

CITY OF ST. CATHARINES

BY-LAW NO. 2025-063

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 15.1, Schedule A (A18), Zoning Maps, be amended by rezoning the lands known as 1500 Pathstone Way and 2000 Pathstone Way and identified on Schedule A to this By-law from Business Commercial Employment with Special Provision 5 (E1-5) to Medium Density Mixed Use with Special Provision 5 (M1-5), and Holding Provision H30 (M1-5-H30);
2. THAT Section 13.1, List of Special Provisions, be amended by amending Special Provision 5, as follows:

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
5	E1 & M1	18	2a & 2b	1242 Fourth Avenue 1262 Fourth Avenue 1290 Fourth Avenue 1296 Fourth Avenue 1298 Fourth Avenue 1956 Third Street 2000 Pathstone Way 1500 Pathstone Way	2025-063
1.	For the lands described as Areas 1, 2 and 3 on Schedule B2a service commercial shall be a principal use in addition to the principal uses in Section 7.2 Business Commercial Employment (E1). The lands described as Areas 1, 2, 3, 4 and 5 on Schedule B2a shall be subject to the following special provisions:				
	a)	Minimum lot frontage		30 m	
	b)	Minimum lot area		2000 m²	
	c)	Maximum lot coverage		40%	
	d)	Maximum building setback from Fourth Avenue and Third Street Louth		28 m	
	e)	Minimum building setback from Fourth Avenue and Third Street Louth		10 m	

Special Provision		Zone	Schedule A	Schedule B	Location	By-law
5		E1 & M1	18	2a & 2b	1242 Fourth Avenue 1262 Fourth Avenue 1290 Fourth Avenue 1296 Fourth Avenue 1298 Fourth Avenue 1956 Third Street 2000 Pathstone Way 1500 Pathstone Way	2025-063
	f)	Minimum building setback from all other streets			6 m	
	g)	Minimum building façade width			60% of lot frontage along Third Street Louth 60% of lot frontage along Fourth Avenue	
	h)	Minimum side yard			6 m or ½ height of building whichever is greater	
	i)	Minimum rear yard			7.6 m	
	j)	Minimum rear yard from CN right of way			5 m	
	k)	Maximum building height:			10 m at 10 m from any property line, 25 m at 20 m from any property line, 40 m at 30 m or more from any property line.	
	l)	Parking Structures will be subject to the following provisions:				
	i)	Maximum lot coverage			40%	
	ii)	Minimum side yard			15 m	
	iii)	Minimum rear yard			30 m	
	iv)	Minimum rear yard from CNR right of way			5 m	
	v)	Maximum height			20 m	
	m)	No parking structures are permitted within 28 m of Fourth Avenue and Third Street Louth				
	n)	Minimum landscape buffer adjacent to Fourth Avenue and Third Street Louth			10 m	
	o)	Minimum landscape buffer adjacent all other streets			6 m	
	p)	Minimum landscaped open space			20%	
	q)	Minimum landscape buffer abutting Francis Creek drainage channel			15 m	
	r)	No outdoor storage, outdoor display or outdoor compounds including compounds for commercial fleet vehicles shall be permitted.				
	s)	Loading bays, loading spaces and loading docks are only permitted in the rear yard.				
2.		In addition to the principal permitted uses outlined in Section 1, the lands described as Area 2 on Schedule B2a shall also permit: a) The required parking for the hospital complex located to the east b) Long-Term Care Facility.				
3.		Area 1 on Schedule B2a shall be subject to the following restrictions:				
	a)	No external loading bays, loading spaces or loading docks shall be permitted.				
	b)	Drive-thru facilities shall not be permitted.				
4.		The lands described as Areas 1, 2, and 3 on Schedule B2a shall also permit the following accessory uses:				
	a)	Restaurant				
	b)	Retail store				
5.		All accessory uses shall be subject to the following special provisions:				
	a)	The total gross leasable floor area of all combined accessory uses on a lot is restricted to a maximum of 20% of the gross leasable floor area of the principal use(s) on the lot.				

