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May 8, 2020

Ann-Marie Norio  
Regional Clerk  
Niagara Region  
1815 Sir Isaac Brock Way  
Thorold, ON L2V 4T7

Dear Ms. Norio:

**RE: Kaneff Properties Limited Comments on Draft Glendale District Plan**  
**590 Glendale Avenue, City of St. Catharines**  
**OUR FILE 1596A**

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Kaneff Properties Limited ("Kaneff") owns 590 Glendale Avenue which is identified as "Southwest Glendale" in the Draft Glendale District Plan. Kaneff has been actively engaged in the District Plan process and appreciates the work undertaken by the Region and its partners in advancing this District Plan. We have considered this exercise to be a collaborative process and commend the Region for its consultation efforts.

On behalf of Kaneff, we offer the following comments on the Draft Glendale District Plan for the Committee's information:

1. As of late April, Kaneff now owns 590 Glendale Avenue. These lands were previously owned by Transport Canada through St. Lawrence Seaway Management Corporation and leased to Kaneff. Kaneff now has full ownership over these lands.
2. In May 2015, Kaneff submitted a request to the Province as part of the Provincial Plan Review to redesignate "Southwest Glendale" from Escarpment Protection Area to Urban Area in the Niagara Escarpment Plan. In 2017, the request was deferred by Ministry of Natural Resources and Forestry (MNRF) pending further information. Both the Region and City are in support of Kaneff's request and have formally indicated support through Council resolutions.
3. It is our understanding that MNRF will be providing their recommendation on Kaneff's request shortly for which Cabinet makes the final decision. We also understand that Kaneff now owning these lands was a major consideration for MNRF in potentially arriving at a recommendation.
4. We continue to support the inclusion of 590 Glendale Avenue in the Glendale District Plan and the proposed Residential designation. We also have no concerns with the inclusion of the "Special Study Area 3" condition subject to clarifying on the Demonstration Plan that it is pending approval from Cabinet. This approach allows the lands to be considered in a comprehensive manner as part of the District Plan process while acknowledging that other approval is still needed prior to future development.

5. The wooded area identified on Kaneff's site is shown as "Environmental / Conservation". It is primarily comprised of dying ash trees based on recent tree inventories and NPCA confirmation. While we believe this is addressed in the recommendations for Strategy 1d of the District Plan, it is important to recognize that these mapped environmental areas are approximate and that boundaries may be reviewed and revised in conjunction with detailed site investigations completed as part of a future development application.

Thank you for the opportunity to provide comments on the draft District Plan. Please keep us notified of the Committee's decision on this matter.

If you have any questions or require further information, please let us know.

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read 'ND' followed by a stylized flourish.

Neal DeRuyter, BES, MCIP, RPP

cc. *Kirsten McCauley, Niagara Region*  
*Kristina Kaneff*  
*Anna-Maria Kaneff*