

BY-LAW NO. 166 - 2020

A By-law to provide for the adoption of an amendment to the Official Plan of St. Catharines.

THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. CATHARINES enacts

as follows:

1. The attached text and maps forming Amendment No. 26 to the St. Catharines Official Plan (Garden City Plan) is hereby adopted.

2. This By-law shall come into force and effect on the day after the last day for filing notice of appeal or as otherwise provided for in the Planning Act.

Read and passed this 30th day of November 2020.

(Original Signed)

CLERK

(Original Signed)

MAYOR

## Amendment No. 26 to the Garden City Plan

(City of St. Catharines Official Plan)

This Amendment No. 26 to the Garden City Plan (City of St. Catharines Official Plan), which has been adopted by the Council of the Corporation of the City of St. Catharines, is approved under Section 17 of the Planning Act.

- |                         |  |
|-------------------------|--|
| PART A - THE PREAMBLE   | An explanation of the Amendment, but does not constitute part of the Amendment.  |
| PART B - THE AMENDMENT  | Consisting of the following text and maps (Schedules A to G) which constitutes Amendment No. 26 to the Garden City Plan (City of St. Catharines Official Plan).        |
| PART C - THE APPENDICES | These Appendices contain background data, planning considerations and public involvement associated with the Amendment, but does not constitute part of the Amendment. |

## PART A - THE PREAMBLE

Triggered by the closure of a large industrial user, and the potential redevelopment of what is now a mostly vacant, 21 hectare (51 acre) brownfield site located on Ontario Street in the middle of the City, Council directed the Planning and Building Services Department to study the potential conversion of the industrial lands to allow for re-development for future alternative uses (residential, mixed use, etc).

The conversion, or re-designation, of the industrial lands requires an amendment to the City's Official Plan (Land Use Plan).

Provincial policy requires that any changes to the Official Plan must conform or not conflict with Provincial land use plans, and that conversion of employment (industrial) lands must be addressed through a comprehensive Land Needs Assessment (LNA). The assessment is an examination of all employment lands, and other land uses in the municipality. It will ensure that any changes made to the City's Official Plan (Land Use Plan) support and facilitate the accommodation of projected population growth, housing need, and job growth by different sectors, that is forecast for the City to the year 2051.

The findings of the Land Needs Assessment (LNA) recommend an amendment to the Official Plan to establish and designate Employment Areas within the municipality, and to re-designate certain employment (industrial) lands in the City, including the property on Ontario Street, to permit alternative development opportunities. The LNA also recommends re-designation of 2 properties from an Employment designation to an Institutional designation to better reflect existing property use, and other associated revisions to employment land policies affecting the percentage of accessory population-related and office uses that may locate on employment lands.

Official Plan Amendment implements the findings of the LNA.

## PART B - THE AMENDMENT

Details of Official Plan Amendment No. 26

The Garden City Plan (City of St. Catharines Official Plan) is hereby amended as follows:

1. Part A, Section 1.2 and Section 2.3.3.4 is amended by replacing ' Growth Plan for the Greater Golden Horseshoe (2006) with 'A Place to Grow Plan'
2. Part A, Section 1.3 b) is amended by adding ', and beyond' at the end of the sentence.
3. Part B, Section 2.3.1.4 is amended by changing the number from 8 to 9, and adding Institutional to the list of designations.
4. Part B, Section 2.3.3.6 ii) is amended by adding "Employment Areas and' after 'designated'.
5. Part B, Section 2.3.3.6 is amended by adding a new section iii) as follows;  
and, amending subsequent section numbers accordingly.  
  
'iii) Employment Areas are designated areas containing Employment lands to protect for and support the long- term provision of employment land jobs and opportunities.'
6. Part D, Section 10.1 is amended by adding a new subsection a) as follows;

and, amending subsequent section letters accordingly.

‘a) to designate Employment Areas to protect for long term provision of employment land jobs.’

7. Part D, Section 10.2 is amending by deleting the rest of the section in its entirety after ‘contemplated in the Employment designation,’ and adding the words ‘subject to the Provincial A Place to Grow Plan.’

8. Part D, Section 10.3.1 g) i) is amended by replacing 15% with 20%.

9. Part D, Section 10.3.2 c) i) is amended by replacing 30 % with 35%.

10. Part D, Schedule D, Municipal Structure, and Part D, Schedule D1

General Land use Plan, is amended by adding six ‘Employment Areas’, on the schedules, and Employment Area to the legend, as outlined in Schedule A and Schedule B to this Amendment

11. Part D, Schedule D1, General Land Use Plan is amended by re-designating 2 sites from Employment to Mixed Use, and 2 sites from Employment to Institutional, and adding Institutional to the legend, as outlined on Schedule C to this Amendment.

12. Part E, Section 15.2.1 is amended by adding new subsection e), as follows:

‘e) The entirety of lands known municipally as 282 and 285 Ontario Street are to be planned for future development through approval of a comprehensive Secondary Plan, and amendment to this Plan.’

13. Part E, Section 15.2, Schedule E4 is amended by re-designating lands from General Employment to Mixed Use, as outlined in Schedule D to this Amendment.

14. Part E, Section 15.3, Schedule E6 is amended by re-designating lands from Business Commercial Employment to Mixed Use, and re-designating lands from Business Commercial Employment to Institutional, and adding Institutional to the legend, as outlined in Schedule E to this Amendment.

