages to active transportation routes. The site does not contain any public facilities and does not serve as a gateway.
c) Building, site, streetscape and neighbourhood context sensitive design to ensure:  i) Integration of compatible building form, scale, massing, height, setbacks, spacing, siting, orientation, facades and architectural materials with adjacent	The proposed apartment building is compatible with adjacent buildings, properties and the surrounding neighbourhood. The six-storey building

<p>buildings, properties and the surrounding neighbourhood;</p> <p>ii) Adverse impacts on adjacent properties are minimized in regard to grading, drainage, location and design of service utilities and areas, access and circulation, parking, transition in height, privacy, views, vistas, microclimatic conditions, and protection of the natural features, functions and hazards;</p> <p>iii) Possible negative impacts such as noise, odour, and emissions are not excessive in relation to the predominant land use character and function of the area;</p> <p>iv) Adequate and appropriate lot size, shape and configuration, access, on-site facilities and outdoor amenity areas to accommodate use;</p>	<p>will serve as a transition from the 10-storey apartment building to the north of the site at 292 Oakdale Avenue and the townhouses to the south of the site fronting on to Carson Court. The proposed building meets required setbacks and is designed to compliment the existing building stock. The building is situated to have a street presence on Oakdale Avenue while the principal entrance will face the side driveway, similar to 292 Oakdale Avenue.</p> <p>Grading and drainage details will be addressed through the site plan process. The development must meet City standards for managing all stormwater on site and cause no negative impacts on neighbouring properties. Access to the site will be through a shared driveway with 292 Oakdale Avenue, which was established at the time 292 Oakdale Avenue was built through a long-standing easement to permit such access. Since all required building setbacks are being met and the height is permitted within the zoning by-law, height transition and privacy concerns are being met as contemplated in the R4 zoning. There are no views, vistas or natural features on this site. The proposed apartment building and parking area are outside of the floodplain at the rear of the property.</p> <p>No conflicting land-uses will result from this application.</p> <p>The lot is of an appropriate size to accommodate the proposed development. While 0.1888 hectares of the site cannot be developed or used at this time, 63 out of 68 units are proposed to have private outdoor amenity spaces.</p>
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<p>v) Provision of parking areas that do not dominate the site physically or visually and maximize opportunities for perimeter and internal landscaping.</p>	<p>The site is within walking distance of Richard Pierpoint Park, Canal Valley Park and Barley Drive Park, which compensates for lack of expansive outdoor amenity space on site.</p> <p>The proposed parking area is located to the rear of the building and is not visually dominant from a streetscape perspective. The proposal calls for 0.8 parking spaces per unit instead of the required 1.25 spaces, meaning the parking area is smaller than required, reducing its coverage on the site. There are opportunities for perimeter landscaping, even with the reduced yard setbacks being sought in the application. Appropriate landscaping will be required through the site plan approval process.</p>
<p>d) The preservation, conservation, enhancement and integration of natural and cultural heritage features, landscapes and identities.</p>	<p>There are no heritage features on the property, nor near the property.</p>
<p>e) Opportunities to support and improve connectivity and accessibility to public transit and active transportation, including carpooling and carsharing.</p>	<p>This development takes advantage of the sidewalk network in the area, the dedicated cycling lanes on Oakdale Avenue, and the multi-use Merritt Trail in Canal Valley Park and Richard Pierpoint Park. There are also four bus routes available withing walking distance of the site.</p>
<p>f) Treatment of existing topographic and vegetative features, and greening and landscaping opportunities.</p>	<p>Development of the site will require extensive landscaping to accompany the building and parking area. A landscape plan prepared by a quality landscape architect will be required as part of the site plan approval process.</p>
<p>g) The best use of existing resources, infrastructure and service capacity. Development/redevelopment will only be permitted where there is adequate municipal water and wastewater service,</p>	<p>Development Engineering staff indicate that there is adequate municipal water and wastewater service, waste management, and public service facilities for this property.</p>

waste management, and public service facilities. Compatible and practical on-site renewable water, waste and energy management techniques and design are encouraged, including Low Impact Development (LID) practices.	
h) Surface parking areas should be minimized, and shared parking areas, standards and access shall be encouraged where compatible, and adequate and appropriate for intended level of service. Parking areas and access should be designed to optimize greening opportunities, and to support reduction of heat islands, sustainable storm water management, limited access points to public roads, and provide for safe and friendly active transportation circulation.	The proposed parking area is located at the rear of the site. It will be accessed through a shared access road with 292 Oakdale Avenue, which was established under easement at the time 292 Oakdale Avenue was developed. The requested reduction in parking from 1.25 spaces per unit to 0.8 spaces per unit represents 30 less parking spaces on the site than currently required. This maximizes the greening potential on the site and limits potential for a heat island.
i) Development will only be permitted where the sustainable transportation system is adequate to accommodate anticipated traffic volumes, generation, circulation and use.	Oakdale Avenue can accommodate the expected increase in traffic from this development. The requested reduction in required parking will contribute to the site generating less vehicular traffic. Alternative methods of transportation, including public transit and active transportation are supported in the immediate area.
j) Land assembly and configuration will not detract from the potential development or redevelopment on adjacent properties or create isolated parcels which may otherwise have future development or redevelopment potential.	There is no land assembly required to facilitate this development. The undevelopable portion of the property will have a holding provision placed on it to prevent development. Should the Ministry of Environment, Conservation and Parks permit development on this area in the future, its location off the proposed parking area will support further development on the site.
k) Alternative and innovative lottage patterns are supported provided that compatible street, building and site context sensitive design with adjacent	The subject lot is an existing parcel. The site has been designed around the development constraints due to the

properties and the surrounding neighbourhood can be achieved; and adequate and maintained access to a public road is provided and ensured.	historic contamination on the undevelopable portion of the property.
l) Direct vehicular access from individual properties to the Welland Canals Parkway is not permitted.	This policy does not apply to this development, as it is not located on or near the Welland Canals Parkway.

Based on the matters outlined above, staff are satisfied that the proposed Zoning By-law Amendment meets the intent of the development/redevelopment policies of the Official Plan. The design will be further refined through Site Plan Control with the Official Plan policies guiding the process. The Site Plan agreement will ensure these policies are upheld.

### **Holding Provision**

Section 16.3 of the GCP establishes that the City can use a holding provision in the zoning by-law by affixing an “H” in conjunction with any zoning category. Holding provisions can be applied to “limit or prevent the use of certain lands which are considered inappropriate or premature for immediate development”. The holding provision being proposed through this application is required by the Ministry of the Environment, Conservation and Parks to prevent 0.188 hectares from being developed until such time the MECP is satisfied it is safe to do so. This area of the site, which is at the eastern end of the site, has historic contamination from operations of the landfill facility at what is now the Garden City Golf Course. Staff find that the proposed holding provision meets the appropriate policies in the GCP.

### **Zoning By-law**

The subject lands are currently zoned High Density Residential (R4) with special provision 42 by Zoning By-law 2013-283 (Appendix 6). The R4 zone permits a variety of multi-unit residential uses including triplex, fourplex, quadruplex and townhouse dwellings. Apartment buildings and Long Term Care Facilities are also permitted in the R4 zone, along with Private Road Dwellings which can include the aforementioned uses. Special provision 42 requires 1.25 parking spaces per dwelling unit on this site, which is the minimum parking standard in Zoning By-law 2013-283 for apartment buildings.

### **Proposed Zoning By-law Amendment**

The proposed zoning by-law amendment seeks to change Special Provision 42 by adding addition site-specific zoning provisions. This amendment is being sought to permit the development of a six-storey, 68-unit apartment building with 55 parking spaces on the site. The changes to the special provision will reduce parking requirements from 1.25 parking spaces per dwelling unit to 0.8 spaces – a net reduction of 30 parking spaces. The required landscape buffer along the northern lot line is proposed to be reduced from 3 metres to 0 metres to reflect the shared driveway with 292 Oakdale Avenue. The required landscape buffer along the southern lot line is



proposed to be reduced from 3 metres to 1.5 metres at four points along the perimeter of the parking lot. Finally, the required minimum landscaped open space on the site is proposed to be increased from 40% of the lot area to 47% to recognize the undevelopable area of the lot cannot be used as outdoor amenity space for residents and preserve landscaped open space on the developable area.

The proposed special provision (R4-42) is outlined below and in Appendices 7 and 8. A diagram illustrating the reduced setbacks is found in Appendix 9.

Special Provision	Zone	Schedule A	Location	By-law
42	R4	15	290 Oakdale Avenue	
An apartment building shall be subject to the following requirements:				
i)	Minimum landscape buffer width for parking area from lot line abutting residential zone (northern lot line)		0 metres	
ii)	Minimum landscape buffer width for parking area aisle ends from lot line abutting residential zone (southern lot line)		1.5 metres	
iii)	Minimum landscaped open space		47%	
iv)	Minimum number of parking spaces		0.8 spaces per unit	

The application will also add a holding provision to part of the property to prevent development until it deemed safe to do so by the Ontario Ministry of the Environment, Conservation and Parks. The proposed holding provision is the H1 provision that the City uses on properties with known or suspected environmental constraints. The proposed holding provision is outlined below.

Holding	Schedule A	Location	By-law
H1	Various	Various	
Environmental Considerations		An Environmental Site Assessment shall be prepared and submitted to the City of St. Catharines for approval. If contamination above provincial guidelines is found, a Record of Site Condition, or other acceptable documentation, shall be required for submission to the Ministry of the Environment prior to the removal of the Holding (H) designation.	

## **Landscape Buffers**

The application proposes a reduction of the required landscape buffers around parking areas along the north and south lot lines. The zoning by-law requires a 3-metre-wide landscape buffer between parking areas with five to 99 parking spaces and lot lines abutting residential zones. The landscape buffer serves as a screening area to minimize the visual impact of parking areas on neighbouring properties.

For the north lot line, the application proposes a 0-metre landscape buffer to recognize the existing shared driveway with the neighbouring property, 292 Oakdale Avenue. This shared driveway was established under easement with the inbound land on 290 Oakdale Avenue and the outbound lane on 292 Oakdale Avenue. This shared driveway extends from the Oakdale Avenue frontage about 100 metres into the lots. It is not practicable to maintain a landscape buffer of any width along this lot line because of the existing easement. Since the shared access is existing, no land-use conflicts are likely to arise from this reduction.

For the southern lot line, the application proposes 1.5 metre landscape buffer at four locations. The four locations are at the end of drive aisles in the parking area. This reduction will allow 1.5 metre deep turning areas at end of the aisles that will be used by vehicles backing in or out of adjacent parking stalls. The reduction is being limited to only apply to end of parking aisles. The required 3 metre landscape buffer will still be maintained beside parking stalls. Vehicles will not be able to park closer to southern lot line than otherwise permitted. Staff is satisfied that the 1.5 metre landscape buffer at the end of drive aisles can accommodate sufficient landscaping and fencing to maintain a visual screen between the parking area and the neighbouring townhouse dwellings. Since these turning areas will only be used occasionally for vehicles accessing the adjacent parking stalls, the impact of this reduction is not much greater than the parking area being 3 metres off the lot line.

## **Landscaped Open Space**

For apartment buildings in the R4 zone, a minimum of 40% of the lot area must be landscaped open space. Landscaped open space includes areas of the lot used for growth and maintenance of grass, gardens, and landscaping. It includes landscape buffers, landscaped islands in parking areas, walkways, patios and platform structures under 0.15 metres in height, but excludes driveways, parking areas, ramps and curbs.

