



GENERAL COMMITTEE MEETING

Tuesday, February 26, 2002
7:00 P.M.
COUNCIL CHAMBERS - CITY HALL

Meeting Number G.C. 2002 - 03

Members present: Mayor Cindy Forster

Councillors:

R. Alakas	T. Eybel
D. Beaudoin	D. Grenier (7:10 p.m. - 10:00 p.m.)
M. Belcastro	J. Mastroianni
N. Dmytrow-Bilboe	S. O'Dell
M. Dzugan	J. Spadafora (7:10 p.m.)

Members of the Staff and Others Present:

City Clerk C.A. Stirtzinger
City Solicitor G. Banks
Acting C.A.O. and Director of Development Services T. Fitzpatrick
Fire Chief P. Olah
Director of Operation Services G. Marcello
Community Services Director I. Smith (9:00 p.m.)
Acting City Treasurer B. Silvestri
Environmental Services Engineer D. Cook
Clerk Steno III B. Gallaccio
Recording Secretary M. Hughes
Donald Thorpe, Development Planner
Michael Horsley, Planning Technician II

Others Present:

Greg D'Amico, Chair, Welland Downtown Business Improvement Area
John Conlin, representing Cichon Enterprises Limited and Edward Cichon
Roger Elliot, 264 Kingsway, Welland
Lonnie Petrochenko, 276 Kingsway, Welland
Bill Berkout, representing Mike and Janan Hasani

- (A)** Mayor Forster called the General Committee Meeting to order at 7:00 p.m.

(B) Mayor Forster recessed the General Committee Meeting to convene the Special Council Meeting at 7:05 p.m. for Statutory Public Hearings, chaired by Councillor Mastroianni, pursuant to The Planning Act.

(C) The Special Council Meeting adjourned at 8:50 p.m. to re-convene the General Committee Meeting. The Minutes of the Special Council Meeting are recorded separately and filed with the Clerk.



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2. **ADDITIONS/DELETIONS TO AGENDA: Nil**

3. **DISCLOSURE OF INTEREST:**

The Mayor and Councillor listed below disclosed an interest in the matters shown and did not take part in the consideration and discussion of same and refrained from voting thereon for the reasons described:

Councillor Dzugan disclosed an interest in Ref. No. 02-5 – Welland Multicultural Centre requesting sponsorship of the Regional Conference for the celebration of the **“Day of the Elimination of Racial Discrimination”** as he sits on the Multicultural Board.

Mayor Forster disclosed an interest in Ref No. 94-36Z (Report DSD-2002-13) regarding Official Plan Amendment and proposed Zoning amendment to By-law 2667 - 180 and 184 Kingsway as her mother resides in the vicinity of the subject property.

4. **ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF FEBRUARY 12, 2002.**

Moved by Councillor Dymtrow-Bilboe that the Minutes of the General Committee Meeting of February 12, 2002 be and the same are hereby approved and adopted as circulated.

CARRIED

5. **BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS:**

(A) **Corporate Services – Councillor Fortier, Chair**

Human Resources Department

02-33 - The Corporation of the City of Welland’s City hall operations during the weeks of Christmas and New Year’s (HR-2002-03)

Mayor Forster advised that further information was to be received from a C.A.W. Union representative regarding payment of overtime during Christmas closure. She suggested that this matter be referred to the March 5th Council Meeting to be discussed after the additional information has been received regarding this matter.

Moved by Councillor Spadafora

That the matter of City Hall Christmas closure during the weeks of Christmas and New Year’s for the 2002/2003 holiday season and all subsequent years be referred to the March 5th Council Meeting.

CARRIED



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6. DELEGATIONS:

01-22 - Greg D'Amico, Chairman, Welland Downtown Improvement Area Board of Management addressed Council regarding the results of the Survey of the Downtown Merchants.

Mr. D'Amico indicated that better communication was needed with merchants, metered parking is preferred rather than free parking, and two-way traffic on Main and Division was preferred by 53% of those surveyed. A new survey will be conducted by the BIA in 6 months. Staff will take the results of the first survey and come back to Council with a report on the entire parking issue at the March 26, 2002 General Committee meeting at which time Greg D'Amico was invited to attend.

