



GENERAL COMMITTEE MEETING

Tuesday, June 26, 2001

7:00 p.m.

Council Chambers - City Hall

Meeting Number G.C. 2001 - 09

Members Present: Mayor Cindy Forster

Councillors:

D. Beaudoin	D. Fortier (8:48 p.m.)
M. Belcastro	J. Irvine
M. Dzugan (8:10 p.m.)	J. Mastroianni
T. Eybel	S. O'Dell
	J. Spadafora

Members of the Staff and Others Present:

Chief Administrative Officer V. Kersch
City Clerk C.A. Stirtzinger
Director of Development Services T. Fitzpatrick
Fire Chief P. Olah
Director of Operational Services G. Marcello
Community Services Director I. Smith (8:00 p.m.)
Acting City Treasurer B. Silvestri
Environmental Services Engineer D. Cook
Assistant Clerk D. Vettori
Recording Secretary N. Hollingshead

Others Present: Mr. Richard Hodge - Upper Canada Consultants
Mr. Marzim - Marzim Holdings Ltd.

1. (A) Mayor Forster called the Special Council Meeting to order at 7:40 p.m. for Statutory Public Hearings, chaired by Councillor Mastroianni pursuant to the Planning Act.
(B) Mayor Forster recessed the Special Council Meeting at 7:50 p.m. to Convene the General Committee Meeting.



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(C) The Special Council Meeting reconvened at 9:05 p.m. The minutes of the Special Council Meeting are recorded separately and filed with the Clerk.

2. DISCLOSURE OF INTEREST: Nil.

3. ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF JUNE 12, 2001.

Moved by Councillor Spadafora that the Minutes of the General Committee Meeting of June 12, 2001 be and the same are hereby approved and adopted as circulated.

4. Mayor Forster called upon the Clerk to review the agenda index for Council to determine items to be removed from block for discussion. Committee Members listed the items they wished to discuss.

5. DELEGATIONS: Nil.

6. BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS:

(A) Community Services

2000-101 - Status of Cleanup of CN Rail Lands
(Referred from May 22, 2001 General Committee Meeting)

Councillor O'Dell asked for staff's input regarding clean up of the CN Rail lands. Mr. Fitzpatrick distributed photographs of the land in question and the debris. He suggested that the end of Churchill Avenue be fenced which would aid in alleviating the problem. He stressed that the neighbouring property owners who are dumping garbage need to be approached by the City and also that a "neighbourhood watch" type of program could be set up. Trillium would then be approached for a second meeting.



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Councillor O'Dell advised he has received calls suggesting that the brush on the lands be cut. Mayor Forster added that she is awaiting a letter from the Region regarding possible pick up of the debris. She suggested that meetings be set up with Mr. Ettinger of Trillium Railway and also with the general public in the neighbourhood.

The moto-cross park issue was raised. Mr. Fitzpatrick reported that he has spoken with Mr. Banks and the decision would depend upon the requirements of the City's insurance company.

Concern was expressed regarding children trespassing on the lands. Councillor O'Dell suggested that CN Rail be contacted directly regarding this issue.

Mr. Fitzpatrick advised that the recommended reward amount would be \$25.00. He was also asked to look into revising the by-law with respect to an increase in the amount of fine.

It was agreed by those present that clean-up of the lands should take place as soon as possible, particularly in light of the fact that Trillium is presently running a Sunday rail service through this area. Councillor O'Dell asked that he and the other Councillors involved be advised of the meeting.

Moved by Mayor Forster:

1. That the City of Welland, in concert with Trillium Railway and abutting landowners arrange for a cleanup of railway lands from East Main Street to the foot of Deere Street;
2. That the City of Welland approach various property owners to close up random access points to the noted stretch of rail line;
3. That the landowners abutting the noted stretch of rail line be encouraged to form a Neighbourhood Watch Committee.



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4. That the City of Welland repair City-owned fencing along its open space where it abuts the CN Rail lines;
5. That the City of Welland dispose of City land which are access points to the rail line, where possible.
6. That as a trail the City fence the easterly extension of Churchill Avenue at the CN Rail lines in an attempt to reduce the disposing of trash and litter onto the railway lands;
7. That the City of Welland offer a reward of \$25.00 to persons identifying individuals who are disposing of litter, trash and rubbish on the noted stretch of rail line;
8. That the City of Welland approach landowners adjacent to the rail line where it can be reasonably concluded that trash or debris on the rail line has been deposited on the rail lines from the adjoining lands, requesting that they remove the debris from the railway lands; and
9. That Community Services Department Staff be directed to investigate the construction of a bike park/moto-cross park on City-owned park lands in the area or on other lands in the area.