15. Part E, Section 15.3.1 c) is amended by removing the first sentence and replacing it with the following:

‘The Mixed Use designation west of the NHS Hospital site and consisting of properties known municipally as 1262, 1290, 1298, 1338 Fourth Avenue, 2000 Pathstone Way, and 1956 Third Street, are to be developed as a campus format prestige business park setting providing opportunity for a mix of population-related uses (retail/service commercial, institutional, recreation, cultural and community uses), office uses, together with institutional residential long term care and assisted living facilities. Non institutional residential apartment dwellings, including seniors housing, are only permitted on upper floors of population-related and office uses.’

16. Part E, Section 15.3.1 is amended by adding new subsection e), as follows:

‘ e) Institutional

The lands designated Institutional on Schedule D1 and Schedule E6 of this Plan permit Hospital and related accessory or ancillary uses, and uses to serve community social and educational needs.

The lands known municipally as 1242 Fourth Avenue also permit institutional residential long term care and assisted living facilities.’

17. Part E, Section 15.3, Schedule E6/7 is amended by adding a Special Study

Area on lands known municipally as 2060, 2126, 2196 First Street and 326,

362 St. Paul Street West, as outlined in Schedule F to this Amendment.

18. Part E, Section 15.3.3.3.7 is amended by adding a new subsection ii), as

follows:

‘ ii) Special Study Area:

The lands known municipally as 2060, 2126, 2196 First Street and 326, 362 St. Paul Street West may be developed with a mix of uses (eg. employment, commercial, office, residential, institutional, community and cultural uses), subject to the following:

- a) the entirety of the lands be planned for future development through approval of a comprehensive Secondary Plan, and amendment to this Plan; and that development be planned to achieve:
  - i) accommodation of purpose built population-related and office jobs at a minimum density of 48 jobs/gross hectare across the entirety of the lands; and,
  - ii) accommodation for a mix and range of housing types at a minimum density of 25 dwelling units/gross hectare across the entirety of the lands.

19. Part E, Section 15.4, Schedule E8 is amended by re-designating lands from Business Commercial Employment to Institutional, and adding Institutional to the schedule legend, as outline in Schedule G to this Amendment.

20. Part E, Section 15.4.1 is amended by replacing subsection a) with new subsection a) as follows:

‘ a) Institutional

The lands designated Institutional on Schedule D1 and Schedule E8 of this Plan permit hospital and related accessory or ancillary uses, university/college and related uses including residential uses, and uses to serve community social, educational and recreation uses.

The Institutional designation provides for the continuation and expansion of existing uses, and supports the redevelopment of lands to implement the Brock District Plan approved by the Region of Niagara in March, 2019 by Regional Official Plan Amendment No. 14 (ROPA 14).’

21. Part E, Section 15.1.3 is amended by adding a new subsection f), as follows:

‘f) Notwithstanding Part D, Section 10.3.1 g) i) and Part D, Section 10.3.2 c) i), the combination of such uses shall generally not exceed 50% of the total floor area of all buildings on the property, and in the case of a split designation on the property, on all lands so designated for General Employment or Business Commercial Employment.’

## PART C - THE APPENDICES

The following Appendices do not constitute part of the Amendment to the Official Plan but are included as information supporting the Amendment.

### Appendix 1

A copy of the "Public Notice" to citizens which outlines City Council's intent to consider an Amendment to the Official Plan for the subject lands.