While the applicant initially requested a reduction from landscaped open space from 40% to 20% of the developable area of the lot, staff have found that there is no legal basis for this in the zoning by-law. As an alternative approach to accomplish the same objective, staff are recommending that the minimum landscaped open space on the lot be increased from 40% to 47% of the lot area.

Use of landscaped open space on the subject lands is restricted because the that will be subjected to the holding provision cannot be used as outdoor amenity space for residents of the building. Therefore, staff recommends increasing the minimum landscaped open space area for the property from 40% to 47% to maximize the amount

of landscaped open space on the developable area to preserve some outdoor amenity areas and landscaping. A landscaped open space minimum of 47% will result in approximately 20% of the developable area being maintained as landscaped open space.

Even though more than half of the landscaped open space on the lot cannot be used, residents of the building will still have access to outdoor areas. All but five of the 68 apartment units have balconies for private outdoor amenity space. As well, the subject lands are about 140 metres from an entrance to Canal Valley Park, 315 metres from an entrance to Richard Pierpoint Park and 440 metres from an entrance to Barley Drive Park, giving residents ample access to outdoor space offering a variety of amenities, including walking or biking trails, playgrounds and community gardens.

### **Parking Reduction**

Apartment buildings require a minimum parking ratio of 1.25 parking spaces per dwelling unit. When applied to the proposed 68 units in this development, a minimum of 85 parking spaces, including three accessible spaces, are required to be provided. The special provision is seeking 0.8 parking spaces per unit, which is 54 parking spaces. As proposed, the site currently has 55 parking spaces, including three accessible spaces.

Section 5.4.2 of the Garden City Plan provides policies that reductions in parking need to be assessed against. These policies stipulate that reduction or elimination of parking will be considered where are:

- 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.

### **Shared parking**

There is no shared parking proposed in this application.

### **Transit**

The subject lands are within walking distance of transit stops for four bus routes.

- i) 303/403 Oakdale – Pen Centre  
This route operates seven days per week, including evening service, in two directions. The route terminates at the Downtown Bus Terminal and the Pen Centre. The transit stops for this route are on Oakdale Avenue near the subject lands.
- ii) 317/417 Bunting – Linwell (Bunting – Lakeshore on evenings, weekends, and holidays)  
This route operates seven days per week, including evening service, in two directions. The route terminates at the Downtown Bus Terminal and the

intersection of Linwell Road and Lake Street on weekdays, and the intersection of Niagara Street and Parnell Road on weekends. The transit stops for this route are about 150 metres away from the subject lands at the intersection of Oakdale Avenue and Westchester Crescent.

iii) 311 Hartzel Road

This route operates on weekdays in two directions. The route terminates at the Downtown Bus Terminal and the intersection of St David's Road West and Ormond Street North in Thorold. The transit stops for this route are about 675 metres away from the subject lands at the intersection of Westchester Crescent and Queenston Street.

iv) 318/418 Secord Woods

This route operates seven days per week including evening service, in two directions. The route terminates at the Downtown Bus Terminal and the Pen Centre. The transit stops for this route are about 675 metres away from the subject lands at the intersection of Westchester Crescent and Queenston Street.

The level of transit service within walking distance of the proposed apartment building provides frequent connections to different parts of St Catharines and puts a variety of shopping and services within a single bus ride.

### **Bicycle parking and facilities**

The zoning by-law requires only 11 bicycle parking spaces to be provided for a 68-unit apartment building. The proposal shows 57 bicycle parking spaces on site. There are 17 spaces immediately adjacent to the front and rear of the building and an enclosed bicycle shelter with 40 spaces at the rear of the parking lot. Additional storage for bicycles and other mobility devices would be available in each unit.

Oakdale Avenue between Westchester Crescent and Disher Street currently has dedicated bicycle lanes. The City's transportation master plan recommends extending bicycle lanes south of Disher Street on Oakdale Avenue with connections to Hartzel Road and Merritt Street. Bicycle lanes are also recommended for Westchester Crescent. Oakdale Avenue is part of the Region of Niagara Bicycle Network.

The Merritt Trail can be accessed from Canal Valley Park and Richard Pierpoint Park and provides a trail connection to different parts of St Catharines.

### **Active transportation**

While the development promotes active transportation, the site is not large enough, nor located in an area that can provide active transportation facilities and connections.

### **Landscaping**

As discussed above, 47% of the lot area is being dedicated to landscaped open space, which is 7% more than is required in the R4 zone. An expansion of the parking area to accommodate more parking spaces would see a reduction in the landscaped open space on the entire lot, and more vitally, a reduction in the landscaped open space on the developable area of the lot.

### **Affordable Housing and Parking**

In addition to the above policies, policy 7.3 (iii) of the GCP states the City will consider alternative requirements for residential lot standards in the implementing zoning by-law which would support the provision of affordable housing. With over half of the units proposed to be rented at below market rates for older adults, this policy is applicable. The City has previously relaxed parking requirements for various affordable housing developments. Close to the subject lands, 268 Oakdale Avenue has a parking ratio of 0.64 spaces per unit. Niagara Regional Housing's building at 15 Gale Crescent has 196 dwelling units and 56 parking spaces, a ratio of 0.28 spaces per unit. Niagara Regional Housing's building at 14 Centre Street has 132 dwelling units and 22 parking spaces, a ratio of 0.17 spaces per unit.

The reduction in parking contributes to the affordability of the units and increases the housing options for residents that do not own personal vehicles. The proposal meets the City's policies for reducing parking requirements.

### **Site Plan Control**

Should the requested amendment to the zoning by-law be approved, the proposed apartment building will require a site plan agreement with the City before construction can begin.

Site plan control is the City's primary tool for implementing City standards and urban design guidelines; it regulates the placement of buildings, architectural elevations, access, parking, site servicing, grading, drainage, lighting, landscaping, fencing, storage of waste and other details of site design. Appendix 2 provides the proposed conceptual site design.

A public information session relating to the detailed designs of the sites will be hosted by staff as part of the site plan processes. Through that forum, Planning Services staff and the applicant will present the refined designs to the public for information purposes. A site plan includes the registration against the title of the lands that will be legally binding upon the existing and future property owners. The applicant will be required to post securities to ensure the terms of the agreements are carried out.

### **Circulation of Applications**

The application was circulated to all relevant departments and agencies in accordance with the Planning Act. No department or agency has objected to the proposed zoning by-law amendment. The feedback that has been received is outlined below and has been considered in the recommendation of this report.

### **Development Section of Planning and Building Services**

Review and approval of the site servicing and grading plans will be part of the site plan approval process.

### **Traffic**

No objections to the proposed zoning by-law amendment.

## Niagara Region

No objection to the proposed zoning by-law amendment.

## Niagara Peninsula Conservation Authority

No objection to the proposed zoning by-law amendment. The NPCA would like to see the floodplain area in rear of property to be re-zoned to recognize flood hazard. This will be done in a future staff-initiated Zoning By-law amendment to update floodplain mapping. No development is proposed for the area covered by the floodplain as this part of the site is currently undevelopable. The NPCA is not opposed to this approach.

## Public Consultation

A public notice advising of a public open house was mailed to residents within 120 metres of the property on October 13, 2021. Over 120 notices were mailed to surrounding property owners. This public notice was also shared through the City's digital channels and appeared on the City's website. The notice was further shared with the tenant's association at 292 Oakdale Avenue through which it was distributed to members.

A digital public open house was held by Planning and Building Services over the Zoom platform on November 9, 2021. The purpose of the open house was to present the applicant's proposed zoning by-law amendment and conceptual site plan and afford an opportunity for attendees to ask questions and provide comments before staff recommendations are presented to Council for consideration. Members of the public were required to register in advance to speak to the application at the public open house. As an alternative, the public was also invited to submit written or emailed comments and questions. While the open house was conducted over the Zoom platform, it was live streamed on the City's YouTube channel and was available for viewing on YouTube for two weeks after the open house.

The City received written or emailed comments from five members of the public and the Carson Court Neighbourhood Association, which represents residents of 24 townhouses on Carson Court. All received written comments are attached as Appendix 10. Five members of the public registered to speak at the public open house, of which four attended to speak. One of the speakers represented the Carson Court Neighbourhood Association.

The questions and concerns raised at the public open house and in written or emailed submissions are condensed into similar themes below followed by a staff response.

**Concern:** Why did the applicant pursue this development? why not a smaller building, or a different building form?

**Response:** Property owners can apply for whichever type of development they choose. Each application is evaluated based on its own merits. While staff can make recommendations on what sort of development to pursue in the pre-submission consultation meeting required by the Planning Act, the applicant is not obliged to follow staff's suggestions.

- Concern:** The applicant should remediate the contaminated land to allow the proposal to proceed without any amendments to the zoning by-law.
- Response:** The City cannot compel the applicant to remediate the contaminated area. The Ministry of the Environment, Conservation and Parks has deemed it acceptable to develop on part of the site so long as no development or use takes place on the contaminated lands. The City must process the application as proposed.
- Concern:** There is insufficient parking for the number of units being proposed. How will tenancy of parking be maintained?
- Response:** Staff find that the reduction of parking meets appropriate policies for evaluating such requests. The site is located on a growing bicycle network, there is public transit available, there is bicycle parking on site as part of the proposal and reduced parking contributes to the provision of affordable housing. Allocation of parking to tenants is not something that the City is a party to.
- Concern:** What demographic will be served by the affordable units?
- Response:** The applicant indicates that the affordable units, which represents 35 of 68 units in the building, will be rented to people aged 65 and above.
- Concern:** There is a lack of shopping and services within walking distance of the property, and transit stops can be difficult to access due to traffic on Oakdale Avenue.
- Response:** There is a convenience store and casual-service restaurant within immediate walking distance of the subject lands. Additional shops and services, including pharmacies and medical offices, are available on Queenston Street, less than 1 kilometre from the subject lands. There is a controlled intersection with pedestrian crossings within 140 metres of the subject lands, which will allow residents to safely access bi-directional bus routes. The applicant indicates that there will be alternative methods of transportation provided by building management to destinations such as grocery stores for residents without personal vehicles.
- Concern:** Concerns about construction noise, vibrations and impact of excavation on neighbouring properties.
- Response:** Construction is short term nuisance, which must be carried out in accordance with City and Provincial standards. The timing of construction along with mitigation measures for noise and vibration will be managed through the building permit and inspection process. Staff have no unique concerns with the construction of the proposed development.
- Concern:** General concerns about fencing, lighting, landscaping and property maintenance.



**Response:** Fencing, lighting and landscaping will be controlled through the site plan agreement. The City and applicant will engage with neighbouring property owners during the site plan approval process on the species of trees planted along the property line. Lighting is not allowed to be directed at neighbouring properties and there are limits on the amount of light that can be emitted from a site. Concerns about site maintenance and property standards can be submitted to the City's By-law Enforcement Division.

**Concern:** Lack of on-site parking will cause additional on-street parking on Carson Court and illegal parking on neighbouring properties.

**Response:** On-street parking on Carson Court is available on first-come first-served basis. Spaces are not reserved and do not have time limitations. Parking is available on both sides of Carson Court and there are additional spaces at the cul-de-sac. On-street parking is not always a reliable alternative for on-site parking for residents. However, the proposal is geared toward tenants that do not own personal vehicles. Illegal parking on private property is civil matter which the City cannot control or become involved with.

**Concern:** Traffic levels on Oakdale Avenue.

**Response:** The City's Transportation Services Division has reviewed the application and have no concerns. The building will be using an existing driveway from Oakdale Avenue, no new street entrance is being established.

**Concern:** Diminished view once building is constructed.

**Response:** The subject lands are zoned for high density residential development, which permits apartment buildings with no height limit. There is no protection for a view across private property.