CARRIED

01-19 - Pool Operations Openings 2002
(Referred from May 22, 2001 General Committee Meeting)

Discussion took place regarding an appropriate opening time for the City pools. Mr. Smith summarized his recommendation in light of being able to recruit high school students, adequate training time and pool preparation. Concern was also expressed regarding the leaking of the pipes. Mr. Smith stressed that the

pools are at the end of their life span. It was generally agreed that the pools should be opened at the same time and closed the day after Labour Day. Councillor Spadafora suggested that the



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pools be opened the third weekend of June and the recommendation be re-worded accordingly. Councillor Eybel stated that the second weekend of June would be preferable.

Moved by Councillor Spadafora:

That commencing in 2002, all City of Welland Outdoor Swimming Pools be opened on the 3rd weekend of June for the summer season and close the day after Labour Day.

CARRIED

Councillor Eybel asked to be recorded as opposed.

(B) Operational Services

01-100 - Roadway reconstruction on Empress Avenue from Lincoln St. to Harrison St.

(Referred from May 15, 2001 General Committee Meeting)
(revised report ENG 2001-29)

Mayor Forster asked whether a temporary re-surfacing of the roadway could be done to assist residents in the area. Mr. Marcello responded that other roadways have to be considered and also the matter of cost effectiveness. He advised that he would endeavour to have a recommendation on this matter for the July meeting.

Moved by Councillor Eybel:

That the request for construction of asphalt pavement, concrete curb and gutter on Empress Avenue from Lincoln Street to Harrison Avenue be considered premature and postponed until infrastructure is in place for the immediate area as per Report ENG-2001-29; and

That Mr. Ghislain Bourget of 42 Empress Avenue be notified accordingly.

CARRIED



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7. STAFF REPORTS:

(A) Community Services - Councillor Mastroianni, Chair
Community Services Department

01-32 - Marzim Holdings Ltd. - Arena Concession
(CSD-2001-18)

Mayor Forster asked Mr. Marzim to explain what the 2% of net revenue in the second point of the recommendation represents. Mr. Marzim explained that this was the \$5,000.00 allocated to various groups over the past five years. Mr. Smith briefly summarized his report and stressed that the operation concerned is that of Marzim Holdings Ltd.

Moved by Councillor Eybel:

That Marzim Holdings Ltd.'s request to exercise their "Option to renew" be accepted by City Council with the present Lease agreement changing to a "Licence to Occupy Agreement" and that it be in effect for the next five years (August 2001 - August 2006) with the following changes being made to the agreement:

- 1) Rent be increased to an annual fee of \$10,000 per year from \$8,400.00
- 2) Percentage of Revenue - be changed to \$1,400 per year to the Culture, Sports and Recreation Fund from the 2% of revenue.
- 3) That the City of Welland reserve the right to designate the supplier of soft drinks to the Arena concession Operator. The City shall provide as much notice as possible of any change in the supplier of soft drinks.
- 4) All other clauses to remain the same as per the original agreement dated

- and signed by Mayor, Clerk and Lessor on July 16, 1996.
- 5) That the City Solicitor be directed to prepare a Licence to Occupy Agreement for the Mayor's and Clerk's signature.

CARRIED



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Development Services Department

Planning Division

01-118/01-118Z - Application for Draft Plan of Subdivision Approval and Rezoning Amendment - Silverstar Developments Inc. - Larchwood Circle
(File 26T-14-01002 and File (2001-09))

Moved by Councillor Mastroianni:

That Report DSD-2001-61 regarding an application for Draft Plan of Subdivision Approval and Zoning By-law amendment - Silverstar Developments Inc. be received for information purposes.

CARRIED

99-123 - Sewage Appraisal report for development of unserved lots - City of Welland
(DSD-2001-63)

Mayor Forster asked Mr. Fitzpatrick whether he would be coming back with a staff report. He advised that members of the public have been asked for additional comments. Mayor Forster advised that this item could be deferred in the future, if necessary.

MOVED BY MAYOR FORSTER:

That Council receive the Sewage Appraisal Report, prepared by AMEC Earth and Environmental Limited dated May, 2001.

CARRIED

Building and Inspections Division

**98-62 - Spatial Separation Agreement - St. Andrew's Terrace Subdivision
(DSD-2001-62)**

Mr. Fitzpatrick summarized the issue and advised that this happens quite routinely. Concern was expressed that builders do not appear to be



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adhering to the Building Codes. It was suggested that the City initiate a fine in similar instances. Mr. Fitzpatrick advised that he would bring this issue back with respect to the by-law concerned.

(ACTION)

MOVED BY COUNCILLOR BEAUDOIN:

1. That Council authorize the execution of a Spatial Separation Agreement with the Owners of Lots 116, 117 and 118 in Plan 59M-269, St. Andrews Terrace Subdivision; and
2. That Staff develop a Standard Spatial Separation Agreement for submission and approval of Council to be used in future similar instances where necessary.