Special Provision		Zone	Schedule A	Schedule B	Location	By-law
5		E1 & M1	18	2a & 2b	1242 Fourth Avenue 1262 Fourth Avenue 1290 Fourth Avenue 1296 Fourth Avenue 1298 Fourth Avenue 1956 Third Street 2000 Pathstone Way 1500 Pathstone Way	2025-063
	b)	The total gross leasable floor area of all combined accessory retail stores on a lot is restricted to a maximum of 10% of the gross leasable floor area of the principal use(s) on the lot.				
	c)	Each individual accessory use is restricted to a maximum of 190 m ² of gross leasable floor area, with the exception of restaurants which are restricted to a maximum of 500 m ² gross leasable floor area.				
	d)	No parking is required for accessory uses.				
	e)	Retail store is not permitted where an accessory showroom with the same principal use.				
	f)	All accessory uses are subject to the same provisions as a principal use with the exception of parking.				
	g)	All accessory uses must be contained within the same building as the principal uses(s) with the exception of restaurants which may be in a free standing building.				
6.	The lands described on Schedule B Map 2a shall be subject to the following definitions:					
	a)	Prestige employment uses: means any operation or activity related to the production or handling of any article or service on a non-retail basis and shall include assembly, manufacturing testing, researching, designing, delivering, warehousing, wholesaling, storage, cleaning, servicing, experimenting, scientific investigation with a wholly enclosed building without outdoor storage, outdoor display or outdoor compounds including compounds for commercial fleet vehicles, and where no fumes, emissions, odours, noise or vibration are generated. It shall not include mini-storage, truck terminals or automobile service and repair.				
7.	The lands described as Area 4 on Schedule B2a shall be subject to the following restrictions and provision:					
	a)	An apartment building, triplex, fourplex, townhouse or private road development shall not be permitted.				
	b)	Apartment dwelling units are not permitted on a ground floor, nor above a car wash, motor vehicle gas station or motor vehicle repair garage.				
	c)	Notwithstanding Section 1 (k) of Special Provision 5, a maximum building height of 15 metres is permitted at a setback of 10 m to 19.99m from the exterior side lot line along Pathstone Way.				
8.	The lands described as Area 5 and Area 6 on Schedule B2a shall be subject to the following restrictions and provisions:					
	a)	An apartment building, triplex, fourplex, townhouse or private road development shall not be permitted.				
	b)	Apartment dwelling units are not permitted on a ground floor, nor above a car wash, motor vehicle gas station or motor vehicle repair garage.				
9.	The lands described as Area 5 on Schedule B2a shall be subject to the following restrictions and provisions for a Long-Term Care Facility:					
	a)	A Long-Term Care Facility shall provide a minimum of 0.38 parking spaces per dwelling unit and per care bed.				
	b)	When abutting a 6.7-metre-wide drive aisle, parking spaces unobstructed on both sides sized 2.6 metres by 5.2 metres, and parking spaces obstructed on one side sized 3.0 metres by 5.2 metres, are permitted.				
	c)	A minimum outdoor amenity area of 6.0 square metres shall be provided for each unit, and 30 per cent (30%) of the required minimum outdoor amenity area shall be communal in nature.				

Special Provision		Zone	Schedule A	Schedule B	Location	By-law
5		E1 & M1	18	2a & 2b	1242 Fourth Avenue 1262 Fourth Avenue 1290 Fourth Avenue 1296 Fourth Avenue 1298 Fourth Avenue 1956 Third Street 2000 Pathstone Way 1500 Pathstone Way	2025-063
	d)	A covered entrance canopy (porch) is permitted to encroach into the required setback from the Pathstone Way lot line.				
	e)	Notwithstanding Section 1 (c) of Special Provision 5, a maximum lot coverage of 44% is permitted.				
	f)	Notwithstanding Sections 1 (e), (f), and (h) of Special Provision 5, architectural features are permitted to encroach 0.7 metres into the required setback from the Fourth Avenue, Pennachetti Street, and the western lot lines.				
	g)	Notwithstanding Sections 1 (e), (h), and (i) of Special Provision 5, platform structures located above the ground floor are permitted to encroach 2.5 metres into the required setback from the Fourth Avenue, Pathstone Way and western lot lines.				
	h)	Notwithstanding Sections 1 (e), (f) and (o) of Special Provision 5, along the angled lot line at the corner of Fourth Avenue and Pennachetti Street, resulting from the daylight triangle, the following are permitted: <ul style="list-style-type: none"> i. a minimum setback of 3.0 metres to the building ii. a minimum 3.0 metre landscape buffer 				
	i)	Notwithstanding Section 1 (h) of Special Provision 5, a minimum setback of 5.0 metres to the building from the western lot line is permitted.				
	j)	For Block A on Schedule B2b, notwithstanding Sections 1 (h) and (k) of Special Provision 5, a maximum building height of 42.0 metres is permitted for a 10-storey building at a setback of 10.0 metres from the Fourth Avenue lot line and 5.0 metres from the western lot line.				
	k)	For Block B on Schedule B2b, notwithstanding Section 1 (k) of Special Provision 5, a maximum building height of 23.0 metres is permitted for a 4-storey podium at a setback of 10.0 metres from the Fourth Avenue lot line.				
	l)	For Block C on Schedule B2b, notwithstanding Section 1 (k) of Special Provision 5, a maximum building height of 36.0 metres is permitted for an 8-storey building at the following setbacks: 10.0 metres from the Fourth Avenue lot line; 3.0 metres from the angled lot line at the corner of Fourth Avenue and Pennachetti Street; and 9.0 metres from the Pennachetti Street lot line.				
	m)	For Block D on Schedule B2b, notwithstanding Sections 1 (h) and (k) of Special Provision 5, a maximum building height of 34.0 metres is permitted for an 8-storey building at a setback of 9.9 metres from the Pathstone Way lot line and 6.8 metres from the Pennachetti Street lot line.				
	n)	Notwithstanding Sections 1 (n) and (o) of Special Provision 5, the following encroachments are permitted within the required landscape buffer: <ul style="list-style-type: none"> i. architectural features along the Fourth Avenue lot line to a maximum 0.7 metres ii. electrical transformer along the Fourth Avenue lot line to a maximum 4.5 metres iii. entrance signage along the Pennachetti Street lot line to a maximum 1.5 metres iv. entrance signage along the Fourth Avenue lot line to a maximum of 8.3 metres v. an electrical transformer along the Pathstone Way lot line to a maximum of 3.0 metres vi. covered entrance canopy (porch) along the Pathstone Way lot line to a maximum of 6.0 metres, to a maximum area of 125.0 square metres vii. vehicle drop-off area along the Pathstone Way lot line to a maximum of 6.0 metres, to a maximum area of 240 square metres 				