**Concern:** Loss of greenspace.

**Response:** Staff have determined that the requested reduction of the required Landscaped Open Space is measured and appropriate against Official Plan policies. The subject lands have publicly-owned greenspace to its east and west. Additionally, 0.188 hectares on the subject lands will be maintained as passive greenspace until it is remediated at a future date.

## **Second Planning Opinion Advisory**

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

## **Financial Implications**

There are no financial implications associated with this report.

## Environmental Sustainability Implications

There are no environmental implications associated with this report

## Conclusion

In summary, staff are recommending approval of the proposed zoning by-law amendment to permit the development of a 68-unit apartment building, subject to the recommendations set out in this report.

This application for zoning by-law amendment has regard for matters of provincial interest, is consistent with the Provincial Policy Statement, conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe, and conforms to and does not conflict with the Region of Niagara's official plan and meets the intent and guiding policies of the City of St. Catharines Official Plan, subject to the staff recommendations herein.

## Notifications

It is in order to advise Aimee Powell, Powell Planning & Associates

### Prepared by

Evan Acs, MA, MSC  
Planner I

### Submitted by

Margaret Josipovic, MPA  
Manager of Planning Services

### Approved by

Tami Kitay, MPA MCIP RPP  
Director of Planning and Building Services

## Appendices

- Appendix 1 – Location Map
- Appendix 2 – Conceptual Site Plan
- Appendix 3 – Ontario Planning Framework
- Appendix 4 – Official Plan Schedule D1
- Appendix 5 – Official Plan Schedule E9
- Appendix 6 – Existing Zoning
- Appendix 7 – Proposed Zoning
- Appendix 8 – Zoning Amendment – Special Provision and Holding Provision
- Appendix 9 – Location of Reduced Setbacks
- Appendix 10 – Public Comments

**Acs, Evan**

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**From:**  
**Sent:** Monday, November 8, 2021 8:33 AM  
**To:** Acs, Evan  
**Cc:** Littleton, Lori  
**Subject:** 290 Oakdale Avenue File 21 116139 ZA - G Thompson submission

**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.

Evan Acs [eacs@stcatharines.ca](mailto:eacs@stcatharines.ca)  
 Cc: Lori Littleton Merritton Ward 1 Councillor [llittleton@stcatharines.ca](mailto:llittleton@stcatharines.ca)  
 City of St. Catharines  
 Planning Services  
 PO Box 3012, 50 Church Street  
 St. Catharines, ON  
 L2R 7C2

File No.: 21 116139 ZA

I am in receipt of a notice of online open house from the City of St. Catharines ("the City") dated October 13, 2021. The notice describes, amongst other things, proposed special zoning provisions concerning the proposed development. The proposed zoning provisions number 1 to 4 and propose reductions from the existing High Density Residential with special provision 42 City Bylaw R4-42.

In the notice, Zoning Provision 1 proposes a deviation from the R4-42 minimum landscape buffer width along the northern lot line from three metres to zero metres. Likewise, Zoning Provision 2 proposes reduction of the landscape buffer along the southern lot line from three metres to 1.5 metres. Zoning Provision 3 proposes reduced minimum landscaped open space from 40% to 20%. Zoning Provision 4 proposes the minimum number of parking spaces be reduced from 1.25 spaces per unit to 0.8 spaces per unit.

I am strongly opposed to all of these proposed Zoning Provisions. To my knowledge the developer has not shown cause (or provided any good reasons) why these violations of the City's Zoning By-laws are needed. The By-Laws are what they are. If the developer cannot meet them "as is," then the developer should find a different property that matches his/her design requirements or reduce the size or design of their apartment building to fit within the current constraints. By inspection, the solution is simple and will not violate any By-laws.

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I regret that I am unable to attend the Tuesday November 9 (17:30) online open house due to a scheduling conflict. In any event, I wish to be recorded as a party to this proceeding.

Yours truly,

Gerald Thompson, P.Eng

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**Acs, Evan**

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**Subject:** Subject: Zoning By-Law Amendments for the land located at 290 Oakdale

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I am writing this email to provide my input regarding an Application for Zoning By-Law Amendments for the land located at 290 Oakdale.

I am extremely concerned with the proposed changes in the parking by-law reducing the number of spaces to less than the number of units - including no provision for visitor parking. My main concern is that this will definitely result in overflow parking onto Carson Court that will cause congestion and would consequently be unsafe for current residents. We currently pay to have our street plowed in the winter to ensure it is safe for our residents, many of which are elderly. The overflow of cars parked on the road would result in the company hired to plow being unable to perform this adequately. Our residents could fall or be unable to get out of their driveways as a direct result. In addition, it may prove difficult for ambulances or fire trucks to get down the street in an emergency. Reducing parking spaces to that level is extreme and certainly not in keeping with the current by-law or the interests of the residents already living in the neighbourhood. Furthermore, due to the number of proposed new buildings on Oakdale, the traffic flow in this area should be carefully studied.

In addition, the landscape request to limit the distance from 3 metres to 0 is completely unreasonable for those living next door to this development. As it already stands this development will reduce our privacy and impact our property values, but reducing the landscaping requirements even further to Zero would make this far worse. The city should not approve any project that benefits one group of residents at the expense, and detriment, of another group already residing in the area. This lot currently has over 30 trees - many of them mature. The landscaping and building proposal will result in the destruction of most of these trees. It would take an existing green space with abundant wildlife and change into a building with virtually no green space or adequate parking. To us this is completely unacceptable and definitely does not fit with what our Mayor proposes as the future of St. Catharines - the "Garden City".

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Sincerely,

Ivanka Trbulin

Click here <<https://www.mailcontrol.com/sr/Gw3gi6VjVjfGX2PQPOMvUlhe-RbjMF0HU5GtJCN6oEt9axlTMzd-Ka1H1OhbRjifasTtZZcfgBAfmF8UmgH1OQ==>> to report this email as spam.

## Acs, Evan

---

**From:** Joanne Routhier  
**Sent:** Friday, October 22, 2021 4:52 PM  
**To:** Acs, Evan  
**Subject:** 290 Oakdale Avenue

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Hi Evan

My name is Joanne Routhier. I live at . I am emailing regarding the proposal to build on the grass lot of 290 Oakdale Avenue. My concerns are as follows:

- 1) Traffic; will be horrendous. It's bad enough now pulling in and out of our parking lot onto Oakdale Avenue where you're nearly hit by speeding vehicles who use the street as a racetrack. The new building is planning on using our entrance which already handles 112 units units daily.
- 2) View; this building will block the first 6 floors of our buildings view.
- 3) Environmental; taking away green space and the amount of dust etc that is going to come from the construction.
- 4) Parking; the building is to be 68 units with only 55 spots. Where are the remaining tenants going to park or their guests. We have this issue already with our own parking and no doubt their over flow would be using our lot.
- 5) Think of the neighborhood and neighbours. The kids that play outside now add in the new building someone's bound to get hurt with such high occupancy but small area.

Thank you for your time  
 Joanne

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## Acs, Evan

---

**From:** Lisa Siemens  
**Sent:** Friday, October 15, 2021 8:34 PM  
**To:** Acs, Evan; Bob  
**Subject:** File No. 21 116139 ZA - 290 Oakdale Ave - Put a stop sign at Oakdale and Carson.

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Hi Evan,

When this building and also the one now underway at 268 Oakdale go up, it will increase the volumes of traffic on Oakdale Ave. Oakdale has a significant curve in that stretch that limits long range visibility.

Suggestion: Put a stop sign on Oakdale at Carson Ct, which would become a 3-way stop. This would slow down the cars in both directions, making it less hazardous for all residents in that curved stretch.

Hazard reduction:

- We live at . Our parking lot entrance occurs just as Oakdale comes out of the curve, and the curve prevents a view of the road north to Westchester. Cars head south on Oakdale, picking up too much speed, so that when reaching our driveway, their speed is overlimit, making it risky for us to turn left (south) onto Oakdale from our driveway, since we cannot see them until they are bearing down on us.
- Not to mention, we have regularly experienced southbound impatient drivers, who were going too fast, try (some succeed) to pass us on the right (bike lane) because they cannot wait for us to turn left into our parking lot when oncoming traffic prevented an immediate left turn.
- The pedestrians crossing to the west side of Oakdale would be safer, whether to catch or depart a southbound bus, or to go for a walk on the sidewalk on the west side since it is a nice clear, unobstructed sidewalk. Currently it is hazardous for any residents in this section of road to cross Oakdale on the curve, as pedestrians, due to the limited road visibility and the speed of drivers.

Thank you,

Bob and Lisa Siemens

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

**Acs, Evan**

---

**From:**  
**Sent:** Thursday, October 21, 2021 5:31 PM  
**To:** Acs, Evan  
**Subject:** Preliminary Concept Site Plan for 290 Oakdale Ave.

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Hi Evan,

I am a tenant at \_\_\_\_\_, and I have some concerns regarding building a residential apartment building on the empty lot.

First and foremost, this means having my privacy invaded. I face the front of the building, so I will be facing this new building. I will not be able to have the privacy I am currently afforded.

Second, the residence over on Carson Court will lose THEIR privacy of their fenced in backyards. It's just rude to invade someone privacy.

Third, I have a neuromuscular movement disorder, as well as being neurodiverse, meaning many things can trigger my sensory issues from the sound of construction. Said sensory issues will trigger my movement disorder, which is excruciating on a good day.

These are just a few of my concerns that popped into my head when I heard you're still trying to get a residential building constructed there. If you go through with it, I will be in debilitating pain from the noise.

I beg you to reconsider constructing on such a small lot, it really isn't worth it. I also beg you to consider all the tenants in my building, and all of those over on Carson Court, and how drastically construction will affect us.

Sincerely,

Trisha Gelok

Oct. 25, 2021

To: Evan Acs Planner

From: Carson Court Homeowners Association

Re: 290 Oakdale

On behalf of the homeowners on Carson Court we would like to submit our comments and concerns on the three variances requested. Having reviewed the request and looked at the current allowance and reasons for the existing by-laws we believe the variances should be denied and further review of this area would be needed before this proposal went any further.

1. A reduction of the minimum landscaped open space from 40% to 20%

A reduction to 20 is substantial and will have a significant impact on the neighbourhood and does not seem to fit with both the City's Official Plan or the Provincial Policy statement on Tree Preservation.

The City Plan mentions, under Urban Design guidelines, the importance of our identity as the "Garden City" and speaks to the protection of natural environments as well as greening. Reducing the landscape requirements will result in removal of trees such as a large Black Walnut, a Pine Tree and many others. In addition there is an environmental effect and climate issues. The more concrete the more heat given off and the ground is less capable of absorbing water. In addition run off and adequate drainage is a concern as there is a natural slope from this area into our backyards. In general the better a property is landscaped the more attractive it is for those living in the building and for the surrounding properties and neighbourhood. When living in a neighbourhood that is becoming such high density with a new building constructed at 176 Oakdale and another being build at 268 Oakdale it is critical to maintain as much green space as possible versus considering less in any new development.

2. A reduction of Landscape Buffer for parking areas from 3 metres to 1.5 metres.

We understand that minor is not quantitative but qualitative, however in our opinion reducing the buffer zone to such a large extent in an area that is already extremely close to our property line will result in the following problems. The reduced landscaping buffer will result in increased noise levels from cars starting, doors slamming, etc. and pollution from car exhaust fumes. In addition the parking lot lighting may shine directly into our homes and gardens. There is no indication of any consideration given to underground parking to avoid the problems caused by congested parking lots.