### Appendix 2

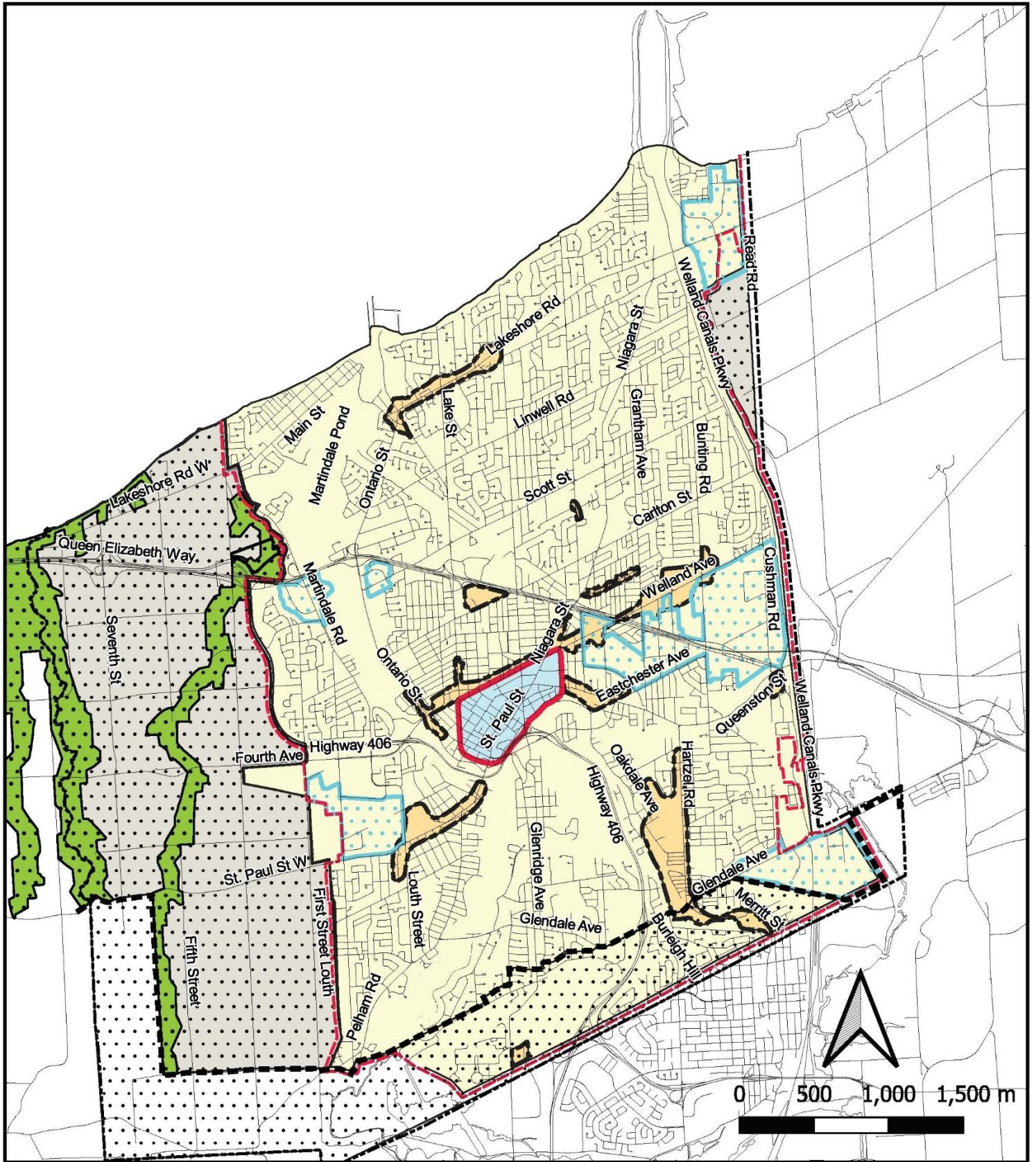
A copy of the staff reports which relate to the proposed Official Plan Amendment.

### Appendix 3

Minutes of the Public Meeting held on November 30, 2020

PDS 10-2021  
Appendix

*Schedule "A" to Amendment No. 26 to The Garden City Plan  
- General Land Use Plan (Schedule D) By-Law 2020-166*