Special Provision		Zone	Schedule A	Schedule B	Location	By-law
5		E1 & M1	18	2a & 2b	1242 Fourth Avenue 1262 Fourth Avenue 1290 Fourth Avenue 1296 Fourth Avenue 1298 Fourth Avenue 1956 Third Street 2000 Pathstone Way 1500 Pathstone Way	2025-063
	o)	Notwithstanding Section 1 (s) of Special Provision 5, loading bays and spaces are permitted in a side yard not abutting a public street, or internal to the site.				
10	The lands described as Area 6 on Schedule B2a shall be subject to the following restrictions and provisions for mixed use buildings:					
	a)	Minimum lot frontage			30 m	
	b)	Maximum lot frontage			75 m	
	c)	Minimum lot area			2000 m ²	
	d)	Maximum lot area			12,800 m ²	
	e)	Maximum lot coverage			40%	
	f)	Minimum building setback from Pathstone Way			5 m	
	g)	Minimum side yard			2.5 m (west) and 10 m (east)	
	h)	Minimum rear yard			7.6 m	
	i)	Maximum building height			21 m A building height of 25 m shall be permitted where located no less than 5 m from the front lot line, 30 m from the westerly and rear lot lines, and 10 m from the easterly lot line A building height of 52 m shall be permitted where located no less than 5 m from the front lot line, 30 m from the westerly lot line, 10 m from the east property line, and 70 m from the rear property line	
	j)	Minimum landscape buffer adjacent Pathstone Way			3 m	
	k)	Minimum landscaped open space			20%	
	l)	Maximum residential density			246 units / ha	
	m)	Minimum non-residential gross floor area on lot			1800 m ²	
	n)	Parking Structures will be subject to conditions outlined in Special Provision 5.1. l)				
	o)	Short-term bicycle parking to be located within 12 m of a principal entrance of a building				
11	For the lands described as Area 6 on Schedule B2a, a 0.0m landscape buffer is permitted for drive aisles abutting land owned by the City for Neighbourhood Parks/Open Space use. The lands described as Areas 6 on Schedule B2a shall be subject to the following provision:					
	a)	Notwithstanding the definition of landscape buffer in Section 12, electrical infrastructure boxes may encroach into the required landscape buffer abutting an interior lot line, to be within 0.6m from the interior lot line.				
12.	The lands described as Area 6 on Schedule B2a are not subject to Maximum Total Non-Residential glfa on a lot					

Special Provision	Zone	Schedule A	Schedule B	Location	By-law
5	E1 & M1	18	2a & 2b	1242 Fourth Avenue 1262 Fourth Avenue 1290 Fourth Avenue 1296 Fourth Avenue 1298 Fourth Avenue 1956 Third Street 2000 Pathstone Way 1500 Pathstone Way	2025-063
Note: Holding Provision H3 also applies to the subject lands, except 1296 Fourth Avenue and 1298 Fourth Avenue, 1500 Pathstone Way, 2000 Pathstone Way. Holding Provision H30 also applies to 1500 Pathstone Way and 2000 Pathstone Way.					