3. A reduction in parking from 1.25 to .8 per unit

The parking which will accommodate 55 cars for 68 units will potentially cause Carson Court to be used as extra parking as the proposed parking spaces will not accommodate all tenants at this new development.

In closing we feel that in keeping with the current climate of providing more green space not less and being environmentally friendly that both these requests present problems that will impact the quality of our property and the neighbourhood.

Based on the above we request that the Minor Variances be denied.

Thank you for your consideration. Attached is a list of the Homeowners included in this submission.

Carol Marie Lepere  
[REDACTED]

Marilyn Kasten  
[REDACTED]

James & Elizabeth Brander  
[REDACTED]

Bruce Berger & Maggy Cameron  
[REDACTED]

Ivanka Tribuln  
[REDACTED]

Sharon Preston  
[REDACTED]

Scott & Karen Beamer  
[REDACTED]

Tom & Moria Cairns  
[REDACTED]

Martin & Rebekah Fisk  
[REDACTED]

Larry & Joan Miller  
[REDACTED]

Howard James  
[REDACTED]

Louise Zelazny  
[REDACTED]

Sharon Adams  
[REDACTED]

Carol Tanham  
[REDACTED]

Kathleen Kelly  
[REDACTED]

Slawomir & Ryszarda Jankowski  
[REDACTED]

Maria McCelland  
[REDACTED]

Zhixiong & Lu  
[REDACTED]

Wieslaw & Elzbieta Czarnia  
[REDACTED]

Kai Su  
[REDACTED]

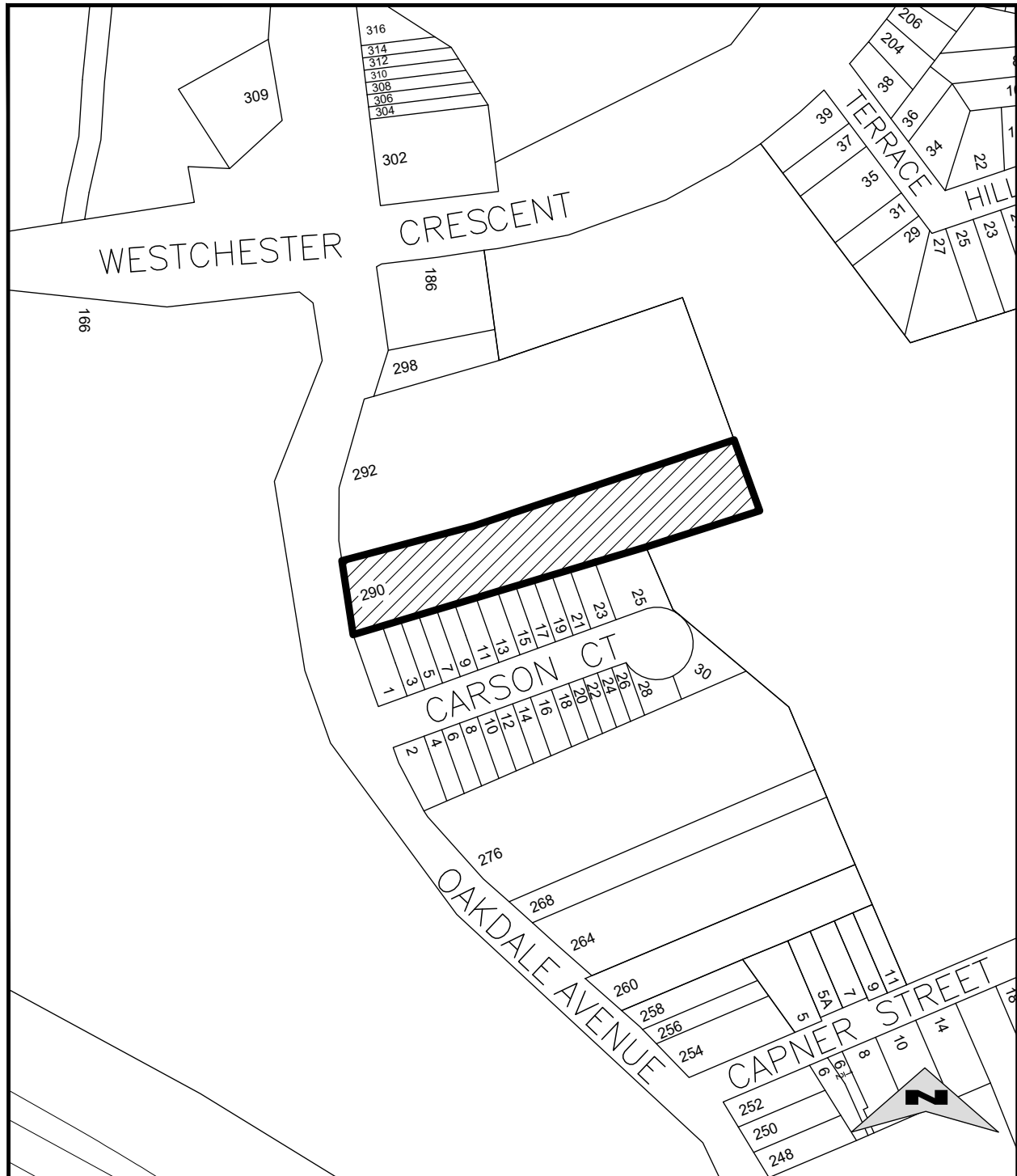
Okim Jeong  
[REDACTED]

Sadia Masood  
[REDACTED]

Aaron Wieh  
[REDACTED]

Joseph & Agnieszka Gagno  
[REDACTED]

# Location Map

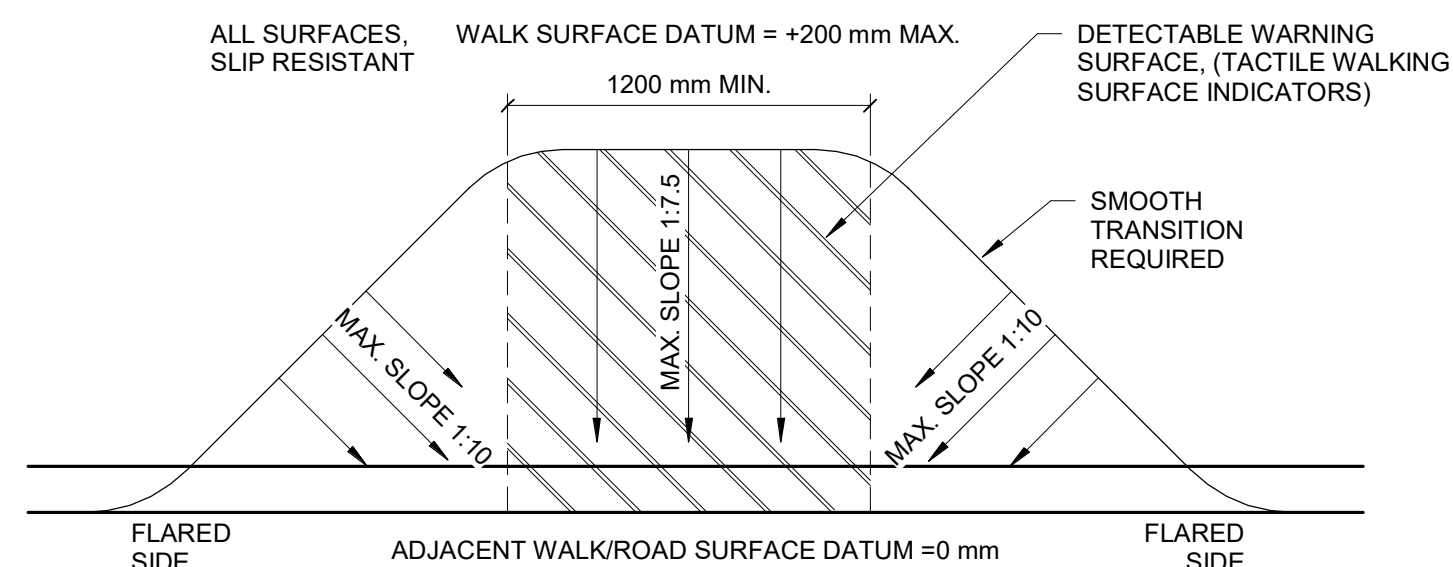
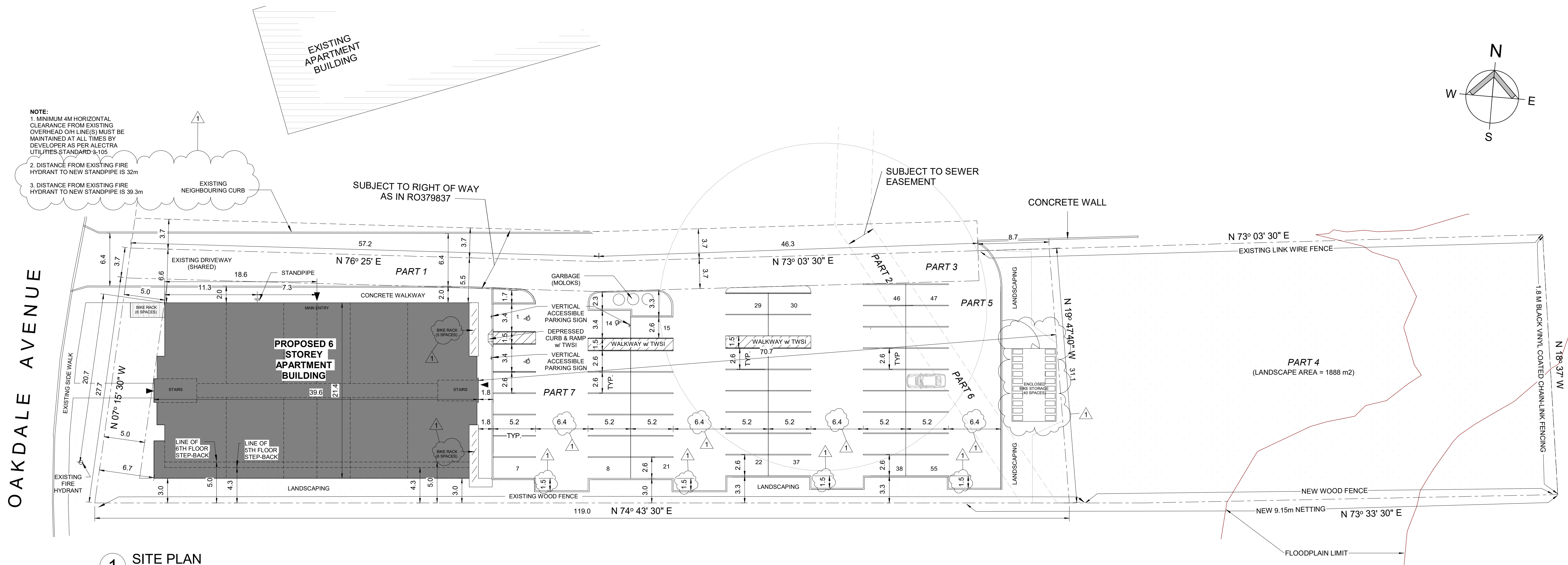