CARRIED

(B) OPERATIONAL SERVICES

Engineering Division

**01-38 - Northbank Interceptor - Storm Sewer Separation 2001 -
Westdale Drive and Westmount Crescent
(ENG-2001-30)**

Moved by Councillor Mastroianni:

That the Director of Operational Services be authorized to proceed with the preparation of plans, specifications and the calling of tenders for the construction of storm sewers as presented in report ENG-2001-30; and

That the Director of Operational Services be authorized to proceed with the construction of this project upon approval of the 2001 Storm Sewer Capital Budget; and

That the City Solicitor be directed to prepare all necessary and appropriate by-laws to execute same.

CARRIED



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**01-119 - Relaxation of Water Restrictions
(ENG-2001-32)**

Councillor Spadafora complimented Staff on initiating this report. He suggested that flushing be eliminated as much as possible. Mr. Cook advised that chlorine levels have to be carefully monitored and hopes to eliminate flushing in certain areas. Mayor Forster suggested that notification to the public be made through The Tribune, Civic Corner and on Cogeco.

Moved by Councillor Spadafora:

1. That the policy regarding the imposition of water restrictions (SER-018-0002) as normally imposed during the summer months in the City of Welland be discontinued, unless the City is advised by the Region of Niagara that the Welland Water Treatment Plant is unable to satisfy the demand for potable water; and
2. That a copy of this report be forwarded to the Region of Niagara for information.

CARRIED

Parking & Traffic Division

01-22 - Traffic Counts - 2001 - City of Welland

(TRAF-2001-13)

Moved by Councillor Mastroianni:

1. That the 2001 Roadway Traffic Counts as outlined in the attached schedule be undertaken as part of the Regional Niagara Traffic Counting Program at an estimated cost of \$4,935.00 plus applicable taxes and further,
2. That the Region of Niagara be requested to undertake intersection turning movement counts at the following locations:
Rice Road at Quaker Road
First Avenue at Quaker Road
Clare Avenue at Thorold Road
Clare Avenue at Fitch Street
at an estimated cost of \$1,400.00 plus applicable taxes.

CARRIED



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**01-22 - Replacement of Traffic Signal - Ontario Road at King Street
(TRAF-2001-14)**

Moved by Councillor Mastroianni:

1. That the City of Welland enter into a 'Design-Build' contract with The Region of Niagara for the replacement of the traffic signal at the intersection of King Street and Ontario Road at an estimated cost of \$80,000.00; and
2. That the City Solicitor be requested to prepare the necessary by-law(s) to facilitate the undertaking of this project.

CARRIED

**01-22 - Installation of Pedestrian Signal - 211 King Street
(TRAF-2001-15)**

Mayor Forster asked Mr. Cook for a time-frame. He responded that it would likely take place during September or October. He was asked to provide more details for the July meeting.

Moved by Councillor Mastroianni:

1. That the City of Welland enter into a 'Design-Build' contract with the Region of Niagara for the installation of a 'Pedestrian Activated Signal' on King Street between Regent Street and State Street at an estimate of \$28,000.00; and
2. That the City Solicitor be requested to prepare the necessary by-law(s) to facilitate the undertaking of this project.

CARRIED

**99-110 - Installation of Pedestrian Signals - Welland Canal Trails
(TRAF-2001-16)**

Moved by Councillor Mastroianni:

1. That the City of Welland enter into a 'Design-Build' Agreement with the Region of Niagara for the installation of 'Pedestrian Activated Signals' at the following locations.



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Street	Between
* Lincoln Street	Recreational Waterway & King St.
Lincoln Street	Recreational Waterway & Denistoun St.
* Townline Road	Recreational Waterway & Canal Bank St.
* Forks Road	Recreational Waterway & Colborne St.

and upgrade pedestrian crossings at Niagara Street, West Main Street, and Broadway (additional Ped Heads) at an estimated cost of \$180,000.00

**Indicates allocation included in 2000 Welland Canal Trail construction program.*

2. That the City Solicitor be requested to prepare the necessary by-law(s) to facilitate the undertaking of these installations.

CARRIED

9. Additional Items:

01-04 - Status of Committee
(CSM-02-01)

Moved by Councillor Mastroianni:

That the Cost Saving Committee continue in its efforts to evaluate revenue and cost saving suggestions and ideas presented to the Committee by City of Welland employees as per the Mission Statement; and

That Council endorse the one week session, on a 1/2 day basis, to pursue the recommendations for cost containment measures.

CARRIED



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01-15 - Lease Agreement - Regional Municipality of Niagara on behalf of Niagara
Emergency Medical Service
(FIRE-01-04)

Moved by Councillor Mastroianni:

That the City of Welland enter into a lease agreement with the Regional Municipality of Niagara, on behalf of Niagara Emergency Medical Service, for the provision of space at the Rose Avenue Fire Station and further

That following approval of the lease agreement, authorization be given for staff to proceed with the required renovations.

CARRIED

- 10.** The General Committee adjourned at 9:05 p.m.