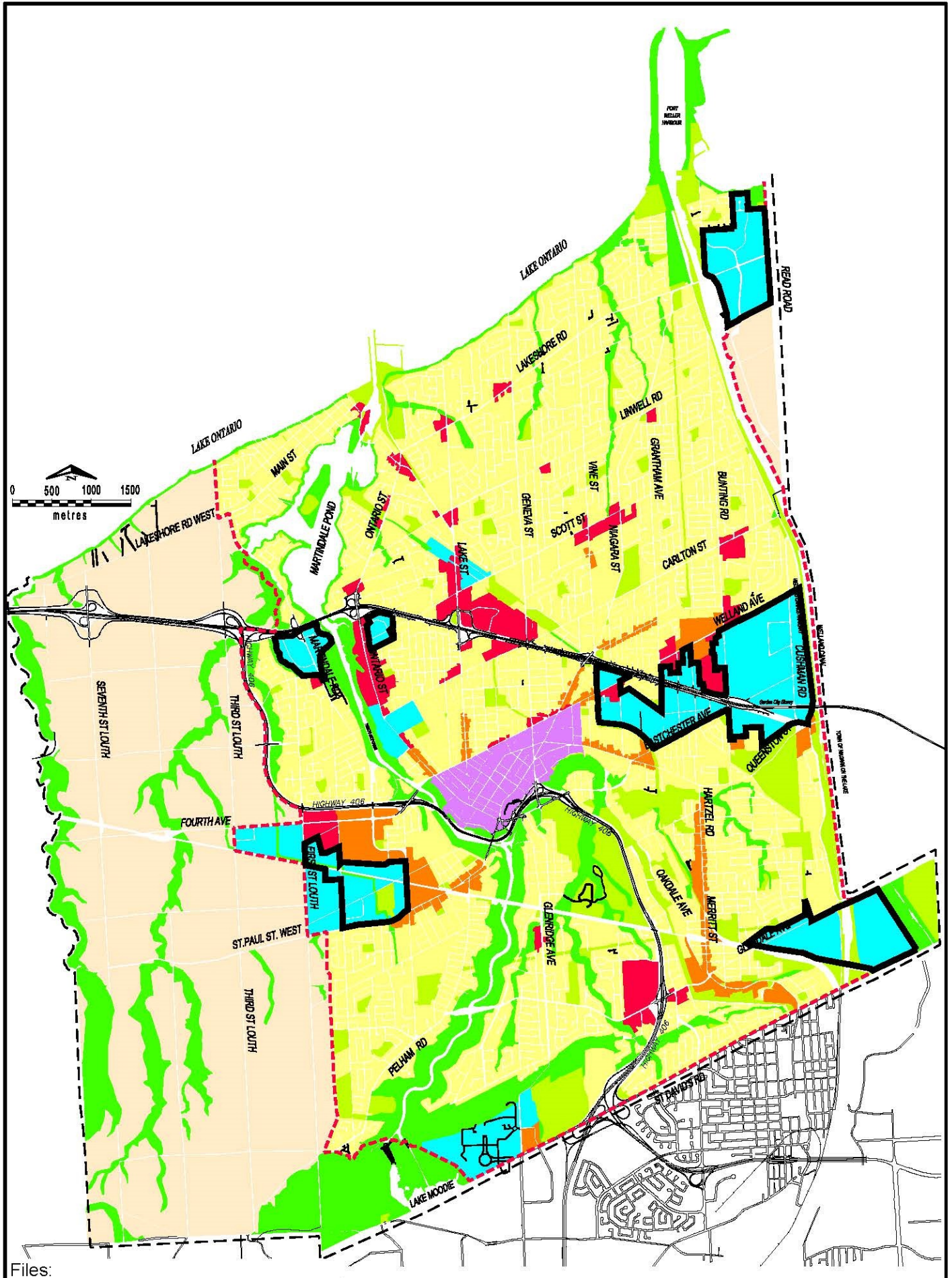


## *Municipal Structure*

- Municipal Boundary
- Urban Area
- Provincial Greenbelt Plan Area
- Provincial Greenbelt Plan Area - Protected Countryside (Specialty Crop Area)
- Provincial Greenbelt Plan Area - Protected Countryside (Natural Heritage System)
- Niagara Escarpment Plan Boundary
- Provincial Growth Plan - Limits of Built Boundary
- Employment Areas
- Intensification Areas
- Urban Growth Area

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

*Schedule B to Amendment No. 26 to The Garden City Plan*  
*- General Land Use Plan (Schedule D1) By-Law 2020-166*



Files:

# General Land Use Plan

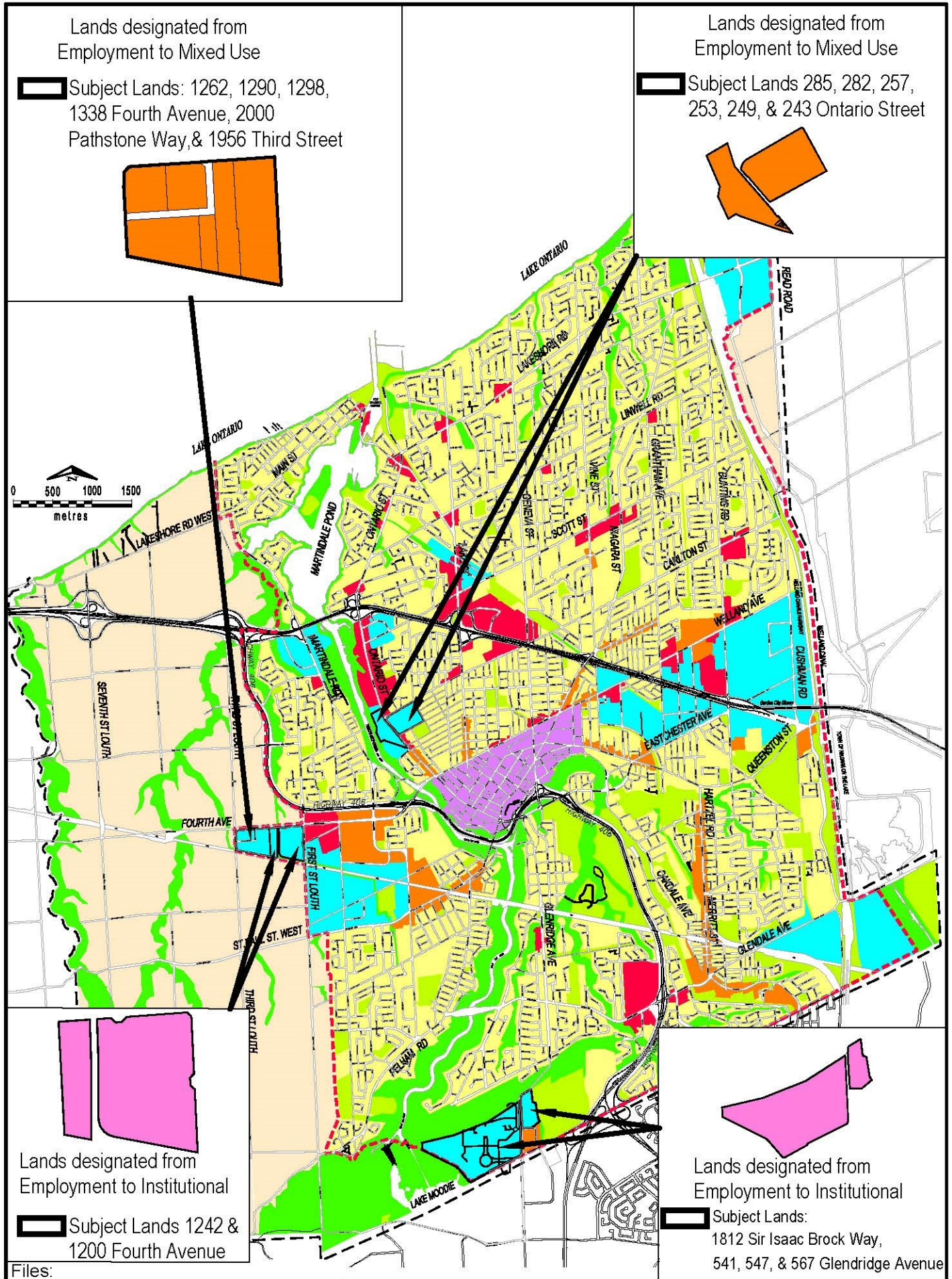
- |   |   |
|---|---|
|  Neighbourhood Residential |  Parkland & Open Space |
|  Employment                |  Agriculture           |
|  Commercial                |  Downtown              |
|  Mixed Use                 |  Employment Area       |
|  Natural Areas             |  Urban Area Boundary   |