 **Subject Lands**

**290 Oakdale Avenue**

**File: 21 116139 ZA**





**4 BARRIER-FREE DEPRESSION**  
1 : 25

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

GENERAL NOTES		SITE STATISTICS	
1. ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES FOR THE PROJECT SHALL BE TO THE SATISFACTION OF THE CITY AND AT THE SOLE EXPENSE OF THE OWNER.		PARTS 1,2,3,5,6,7	
2. THE DIMENSIONS, AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO CONTRARY, ALL THE SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.		PARTS 1,2,3,4,5,6,7	
		LOT AREA	3502 m <sup>2</sup>
		BUILDING COVERAGE	820m <sup>2</sup> (23.4%)
		LANDSCAPING	702.5 m <sup>2</sup> (20%)
		LOT AREA	5390 m <sup>2</sup>
		BUILDING COVERAGE	820m <sup>2</sup> (15%)
		LANDSCAPING	2590.5 m <sup>2</sup> (48%)
		PARKING SPACES REQ'D:	68 UNITS x 0.8 = 54.4
		PARKING SPACES PROVIDED:	= 55
		BUILDING HEIGHT	6 STOREY / (+/-) 18.5 m
		GROSS FLOOR AREA	(10 UNITS) 1st FLOOR = 812 m <sup>2</sup> (12 UNITS) 2nd FLOOR = 812 m <sup>2</sup> (12 UNITS) 3rd FLOOR = 812 m <sup>2</sup> (12 UNITS) 4th FLOOR = 812 m <sup>2</sup> (12 UNITS) 5th FLOOR = 775 m <sup>2</sup> (10 UNITS) 6th FLOOR = 775 m <sup>2</sup>
		TOTAL GROSS FLOOR AREA	= 4798 m <sup>2</sup>
KEY PLAN		SETBACKS	
ACCESSIBLE PARKING PERMIT SIGN		REQ'D	PROVIDED
1. THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 2m TO 3m, MEASURED FROM THE TOP OF THE CURB TO THE BOTTOM OF THE SIGN.		5 m	5 m
2. THE SIGN MUST NOT INTERFERE WITH PASSENGERS ENTERING OR LEAVING THE VEHICLE.		4.5 m	70.7m
3. THE SIGN MUST BE PLACED ADJACENT TO THE STALL WITHIN ITS LONGITUDINAL LIMITS.		3 m	5.5 m
4. THE SIGN PLACEMENT MUST CLEARLY INDICATE WHICH STALL THE SIGN APPLIES TO.		3 m	3 m
		INT. SIDE SOUTH - 5TH FLR	4 m
		INT. SIDE SOUTH - 6TH FLR	5 m
BUILDING DESCRIPTION		MUNICIPAL ADDRESS	
		290 OAKDALE AVE, ST. CATHARINES, ON	
LAND ZONING		R4 - RESIDENTIAL	



JASON PIZZICCOLA DESIGN - ARCHITECTS INC.  
209 RIDGE ROAD N  
RIDGEWAY, ONTARIO, L0S 1N0  
T. 905-894-8300  
F. 905-894-8400  
e-mail jppizziccola@jpdesign.ca  
CERTIFICATE OF PRACTICE : # 4053



## SIX STOREY APARTMENT BUILDING - 68 UNITS

290 OAKDALE AVE,  
ST. CATHARINES, ON

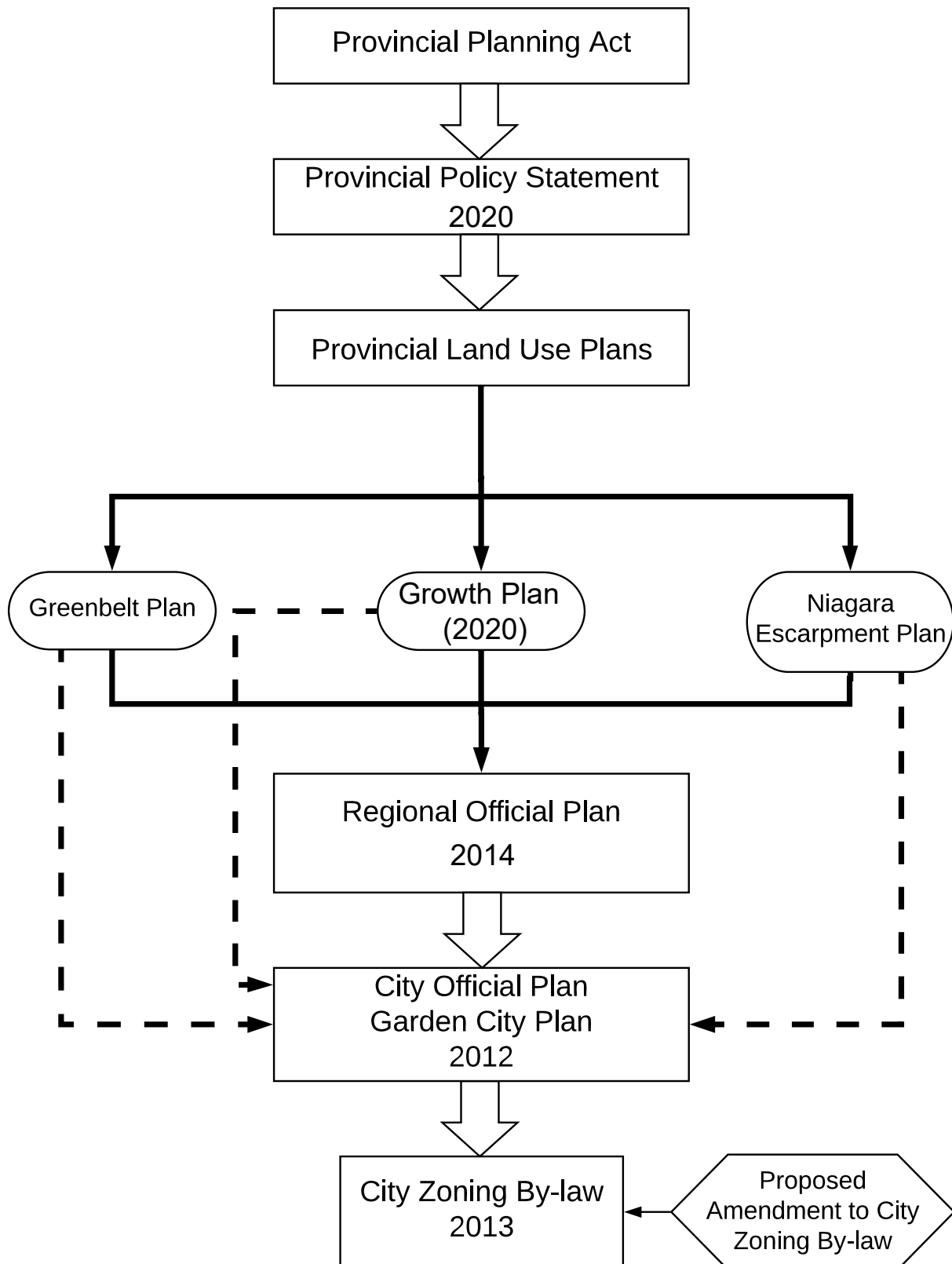
### SITE PLAN

SHEET TITLE:

