



Planning and Building Services

Planning Services
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December 28, 2022

File No.: 22 112826 ZA

Application for Zoning By-law Amendment

Notice of Online Open House

The Planning and Building Services Department is hosting an Online Open House to provide information and receive public input regarding an Application for a Zoning By-law Amendment. The Application is to rezone the lands known municipally as 47 St. Paul Street West.

The Applicant proposes to rezone the lands from Medium Density Mixed Use (M1) to Medium/High Density Mixed Use with Special Provision 171 (M2-171). The Applicant is requesting to rezone the lands to facilitate a proposed five-storey mixed use building containing sixteen (16) apartment dwelling units and one (1) commercial unit. The proposal includes eleven (11) parking spaces.

The proposed Zoning By-law Amendment will also include a Special Provision to address the zoning deficiencies regarding density, setbacks, landscape buffers, parking, and encroachments.

The City is seeking your comments on this Application before staff recommendation is finalized and a decision is made by Council at a later date.

Details of Online Open House

Date: Wednesday, January 25th, 2023

Time: 6:00pm

Location: To be held electronically via Zoom

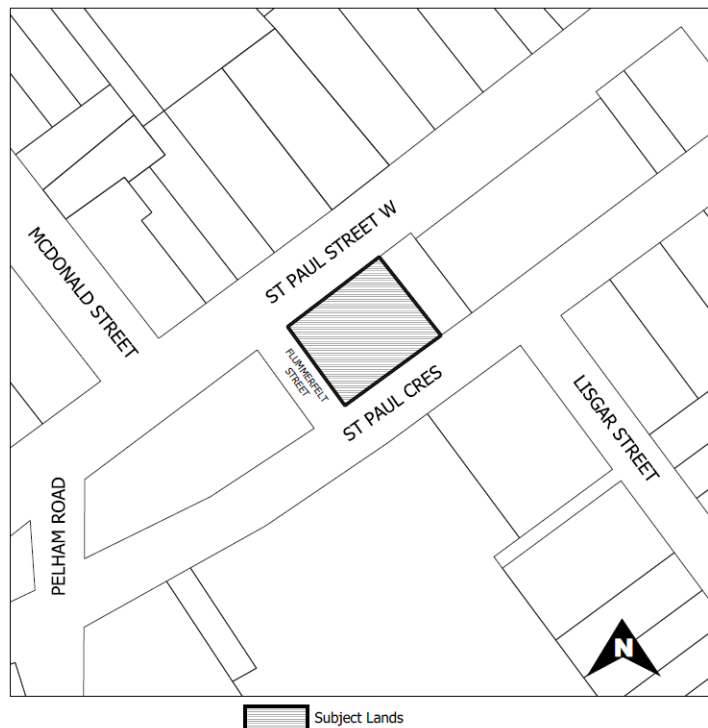
Residents can participate in three different ways:

1. By mailing your comments/questions or by e-mailing to Natasha MacDonald (nmacdonald@stcatharines.ca) by no later than Tuesday, January 24, 2023. All written submissions will become part of the public record for this application.
2. By registering to participate electronically via Zoom by no later than Friday, January 20, 2023 at the following link: www.stcatharines.ca/PlanningOpenHouse
3. By registering to participate by telephone by no later than Friday, January 20, 2023. Please call 905-688-5601, extension 1728 and leave a message with Natasha MacDonald with your name and phone number. Staff will respond to your voicemail prior to the Online Open House to provide you with the call-in number for the event and additional information about the process.

To participate in the Online Open House via Zoom or by telephone, please read the following information:

- All requests must be received in advance of the meeting as noted above.
- The Online Open House will be held using Zoom (Zoom is a free online meeting tool).

Location Map



- Visit www.zoom.us to learn more about Zoom.
- To participate, you are responsible for accessing Zoom on your device (i.e. laptop, PC, mobile phone, tablet) and ensuring that your device meets the minimum technical requirements needed to run Zoom.
- The Online Open House will be broadcast live on YouTube (www.stcatharines.ca/YouTube) and an archived recording of the meeting will be available on the City's website.
- To ensure optimal audio and visual representation, participants will be limited to one individual speaking at a time.
- If participants want to share any visual material, graphics, power points etc., the materials must be submitted to Natasha MacDonald at nmacdonald@stcatharines.ca by no later than Tuesday, January 24, 2023.
- Participants must take part in a brief test session with City staff in advance of the Open House. This test session is to ensure everyone is able to successfully participate in the meeting using the Zoom platform.

Copies of all submitted plans and documents may be viewed by contacting Natasha MacDonald at nmacdonald@stcatharines.ca or at the Online Open House or by navigating to <https://www.stcatharines.ca/development>. Please note that the information submitted with this Application is preliminary. Additional, revised, or further refined information will be uploaded to the City's website via the link above as it becomes available. Please check the website for updates.

The Online Open House is an initial opportunity for public input prior to a formal Legislative Public Meeting on the matter at which time City Council will consider a staff report, recommendation and a decision. The formal Legislative Public Meeting will be held at a later date with notice of that meeting provided approximately thirty (30) days prior.

Further information about the Zoning By-law Amendment application may be obtained by contacting Natasha MacDonald, Planner I, in the Planning and Building Services Department at (905) 688-5601, Extension 1728, or the City's TTY number (text telephone) 905-688-4TTY (4889), or by email: nmacdonald@stcatharines.ca.

Kristen Sullivan, City Clerk