# Schedule C to Amendment No. 26 to The Garden City Plan

## - General Land Use Plan (Schedule D1)

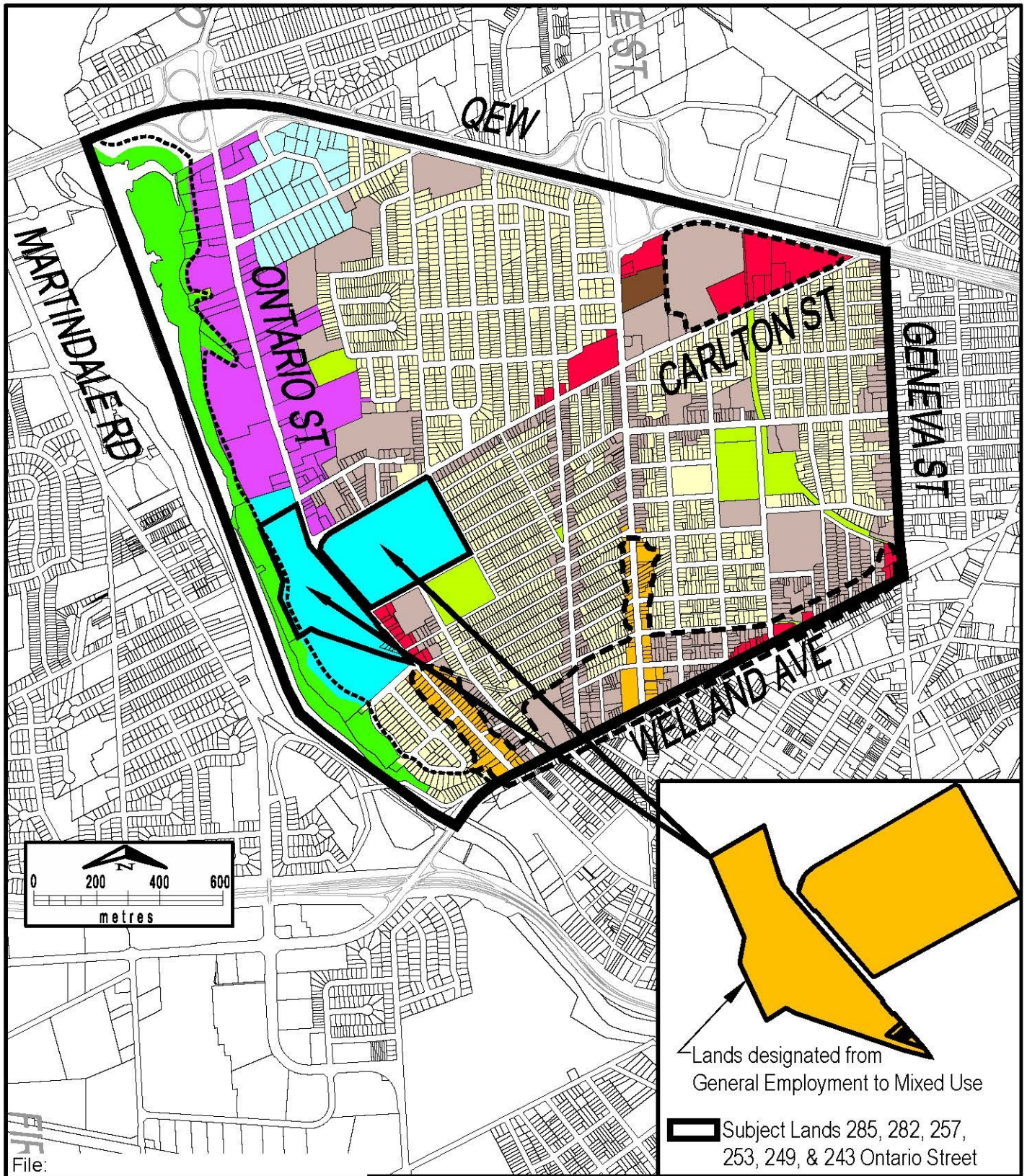
By-Law 2020-166



# General Land Use Plan

- Neighbourhood Residential
- Parkland & Open Space
- Employment
- Agriculture
- Commercial
- Downtown
- Mixed Use
- Institutional
- Natural Areas
- Urban Area Boundary

**Schedule "D" to Amendment No. 26 to The Garden City Plan**  
**- Central Planning District (Schedule E4) By-Law 2020-166**