### SITE & STATISTICS

DRAWN BY: WJ DATE: 16/07/21  
SCALE: As indicated JOB #: 18090  
SHEET NO: SP-1

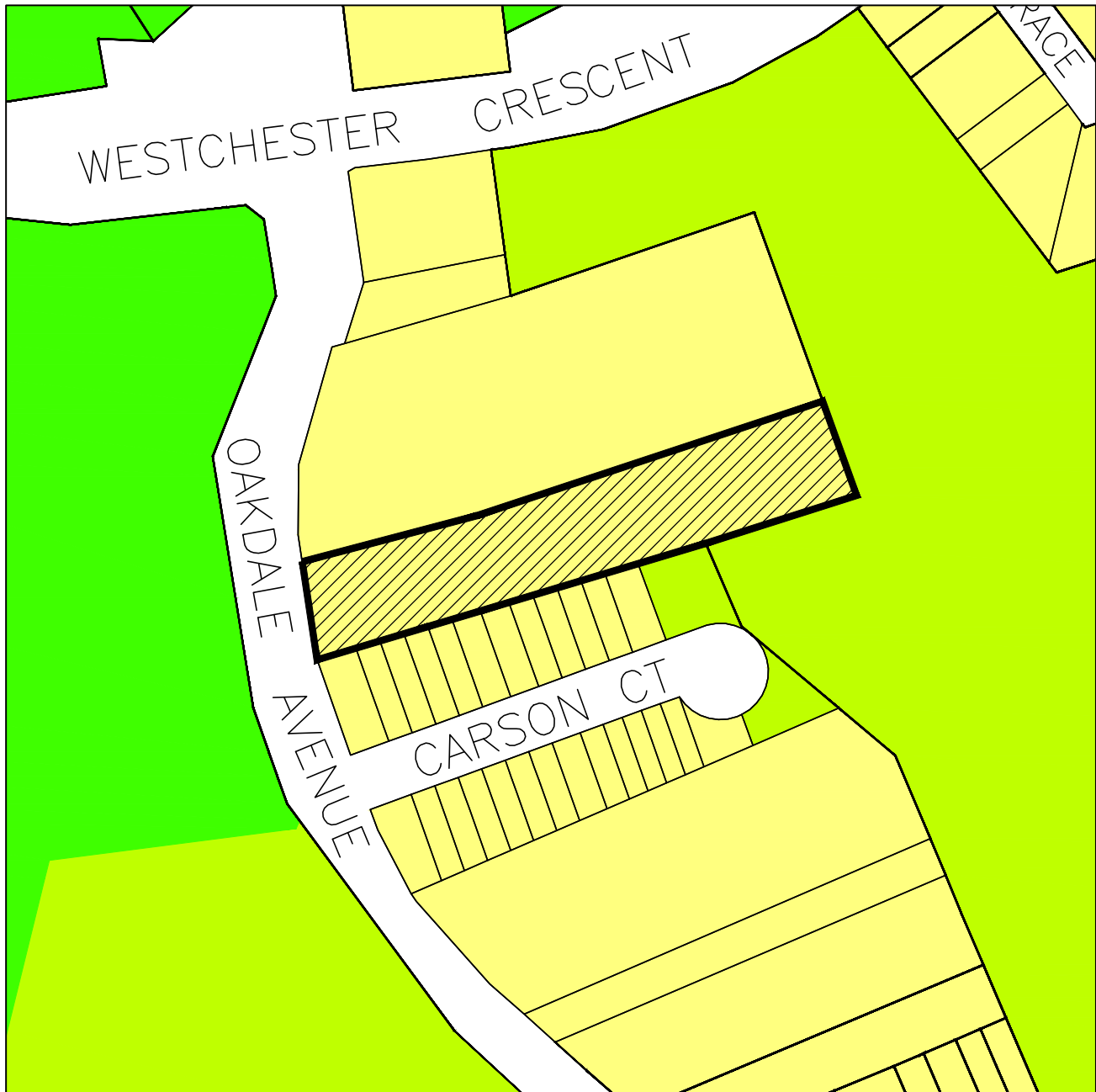
# Ontario Land Use Planning Framework





# The Garden City Plan General Land Use Plan (D1)

4



**Subject Lands**

**290 Oakdale Avenue**

Lands to remain Neighbourhood  
Residential

**Land Use Designations**

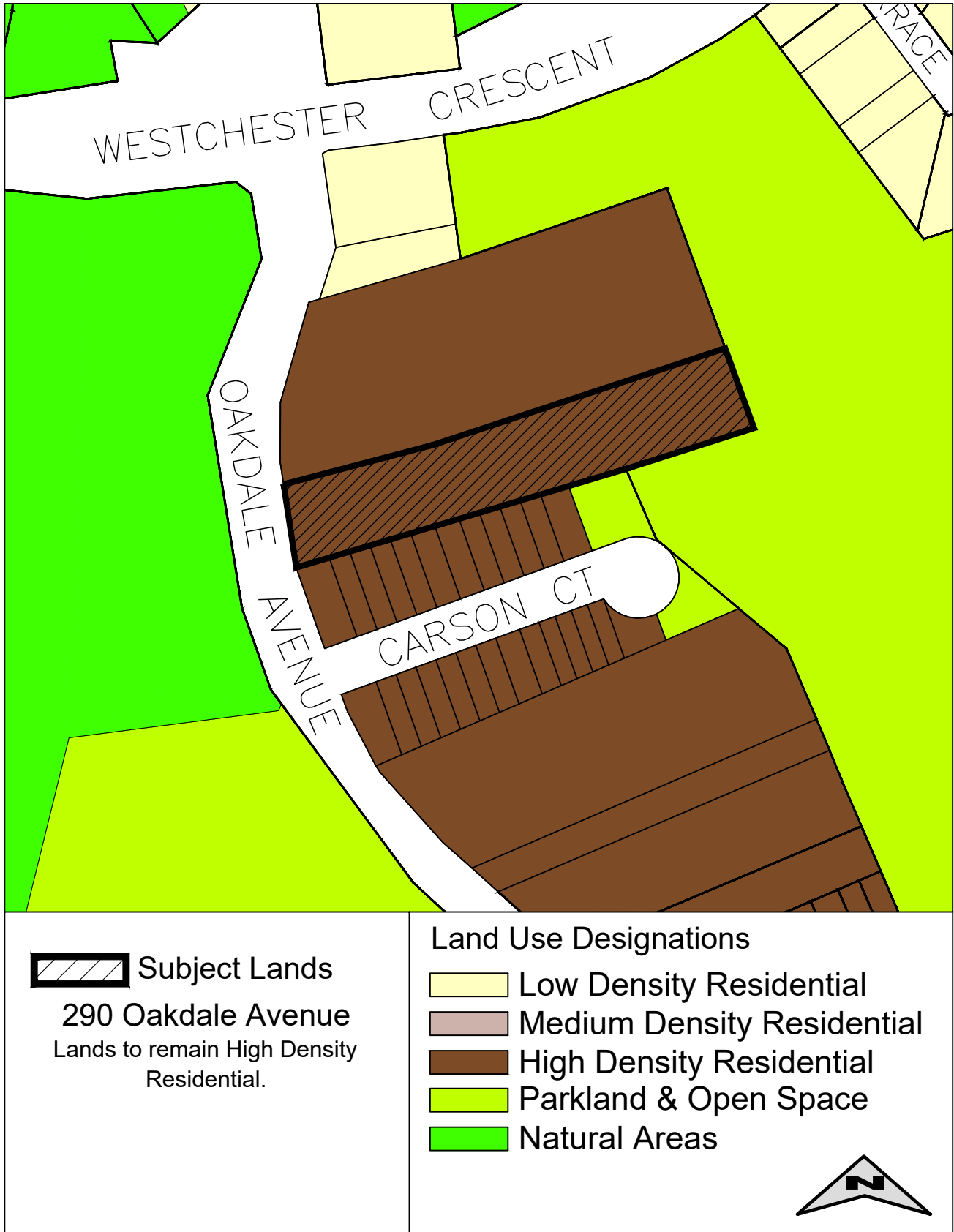
 Neighbourhood Residential

 Parkland & Open Space

 Natural Areas

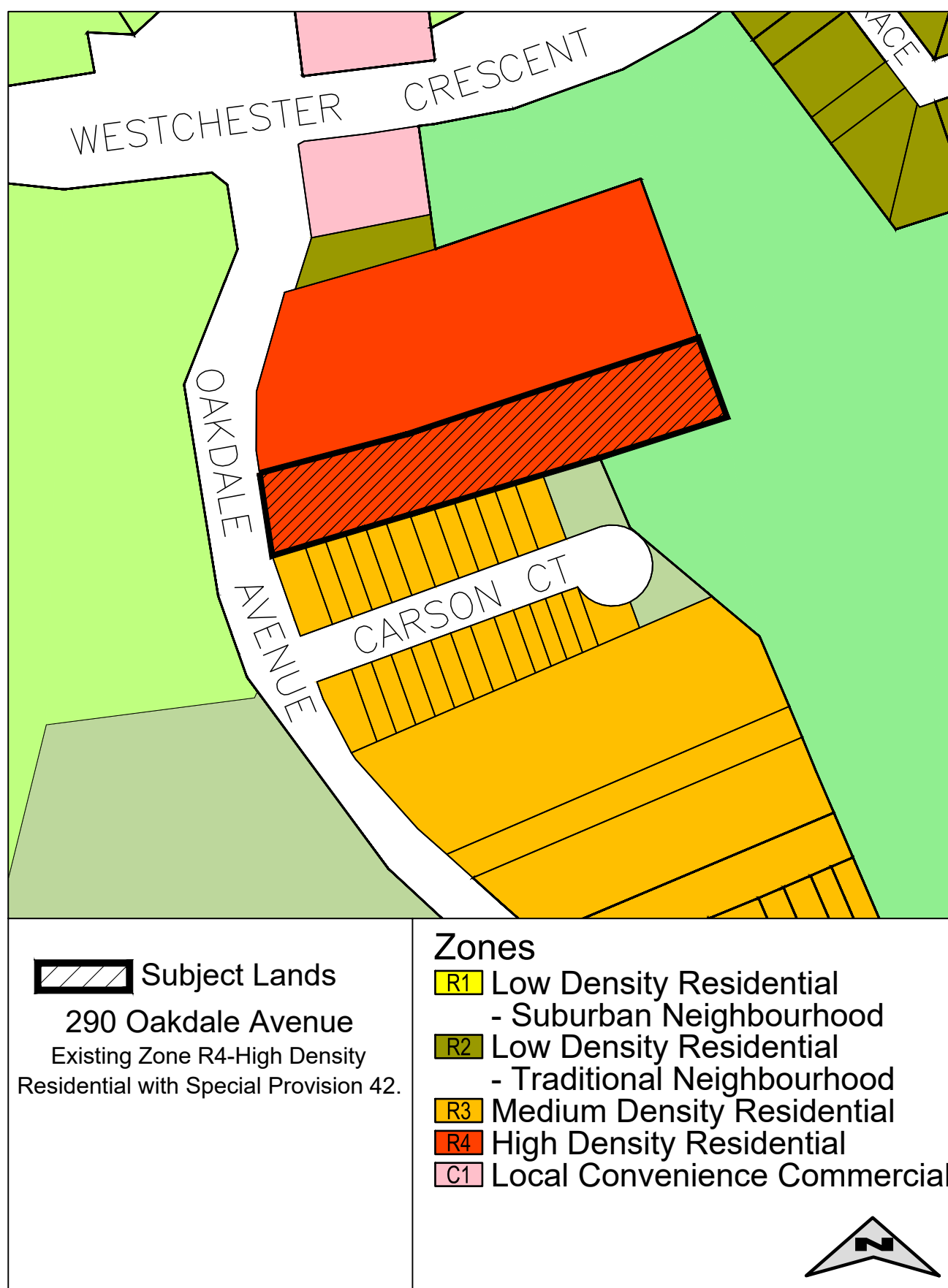


# The Garden City Plan East Planning District (E9)



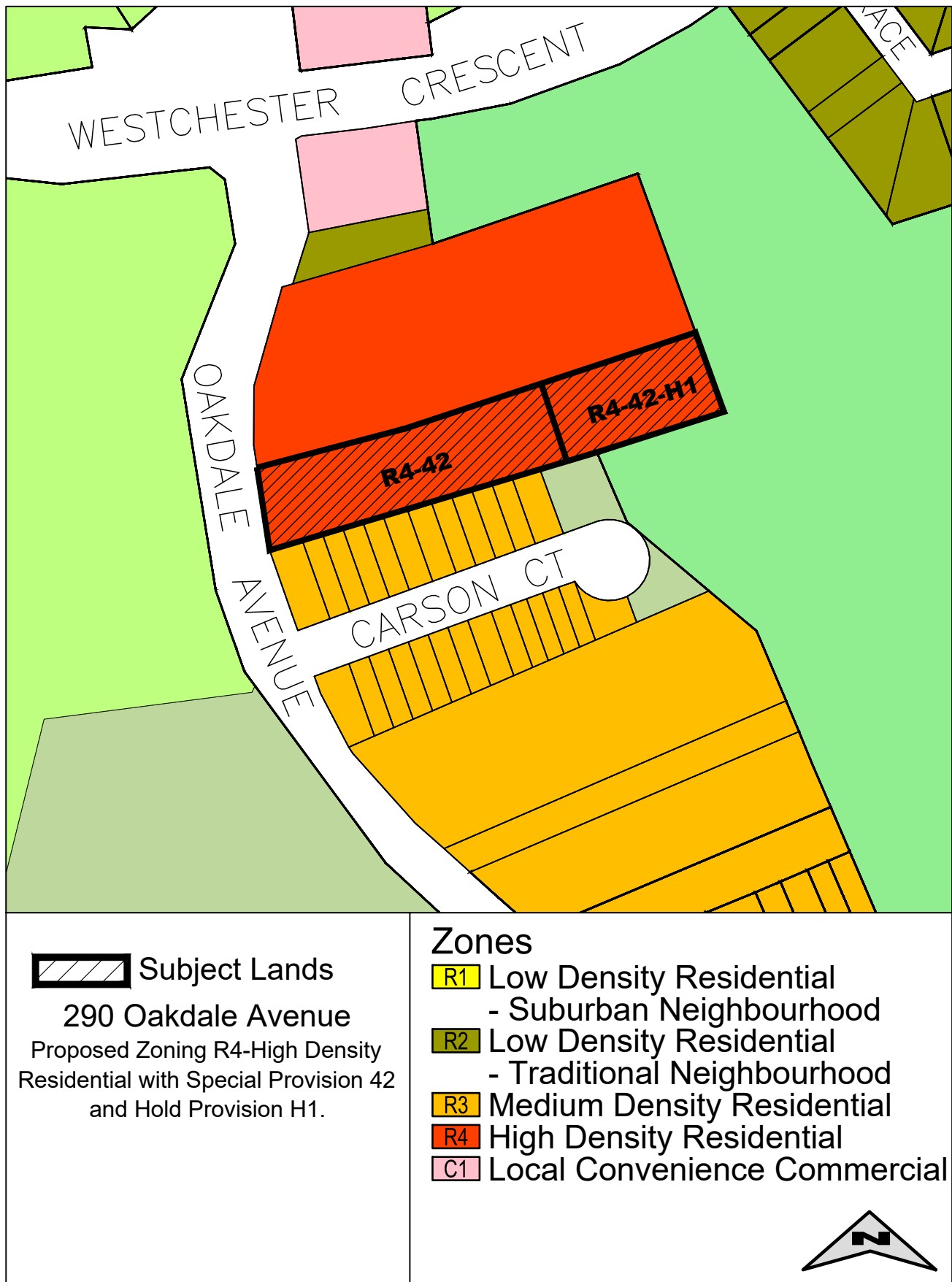
## Zoning By-Law 2013-283

6



## Zoning By-Law 2013-283

7

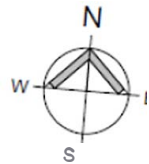


**Zoning Amendment – Special Provision**

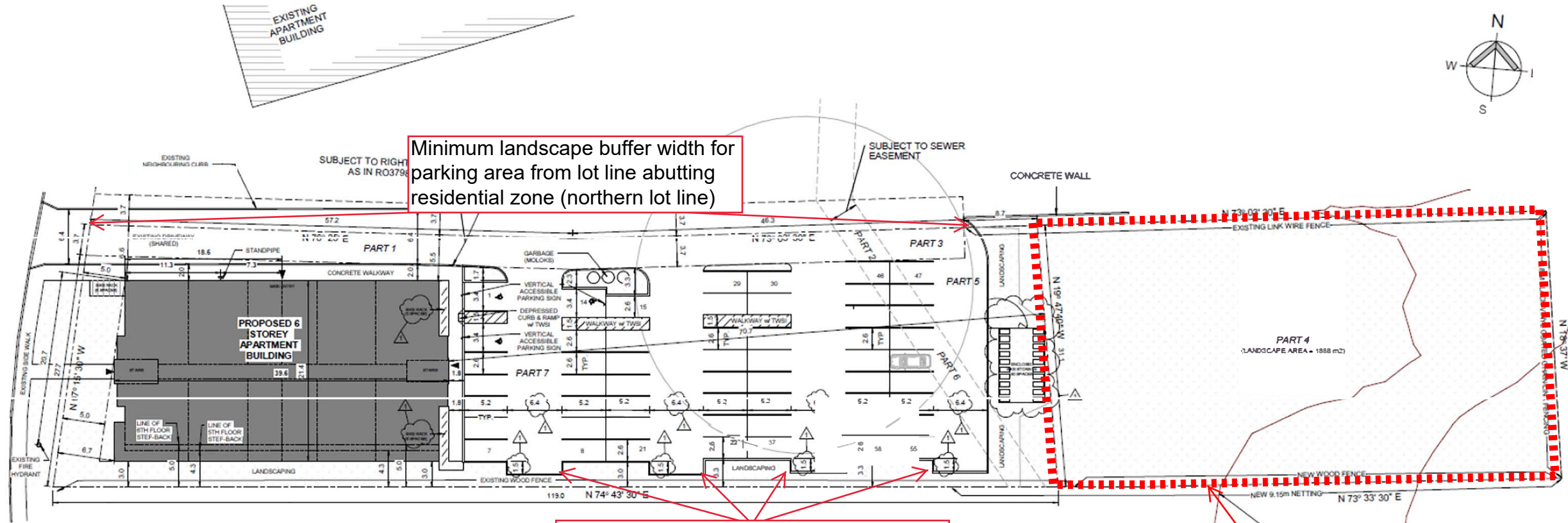
Special Provision	Zone	Schedule A	Location	By-law
42	R4	15	290 Oakdale Avenue	
An apartment building shall be subject to the following requirements:				
1.	Minimum landscape buffer width for parking area from lot line abutting residential zone (northern lot line)		0 metres	
2.	Minimum landscape buffer width for parking area aisle ends from lot line abutting residential zone (southern lot line)		1.5 metres	
3.	Minimum landscaped open space		47%	
4.	Minimum number of parking spaces		0.8 spaces per unit	

**Zoning Amendment – Holding Provision**

Holding	Schedule A	Location	By-law
H1	Various	Various	
Environmental Considerations		An Environmental Site Assessment shall be prepared and submitted to the City of St. Catharines for approval. If contamination above provincial guidelines is found, a Record of Site Condition, or other acceptable documentation, shall be required for submission to the Ministry of the Environment prior to the removal of the Holding (H) designation.	



AKDALE AVENUE



Minimum landscape buffer width for parking area from lot line abutting residential zone (northern lot line)

Minimum landscape buffer width for parking area aisle ends from lot line abutting residential zone (southern lot line)

Area proposed to be under holding provision

**Acs, Evan**

10

**From:**  
**Sent:** Monday, November 8, 2021 8:33 AM  
**To:** Acs, Evan  
**Cc:** Littleton, Lori  
**Subject:** 290 Oakdale Avenue File 21 116139 ZA - G Thompson submission

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Evan Acs [eacs@stcatharines.ca](mailto:eacs@stcatharines.ca)  
 Cc: Lori Littleton Merritton Ward 1 Councillor [llittleton@stcatharines.ca](mailto:llittleton@stcatharines.ca)  
 City of St. Catharines  
 Planning Services  
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Thank you for your prompt attention to these matters.

Sincerely,

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Click here <<https://www.mailcontrol.com/sr/Gw3gi6VjVjfGX2PQPOMvUlhe-RbjMF0HU5GtJCN6oEt9axlTMzd-Ka1H1OhbRjifasTtZZcfgBAfmF8UmgH1OQ==>> to report this email as spam.

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Thank you for your time  
 Joanne

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**From:** Lisa Siemens  
**Sent:** Friday, October 15, 2021 8:34 PM  
**To:** Acs, Evan; Bob  
**Subject:** File No. 21 116139 ZA - 290 Oakdale Ave - Put a stop sign at Oakdale and Carson.

**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 Evan,

When this building and also the one now underway at 268 Oakdale go up, it will increase the volumes of traffic on Oakdale Ave. Oakdale has a significant curve in that stretch that limits long range visibility.

Suggestion: Put a stop sign on Oakdale at Carson Ct, which would become a 3-way stop. This would slow down the cars in both directions, making it less hazardous for all residents in that curved stretch.

Hazard reduction:

- We live at . Our parking lot entrance occurs just as Oakdale comes out of the curve, and the curve prevents a view of the road north to Westchester. Cars head south on Oakdale, picking up too much speed, so that when reaching our driveway, their speed is overlimit, making it risky for us to turn left (south) onto Oakdale from our driveway, since we cannot see them until they are bearing down on us.
- Not to mention, we have regularly experienced southbound impatient drivers, who were going too fast, try (some succeed) to pass us on the right (bike lane) because they cannot wait for us to turn left into our parking lot when oncoming traffic prevented an immediate left turn.
- The pedestrians crossing to the west side of Oakdale would be safer, whether to catch or depart a southbound bus, or to go for a walk on the sidewalk on the west side since it is a nice clear, unobstructed sidewalk. Currently it is hazardous for any residents in this section of road to cross Oakdale on the curve, as pedestrians, due to the limited road visibility and the speed of drivers.

Thank you,

Bob and Lisa Siemens

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

**Acs, Evan**

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**From:**  
**Sent:** Thursday, October 21, 2021 5:31 PM  
**To:** Acs, Evan  
**Subject:** Preliminary Concept Site Plan for 290 Oakdale Ave.

**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 Evan,

I am a tenant at \_\_\_\_\_, and I have some concerns regarding building a residential apartment building on the empty lot.

First and foremost, this means having my privacy invaded. I face the front of the building, so I will be facing this new building. I will not be able to have the privacy I am currently afforded.

Second, the residence over on Carson Court will lose THEIR privacy of their fenced in backyards. It's just rude to invade someone privacy.

