

BY-LAW NO. - 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 day of 2020.

CLERK

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.

Modification
No.1

Official Plan Amendment No. 26 implements the findings of the City's 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:

Modification
No.2

1. adding "Employment Areas and" before "Employment Lands" in the opening sentence of the policy; and

2. 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 it's 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.

Modification
No.3

12. Amend the City of St. Catharines Official Plan by adding a new "Part D, Section 10A - Institutional" line to the Table of Contents and adding a new Section Header following Part D, Section 10 Employment, in the document body to contain as follows:

"10A - Institutional

10A.1 Institutional policies for Niagara Health Site (1200 and 1240 Fourth Avenue), refer to Part E, Section 15.3.1 e)

10A.2 Institutional policies for Brock University, west side of Glenridge Avenue (1812 Sir Isaac Brock Way), and certain properties on the east side of Glenridge Avenue (541, 547 and 567 Glenridge Avenue), refer to Part E, Section 15.4.1 a)"

- ~~12.~~ 13. 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.~~ 14. 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.~~ 15. 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.

~~45- 16.~~ 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.’

~~46- 17.~~ 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.’

~~47- 18.~~ 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.

~~48- 19.~~ 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 that retains space for a similar number of jobs to remain accommodated on site through amendment to this Plan by means of a comprehensive Secondary Plan, in context with the GO Transit Station Area Secondary Plan, and that development be planned to achieve:

i) population-related and office jobs at a minimum density of 48 jobs/gross hectare; and,

ii) a mix and range of housing types at a minimum density of 25 dwelling units/gross hectare.

~~49- 20.~~ 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- 21.~~ Part E, Section 15.4.1 is amended by replacing subsection a) with new subsection a) as follows:

‘ a) Institutional

Modification
No.4

Deleted: approval

Deleted: amendment to this Plan; and

Deleted: ¶
accommodation of purpose built

Deleted: across the entirety of the lands

Deleted: ¶
accommodation for

Deleted: across the entirety of the lands

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.

Modification
No.5

The Institutional designation provides for the continuation and expansion of existing uses, and supports the redevelopment of lands, including a Mixed Use designation along the frontage of the west side of Glenridge Avenue, to implement the direction and land use concept of the Brock District Plan (ROPA 14).

Deleted: approved by the Region of Niagara in March, 2019 by Regional Official Plan Amendment No. 14

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

Modification
No.6

f) On all lands designated General Employment or Business Commercial Employment west of the hydro corridor, extending from Dieppe Road to Welland Avenue (lands known municipally as 215 Dieppe Road and 540 Welland Avenue), the following applies:

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

Appendix 2
PDS 10-2021
March 10, 2021