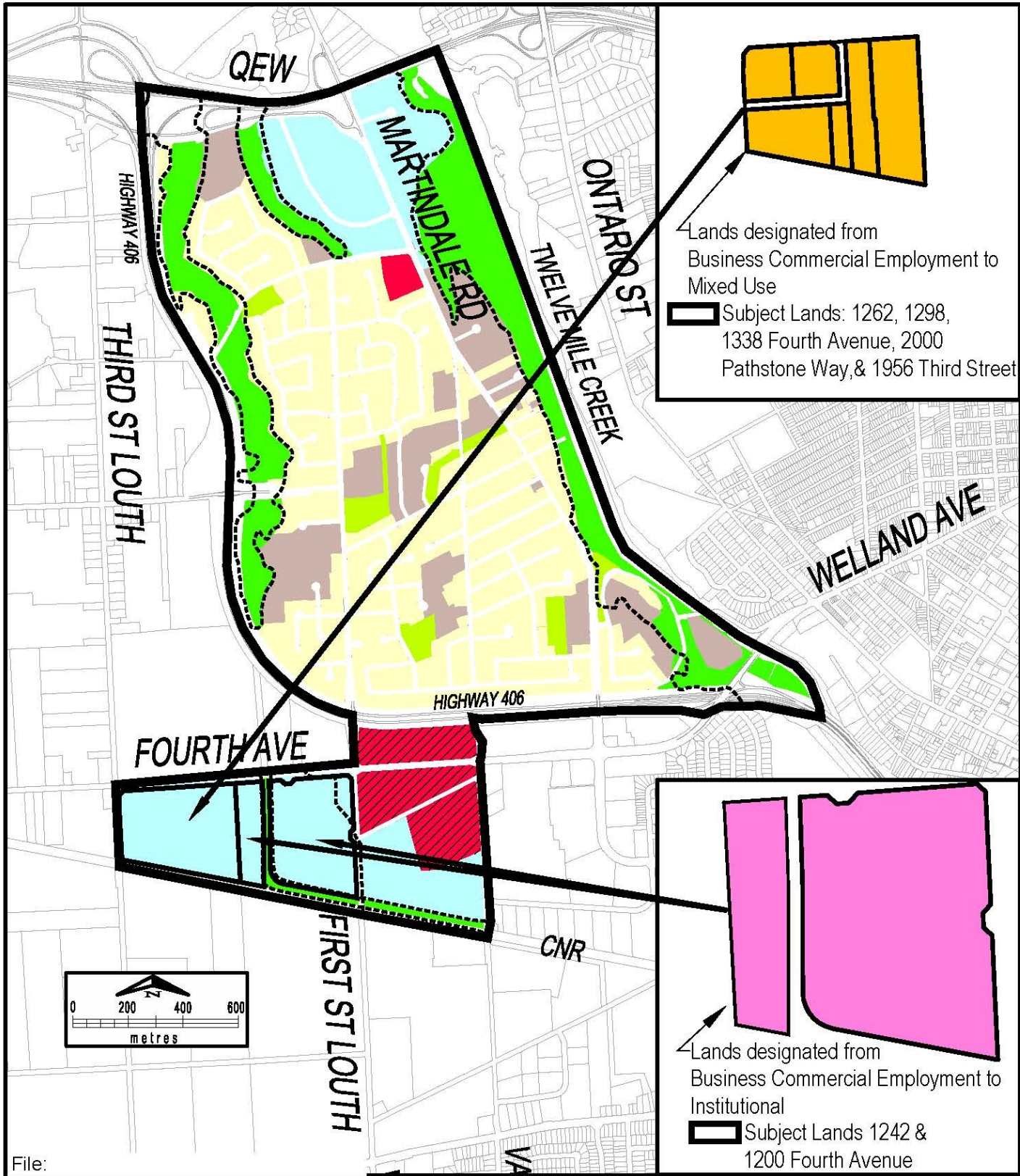
**Land Use Designations**

- Low Density Residential (20 to 32 units / ha)
- Medium Density Residential (25 to 99 units / ha)
- High Density Residential (85 units / ha or greater)
- Major Commercial
- Community Commercial
- Arterial Commercial
- Institutional

- Special Study Area
- Mixed Use
- General Employment
- Business Commercial Employment
- Parkland & Open Space
- Natural Areas
- Natural Area Extent Line

NOTWITHSTANDING LAND USE DESIGNATIONS SHOWN ON THIS SCHEDULE, THE USE OF LAND WITHIN OR ADJACENT TO THE NATURAL AREA EXTENT LINE MAY BE SUBJECT TO ADDITIONAL REGULATION OR RESTRICTION. REFER TO PART D, SECTION 13.2 NATURAL AREA POLICIES, ALSO SEE SCHEDULES F2, F3, F4 AND F5

**Schedule "E" to Amendment No. 26 to The Garden City Plan**  
**- WEST Planning District (Schedule E6) By-Law 2020-166**