Third, I have a neuromuscular movement disorder, as well as being neurodiverse, meaning many things can trigger my sensory issues from the sound of construction. Said sensory issues will trigger my movement disorder, which is excruciating on a good day.

These are just a few of my concerns that popped into my head when I heard you're still trying to get a residential building constructed there. If you go through with it, I will be in debilitating pain from the noise.

I beg you to reconsider constructing on such a small lot, it really isn't worth it. I also beg you to consider all the tenants in my building, and all of those over on Carson Court, and how drastically construction will affect us.

Sincerely,

Trisha Gelok

Oct. 25, 2021

To: Evan Acs Planner

From: Carson Court Homeowners Association

Re: 290 Oakdale

On behalf of the homeowners on Carson Court we would like to submit our comments and concerns on the three variances requested. Having reviewed the request and looked at the current allowance and reasons for the existing by-laws we believe the variances should be denied and further review of this area would be needed before this proposal went any further.

1. A reduction of the minimum landscaped open space from 40% to 20%

A reduction to 20 is substantial and will have a significant impact on the neighbourhood and does not seem to fit with both the City's Official Plan or the Provincial Policy statement on Tree Preservation.

The City Plan mentions, under Urban Design guidelines, the importance of our identity as the "Garden City" and speaks to the protection of natural environments as well as greening. Reducing the landscape requirements will result in removal of trees such as a large Black Walnut, a Pine Tree and many others. In addition there is an environmental effect and climate issues. The more concrete the more heat given off and the ground is less capable of absorbing water. In addition run off and adequate drainage is a concern as there is a natural slope from this area into our backyards. In general the better a property is landscaped the more attractive it is for those living in the building and for the surrounding properties and neighbourhood. When living in a neighbourhood that is becoming such high density with a new building constructed at 176 Oakdale and another being build at 268 Oakdale it is critical to maintain as much green space as possible versus considering less in any new development.

2. A reduction of Landscape Buffer for parking areas from 3 metres to 1.5 metres.

We understand that minor is not quantitative but qualitative, however in our opinion reducing the buffer zone to such a large extent in an area that is already extremely close to our property line will result in the following problems. The reduced landscaping buffer will result in increased noise levels from cars starting, doors slamming, etc. and pollution from car exhaust fumes. In addition the parking lot lighting may shine directly into our homes and gardens. There is no indication of any consideration given to underground parking to avoid the problems caused by congested parking lots.



3. A reduction in parking from 1.25 to .8 per unit

The parking which will accommodate 55 cars for 68 units will potentially cause Carson Court to be used as extra parking as the proposed parking spaces will not accommodate all tenants at this new development.

In closing we feel that in keeping with the current climate of providing more green space not less and being environmentally friendly that both these requests present problems that will impact the quality of our property and the neighbourhood.

Based on the above we request that the Minor Variances be denied.

Thank you for your consideration. Attached is a list of the Homeowners included in this submission.

Carol Marie Lepere

[REDACTED]

Marilyn Kasten

[REDACTED]

James & Elizabeth Brander

[REDACTED]

Bruce Berger & Maggy Cameron

[REDACTED]

Ivanka Tribuln

[REDACTED]

Sharon Preston

[REDACTED]

Scott & Karen Beamer

[REDACTED]

Tom & Moria Cairns

[REDACTED]

Martin & Rebekah Fisk

[REDACTED]

Larry & Joan Miller

[REDACTED]

Howard James

[REDACTED]

Louise Zelazny

[REDACTED]

Sharon Adams

[REDACTED]

Carol Tanham

[REDACTED]

Kathleen Kelly

[REDACTED]

Slawomir & Ryszarda Jankowski

[REDACTED]

Maria McCelland

[REDACTED]

Zhixiong & Lu

[REDACTED]

Wieslaw & Elzbieta Czarnia

[REDACTED]

Kai Su

[REDACTED]

Okim Jeong

[REDACTED]

Sadia Masood

[REDACTED]

Aaron Wieh

[REDACTED]

Joseph & Agnieszka Gagno

[REDACTED]



## Corporate Report City Council

**Report from:** Office of the Chief Administrative Officer

**Report Date:** February 25, 2022

**Meeting Date:** February 28, 2022

**Report Number:** CAO-025-2022

**File:** 10.4.19

**Subject:** COVID-19 Update – February 28, 2022

**Strategic Pillar:** This report aligns with the following St. Catharines Strategic Plan pillars: economic, social, environmental and cultural.



## Recommendation

That report CAO-025-2022, regarding COVID-19 Update – February 28, 2022, be received for information.

## Summary

The purpose of this report is to provide Council with ongoing updates on the City's Municipal Emergency Control Group's (MECG) planning activities to address the rapidly evolving global COVID-19 pandemic from a strategic and proactive approach.

For the latest information on resurgence and recovery, visit <http://www.EngageSTC.ca> and the City's social media platforms. For more information on City services and facilities, or to report a concern relating to COVID-19, visit [www.stcatharines.ca/COVID19](http://www.stcatharines.ca/COVID19).