3. THAT Section 15.2, Schedule B, Lot Specific Maps for Special Provisions, be amended by amending the lot specific map (Schedule B2a), as outlined in Schedule B to this By-law.
4. THAT Section 14.1 List of Holding Provisions, be amended by adding Holding Provision No. 30, as follows:

Holding Provision	Schedule A	Location	By-law
H30	Various	Various	2025-063
Infrastructure Capacity	A Functional Servicing Report shall be prepared and submitted to the City of St. Catharines for approval, including any supporting documentation deemed necessary by the City Engineer. The Functional Servicing Report shall demonstrate the availability of sufficient water, wastewater and stormwater infrastructure to accommodate the intended land use, to the satisfaction of the City Engineer and any other applicable regulatory agency having jurisdiction over the relevant infrastructure.		

5. 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 the Schedule attached hereto and forming part of this By-law.
6. 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 26th day of May 2025.

D. Delucchio

Acting CLERK



MAYOR

SCHEDULE A TO BY-LAW NO. 2025-063

PASSED ON THE 26TH DAY OF MAY, 2025

PENNACCHETTI
STREET

PATHSTONE WAY

N86°16'40"E 92.93

N03°09'35"W 140.61

N03°09'35"W 164.50

TOTAL SITE AREA: 1.42 HECTARES

N79°16'35"W 95.72

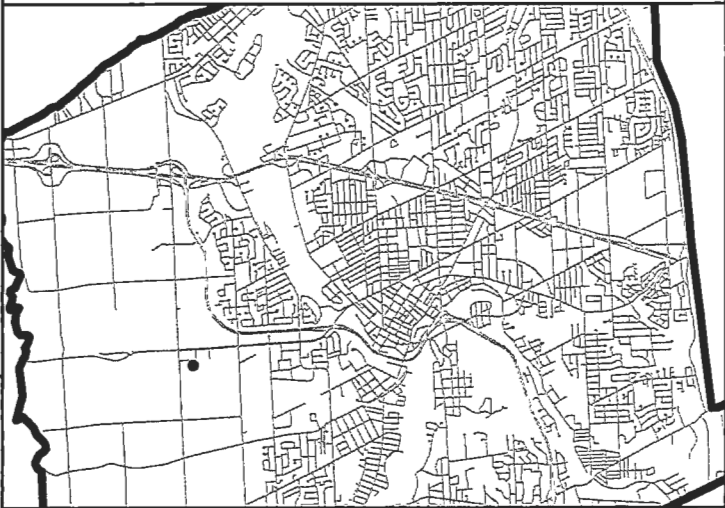
CANADIAN NATIONAL RAILWAY

AN ILLUSTRATION SHOWING
PART OF LOT 3 PLAN 30M-416
IN THE CITY OF ST CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA



DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

KEY PLAN



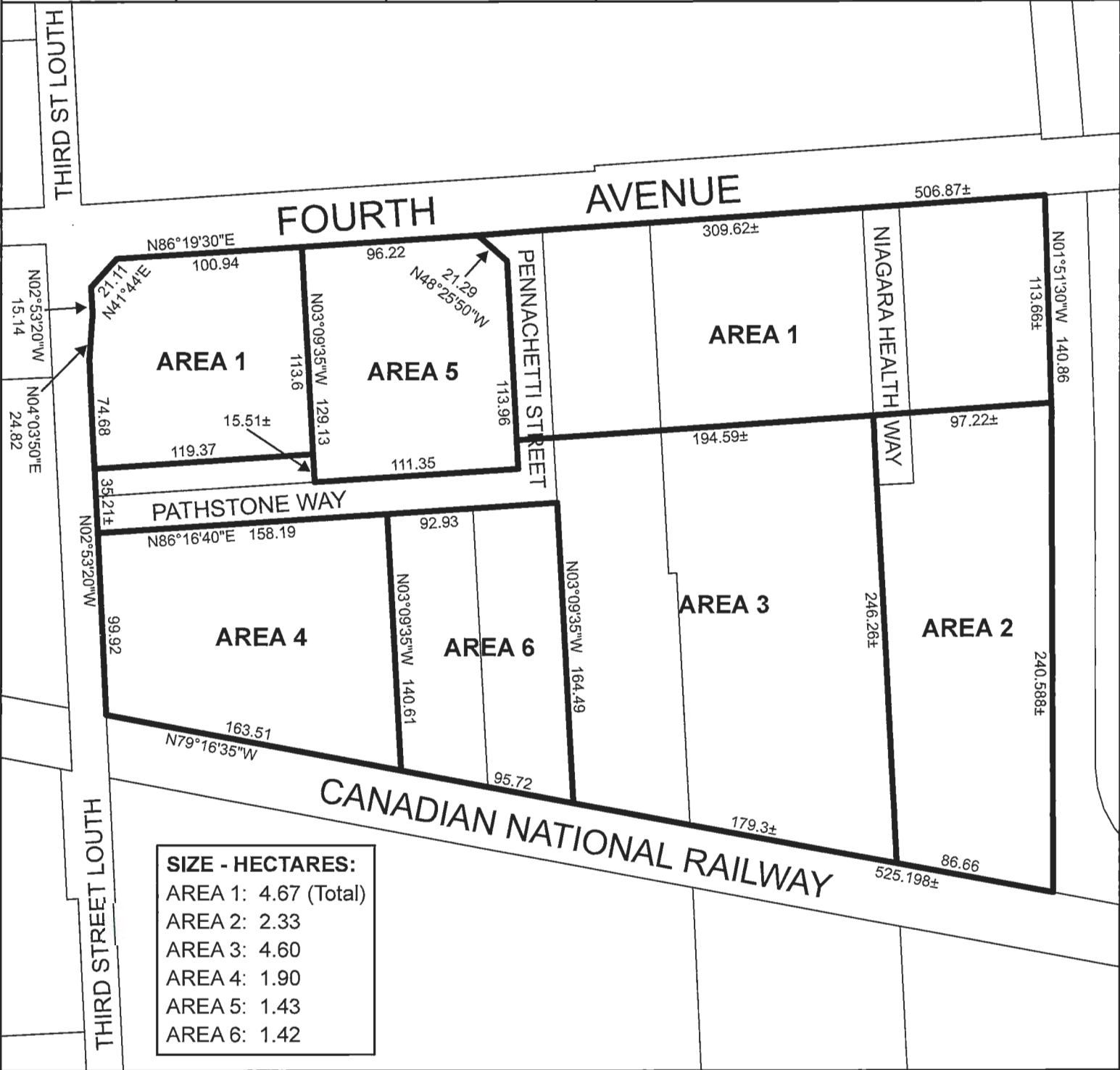
SUBJECT LANDS ●

File: 24 113189 ZA

SCHEDULE B TO BY-LAW NO. 2025-063

PASSED ON THE 26TH DAY OF MAY, 2025

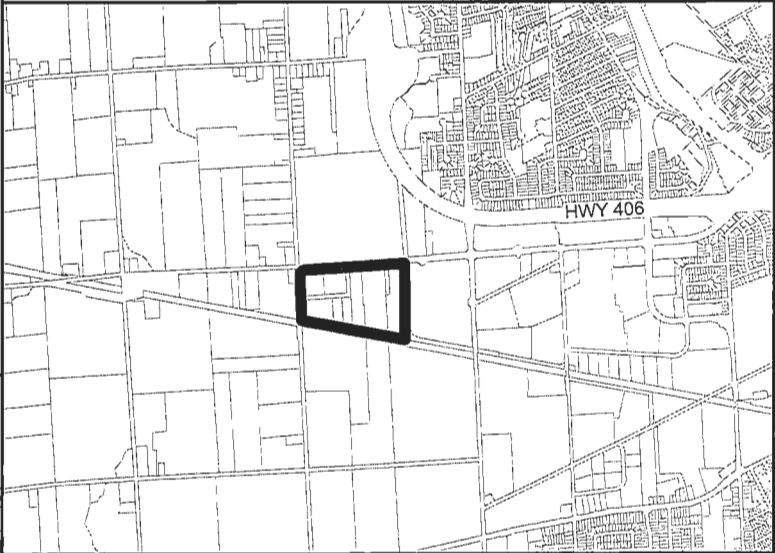
SPECIAL PROVISION	SCHEDULE A	SCHEDULE B	LOCATION	BY-LAW
5	18	2A	VARIOUS	2025-063



AN ILLUSTRATION SHOWING
PART OF LOTS 1 & 2 CONCESSION 4
IN THE CITY OF ST CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

N
DISTANCES SHOWN ARE IN METRES
NOT TO SCALE

KEY PLAN



SUBJECT LANDS

File: 24 113189 ZA