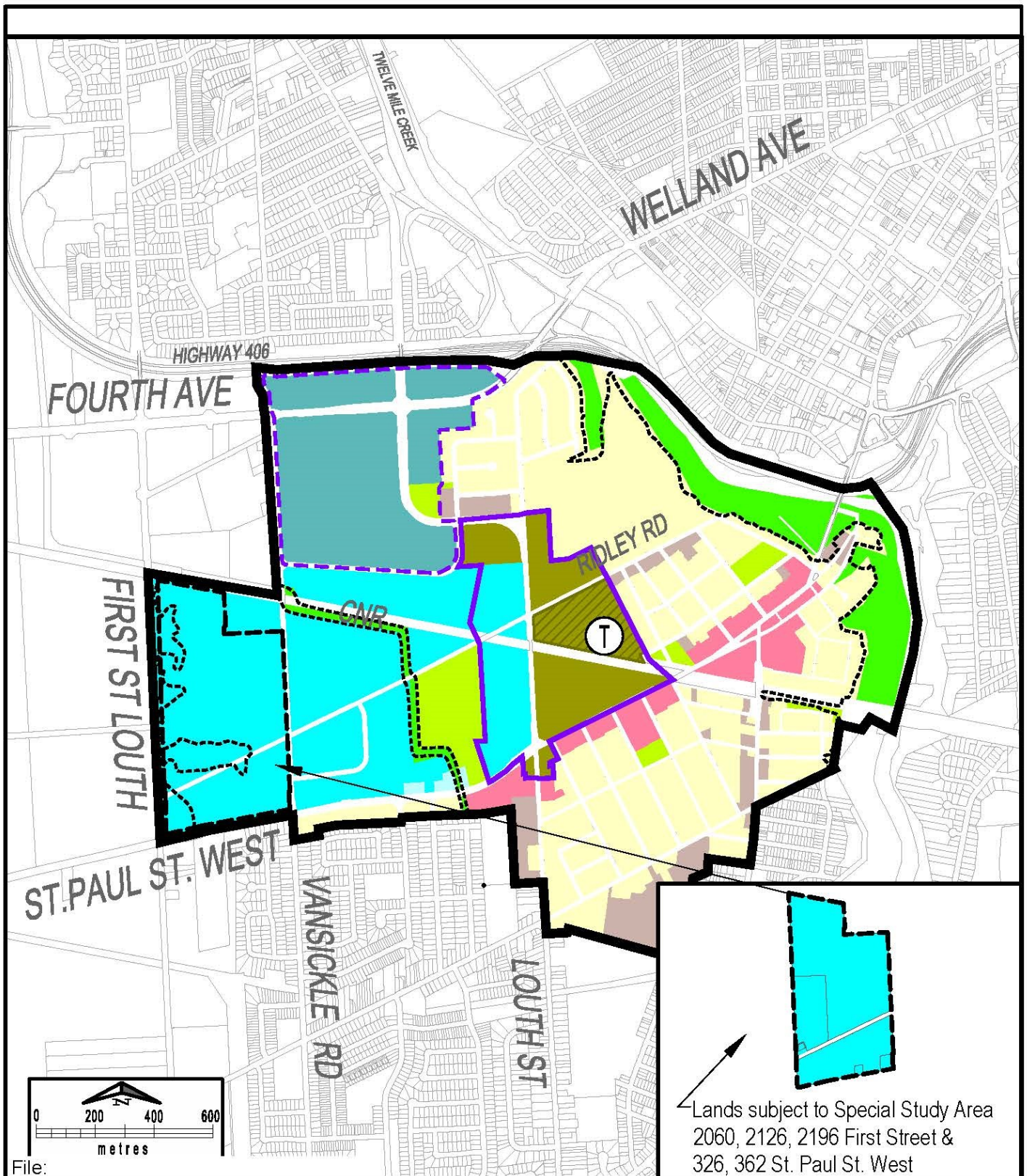
**Land Use Designations**

- Low Density Residential (20 to 32 units / ha)
- Medium Density Residential (25 to 99 units / ha)
- High Density Residential (85 units / ha or greater)
- Major Commercial
- Community Commercial
- Arterial Commercial
- Institutional

- Special Study Area
- Mixed Use
- General Employment
- Business Commercial Employment
- Parkland & Open Space
- Natural Areas
- Natural Area Extent Line

NOTWITHSTANDING LAND USE DESIGNATIONS SHOWN ON THIS SCHEDULE, THE USE OF LAND WITHIN OR ADJACENT TO THE NATURAL AREA EXTENT LINE MAY BE SUBJECT TO ADDITIONAL REGULATION OR RESTRICTION. REFER TO PART D, SECTION 13.2 NATURAL AREA POLICIES, ALSO SEE SCHEDULES F2, F3, F4 AND F5

**Schedule "F" to Amendment No. 26 to The Garden City Plan**  
**- West Planning District (Schedule E6/7)** **By-Law 2020-166**  
*GO Transit Station Secondary Plan (GTSSP)*