## Relationship to Strategic Plan

City staff are responding to the COVID-19 pandemic as it has affected the economic, social, environmental and cultural sustainability of the city. City staff have prioritized their objectives to heavily focus on recovery efforts of COVID-19 to mitigate the impact on the community and support the sustainably pillars through new and innovative ways.

## Background

On March 12, 2020, the City of St. Catharines partially activated its Emergency Operations Centre (EOC), to support the work of the Municipal Emergency Control Group (MECG) in their response to COVID-19 pandemic and the provision of essential services.

Details regarding the MECG's preparedness, response, recovery and future planning can be found in this report.

## Report

The COVID-19 pandemic has posed a serious threat to the community as well as the City's ability to provide all levels of service in the same manner as they were previously delivered.

The MECG continues to respond to the pandemic proactively and has been diligently planning for potential future developments. The MECG continues to be dedicated to the safety of staff and the community, while ensuring essential services continue to be delivered without interruption and focusing on recovery and resurgence.

MECG's planning and decisions are guided by their four key objectives:

1. To focus on recovery while continuing to provide essential services;
2. To ensure the health, safety and security of the public and staff during the pandemic and through the recovery process;
3. To continue to be able to support Niagara Health, Public Health, Niagara Region and our other partners; and
4. To ensure the organization remains in a financially stable condition during this pandemic.

## Next Phases of Reopening

With key public health and health system indicators continuing to improve, the Ontario government, in consultation with the Chief Medical Officer of Health, announced on February 14, 2022 that they would be cautiously and gradually easing public health measures sooner than anticipated.

There will be two phases of measures eased on February 17 and March 1, 2022.

### February 17, 2022 Reopening

The following is a summary of the easing of restrictions that commenced on February 17, 2022.

- Social gathering limits increased to 50 inside and 100 outside.
- Public gatherings increased to 50% capacity inside and no limits outside.
- Where proof of vaccine is required, indoor capacity limits were lifted with physical distancing requirements. There are some exceptions such as 50% for sporting, concert, theatre venues and 25% for nightclubs, restaurants with dancing, bathhouses and sex clubs.

There was no change to active screening requirements and individuals are required to physically distance except with members of the same household.

On the next page are the impact on City facilities with the February 17, 2022, reopening.

### City Operated Facility Entry Requirements

- Proof of vaccine required for individuals aged 12 and up. An [enhanced vaccine certificate with QR code](#) is required along with valid identification.
- COVID-19 screening in place.
- Masks required.
- Physical separation of two metres must be maintained unless explicitly stated otherwise.

### City Hall

- Open to the public through walk-in or by appointment, which can be booked online at [st.catharines.ca/CityHall](http://st.catharines.ca/CityHall)

### Recreation Facilities

Where possible, capacity limits at the following facilities will increase while vaccine, masking and social distancing requirements remain in place.

- St. Catharines Museum and Welland Canals Centre
- Arenas
- Community Centres (Russell Avenue and Port Weller)
- Older Adult Centres
- St. Catharines Kiwanis Aquatics Centre

### Recreational and Older Adult Programming

- Staff increased some program and participant capacities through the City program reservation and rental permitting processes.
- Reservations are still required for most drop-in-style programs (public skating, leisure swimming, pickleball, chair yoga, etc.)
- Classes and other registration-based programming (programs with multiple instalments), including swimming lessons, will resume at the start of the spring programming session in April
- In accordance with the Niagara Region Public Health Letter of Instruction, participants are asked to arrive no more than 15 minutes before their program's start time

### March 1, 2022 Reopening

If public health and health system indicators continue to improve, Ontario intends to take additional steps to ease public health measures which includes lifting capacity limits in all remaining indoor public settings.

As of March 1, 2022:

- Capacity limits will be lifted.
- Proof of vaccine requirements where regulated can be removed with the option for organizations to continue the practice.
- Masking and face covering will continue to be required. The Ontario provincial governments may eventually lift this restriction as well, but on their own timeline.
- Active screening has been removed and replaced with passive screening.

### **City Facility Operations for March 1**

In addition to provincial COVID-19 regulations, the City is governed by City and Regional By-Laws, Niagara Region Public Health Orders and Letters of Instructions. If the Niagara Region Public Health Letter of Instruction is not terminated at the same time as the provincial restrictions are lifted March 1, 2022, City operations will continue with the February 17 phase of restrictions in place.

The area CAOs have been in ongoing discussion with Niagara Region Public Health. Dr. Hirji has suggested that the Letter of Instruction from December 2021 will likely be terminated or amended. Confirmation of this direction is forthcoming as Dr. Hirji consults with the Public Health Units across the province with the aim to support a consistent approach.

Based on the conversations above and the MCEG meeting discussions, the City of St. Catharines will plan to align operational practices to comply with the provincial easing restrictions effective March 1, 2022. This will remove the requirement for patrons to provide proof of vaccines at all City operated facilities and convert the practice of active screening of patrons to passive screening.

Staff are anticipating the release of the official regulations regarding the March 1 lifting of restrictions for clearer direction.

### **Federal Government Lifting Travel Restrictions**

The Federal Government will be easing PCR testing requirements for those who are fully vaccinated at the Canadian border starting February 28, 2022. The following summarizes the easing of restrictions at the border:

- Random arrival testing for vaccinated travelers into Canada will take place.
- The requirement to quarantine pending test results will be removed.
- Unvaccinated travellers will have to quarantine for 14 days when coming back to Canada and are required to test on arrival back to Canada, on Day 8 and Day 14.
- Rapid test options are permitted. Travellers can now either use the rapid antigen test prior to their flight or arrival at the area of entry or a molecular test taken 72 hours or less from their scheduled flight or arrival in order to meet pre-entry requirements
- No changes for those under 12 and unvaccinated.
- Recommendation to restrict travel will be removed.

### **Vaccine Update**

On February 24, 2022, the province reported that 89.6% of the population eligible for a COVID-19 vaccine have received their first dose and 85.4% of the eligible population have received their second dose.

For the same day, Niagara Region reported a slightly less percentage of COVID-19 vaccine coverage with 81.1% eligible individuals receiving their first dose and 79.5% having received their second. The City of St. Catharines is reporting similar levels of COVID-19 vaccine coverage as Niagara Region with 82.3 % of the eligible population receiving their first dose and 78.7% having received their second dose.

Niagara Region is also reporting that an individual is three times more likely to be hospitalized if partially vaccinated with the likeliness decreasing to 1.6 times if fully vaccinated.

## **Boards and Commissions Updates**

Throughout the pandemic, City staff have work closely with boards and commissions to support, communicate and work together on aligning services and operations.

### **St. Catharines Public Library**

The St. Catharines Public Library will exercise its option to no longer require constituent's proof of vaccination to enter inside the library. Also, capacity limits will be lifted at all locations. The Library has a distinct timeline they are tentatively following if public health indicators continue to improve, with increases in operating hours in March and April and hopes of returning to full operation by May 2, 2022.

### **FirstOntario Performing Arts Centre**

The FirstOntario Performing Arts Centre (PAC) is adopting a phased transition period from March to April to adjust to the lifting of restrictions. Through March 13, 2022, all events will have reduced capacity with vaccine passport requirements staying in place, along with mask mandates for all people, and the bar and concession will be open.

As of March 14, mask and vaccine mandates will remain intact for PAC staff and volunteers; however, the PAC will move to lift capacity restrictions, with vaccine passports not required for audience members.

From March 14 to 30, partners and clients of the PAC can choose to limit audience capacity or require proof of vaccine for audience members.

### **Meridian Centre**

The Median Centre has been drastically impacted by previous capacity limits and the ability to generate revenue has been negatively affected. Moreover, events from January to March have been postponed and cancelled and this practice will continue into April and May because of the uncertainty of regulations. Vaccine requirements and screening is very cumbersome and costly for events with thousands of people. With proof of vaccine not longer required at sporting and event facilities, the Meridian Centre will be aligning their operations with the City of St. Catharines by also removing the need for patrons to provide proof of vaccine to enter events.

### **St. Catharines Transit Commission**

St. Catharines transit board has indicated that the two phases of reopening have no impact on their services or operations.

## **Financial Implications**

A comprehensive financial update was recently provided to Council via report [CAO-006-2022](#).



The easing of capacity limits in City facilities and ability to remove proof of vaccines will support the City in pursuing and achieving a healthier financial position. There will be a greater ability to achieve budget targets, assuming the path down recovery continues to support the return to pre-covid operations. With the requirement to actively screen for COVID-19 symptoms and proof of vaccines at City facilities eliminated there is an opportunity to decrease staffing and security costs. Lifting of restrictions throughout our community also allows for a better economic position.

City staff continue to request COVID-19 support funding from upper levels of government through both the federal and provincial budget submissions.

The COVID-19 pandemic is continually changing and impacting the City's financial position. City staff will continue to monitor the fluidity of the situation and provide updates to Council as required.

## **Environmental Sustainability Implications**

There are no environmental implications associated with this report.

## **Conclusion**

The COVID-19 pandemic continues to evolve and is still possibly a threat to the community. The MCEG will continue to implement proactive responses and plan for potential developments with the safety and well-being of the community and staff at the forefront.

The MCEG will continue to focus on resurgence and recovery for the City of St. Catharines while remaining committed to MCEG's four objectives.

For the latest information on resurgence and recovery, visit <http://www.EngageSTC.ca> and the City's social media platforms. For more information on City services and facilities, or to report a concern relating to COVID-19, visit [www.stcatharines.ca/COVID19](http://www.stcatharines.ca/COVID19).

### **Prepared and Submitted by**

The City of St. Catharines Municipal Emergency Control Group (MCEG)

### **Approved by**

David Oakes

Chief Administrative Officer



## By-laws to be considered Monday, February 28, 2022

- (a) A By-law to amend By-law No. 2002-81 entitled "A By-law to appoint certain employees of the Canadian Corps of Commissionaires (Hamilton) as municipal law enforcement officers." (One reading – with respect to change in personnel. Delegation of Powers and Duties By-law No. 2020-156.)
- (b) A By-law to amend By-law No. 89-2000 entitled "A By-law regulating traffic and parking on City Roads." (One reading – with respect to parking prohibitions – Bradley Street. Delegation of Powers and Duties By-law No. 2020-156.)
- (c) A By-law to authorize the acceptance of a conveyance of certain lands from 1108972 Ontario Limited for road widening along 105 Westchester Avenue. (One reading – with respect to Site Plan Agreement in relation to 105 Westchester Avenue. Delegation of Powers and Duties By-law No. 2020-156.)
- (d) A By-law to fix the rates for the use of water and water related services supplied by The Corporation of the City of St. Catharines. (One reading – with respect to 2022 Water and Wastewater Rates. Considered by Council, February 14, 2022, Item No. 7.1)
- (e) A By-law to amend By-law No. 2013-283 entitled "A By-law to regulate the use of land, the bulk, height, location, erection and use of buildings and structures, the provision of parking spaces and other associated matters in the City of St. Catharines." (One reading - with respect to 290 Oakdale Avenue. To be considered by Council, February 28, 2022.)
- (f) A By-law to amend By-law No. 2013-283 entitled "A By-law to regulate the use of land, the bulk, height, location, erection and use of buildings and structures, the provision of parking spaces and other associated matters in the City of St. Catharines." (One reading - with respect to 109 St. Paul Crescent. To be considered by Council, February 28, 2022.)
- (g) A By-law to confirm the proceedings of council at its meeting held on the 28<sup>th</sup> day of February 2022. (One reading - with respect to confirming the proceedings of the meeting held on February 28, 2022.)