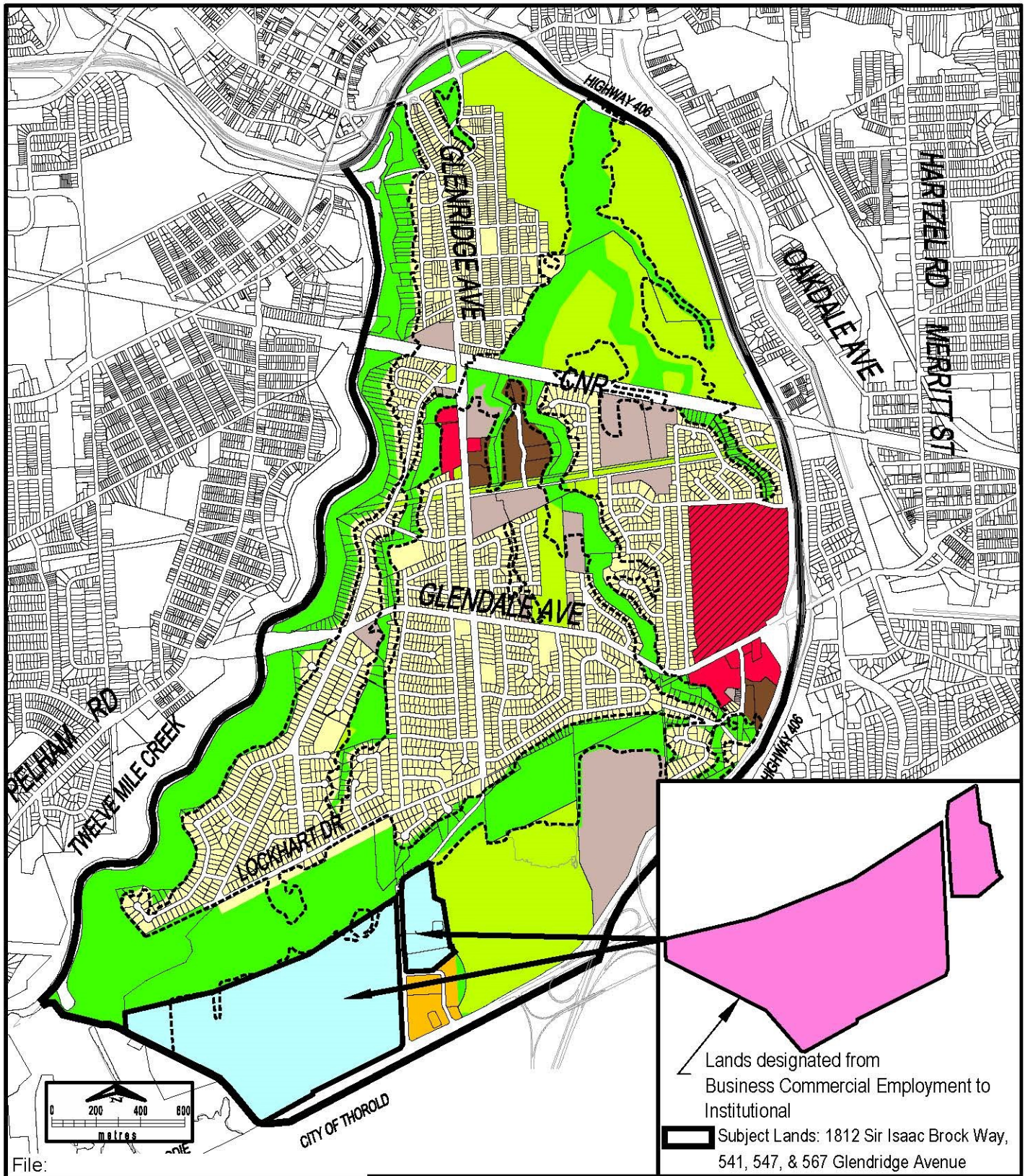


## Land Use Designations

- |   |                                |  |
|---|--------------------------------|--|
| Low Density Residential (20 to 32 units / ha)       | General Employment             | Louth Centre Node                      |
| Medium Density Residential (25 to 99 units / ha)    | Business Commercial Employment | West Transit Station Area              |
| High Density Residential (85 units / ha or greater) | Parkland & Open Space          | Transit Station Site Overlay           |
| Major Commercial                                    | Natural Areas                  | Major Transit Station                  |
| Community Commercial                                |                                | Special Study Area                     |
| Arterial Commercial                                 |                                | Natural Area Extent Line               |
| Mixed Use 1   |                                | GO Transit Station Secondary Plan Area |
| Mixed Use 2   |                                |  |
| Mixed Use 3   |                                |  |

NOTWITHSTANDING LAND USE DESIGNATIONS SHOWN ON THIS SCHEDULE, THE USE OF LAND WITHIN OR ADJACENT TO THE NATURAL AREA EXTENT LINE MAY BE SUBJECT TO ADDITIONAL REGULATION OR RESTRICTION. REFER TO PART D, SECTION 13.2 NATURAL AREA POLICIES, ALSO SEE SCHEDULES F2, F3, F4 AND F5

**Schedule "G" to Amendment No. 26 to The Garden City Plan**  
**- South Planning District (Schedule E8) By-Law 2020-166**



Lands designated from Business Commercial Employment to Institutional  
 Subject Lands: 1812 Sir Isaac Brock Way, 541, 547, & 567 Glendridge Avenue

**Land Use Designations**

- Low Density Residential (20 to 32 units / ha)
- Medium Density Residential (25 to 99 units / ha)
- High Density Residential (85 units / ha or greater)
- Major Commercial
- Community Commercial
- Arterial Commercial
- Institutional

- Special Study Area
- Mixed Use
- General Employment
- Business Commercial Employment
- Parkland & Open Space
- Natural Areas
- Natural Area Extent Line

NOTWITHSTANDING LAND USE DESIGNATIONS SHOWN ON THIS SCHEDULE, THE USE OF LAND WITHIN OR ADJACENT TO THE NATURAL AREA EXTENT LINE MAY BE SUBJECT TO ADDITIONAL REGULATION OR RESTRICTION. REFER TO PART D, SECTION 13.2 NATURAL AREA POLICIES, ALSO SEE SCHEDULES F2, F3, F4 AND F5