Moved by Councillor Dmytrow-Bilboe

That the survey conducted by Latis Research Consultants on behalf of the Board of Directors of the Welland Downtown Business Improvement Area be received and referred to staff for study and review.

CARRIED

7. STAFF REPORTS:

(A) **COMMUNITY SERVICES – Councillor Mastroianni, Acting Chair**

Community Services Department

**02-31- Plymouth Park Soccer Field
(CSD-02-07)**

There are several soccer fields operated by the City of Welland as opposed to no football fields. Football tends to tear up the ground more, therefore a multi-use field would create conflicting uses. Capital Budget is still to be approved.

Moved by Councillor Spadafora

That Report CSD-02-07 regarding Plymouth Park Soccer Field be referred to the March 19th Council Meeting.

CARRIED



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Development Services Department

Planning Division

94-36

**94-36Z - Proposed Amendment to Official Plan and Zoning By-law 2667 – Cichon Enterprises Limited and Edward Cichon – 180 and 184 Kingsway (File 2001-16)
(DSD-2002-13)**

Some Councillors expressed concerns about not having advance notice of area residents' concerns with regards to petitions, written submissions, and public forums.

Moved by Councillor O'Dell

That the applications for Official Plan Amendment and Zoning By-law 2667 amendment for Cichon Enterprises Limited and Edward Cichon, 180 and 184 Kingsway to permit an industrial laundry operation be denied.

CARRIED

02-65

**02-65Z – Proposed Amendment to Official Plan Amendment and Zoning By-law 2667 – 937776 Ontario Inc. – 110 First Street (File 2001-17)
(DSD-2002-15)**

Moved by Councillor Spadafora

1. That the City of Welland adopt Official Plan Amendment No. 104 to redesignate Part of Lot 24, Concession 6, former Township of Crowland now in the City of Welland known municipally as 110 First Street from Institutional to Residential;
2. That Zoning By-law 2667, as amended, be further amended for part of 110 First Street (Part of Lot 24, Concession 6, former Township of Crowland) from the existing IN-1 Zone (Institutional One), By-law 2667 to RM3, By-law 2667 and that such By-law shall come into force once the Official Plan Amendment has been approved; and
3. That Zoning By-law 2667, as amended, be further amended for part of 110 First Street (Part of Lot 24, Concession 6, and Part of the road allowance between Lots 24 and 25, Concession 6, former Township of Crowland and part of Block U, Plan 564), from the existing IN-1 Zone (Institutional One) to a Site Specific IN-1 Zone to permit the development of a retirement community consisting of a combination of independent living and extended care; to create Zone Provisions and to provide for a minimum parking requirement of one (1) space for every three beds.

CARRIED



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99-38 - Sanitary Sewer & Trunk Watermain Extensions/Central West/Colbeck Drive (DSD-2002-15)

It was determined that it would take approximately 3-1/2 to 4 years to recoup the \$232,500 borrowed from the Municipal Incentive Grant Reserve Fund. There was some discrepancy as to whether this particular fund is an incentive for low-cost housing or for providing services to homes.

Moved by Councillor Mastroianni

- 1) That the Director of Operational Services be authorized to proceed with the preparations of plans, specifications and the calling of tenders for extension of trunk sanitary sewer main services as set out in Report DSD -2002 -15;
- 2) That the City Solicitor be directed to prepare all necessary by-laws to execute the noted works;
- 3) That the City of Welland non-Development Charges portion of the sanitary sewer works, in the estimated amount of \$137,500, be funded from the Municipal Incentive Grant Reserve Fund;
- 4) That the City of Welland Development Charges portion of the sanitary sewer works be funded from the Sanitary Sewer Development Charges Reserve Fund in the amount of \$180,000 and from the Municipal Incentive Grant Reserve Fund in the amount of \$232,500;
- 5) That the \$232,500 charged to the Municipal Incentive Reserve Fund be reimbursed from the collection of the sanitary sewer portion of Development Charges collected from future development; and
 - 6) That the oversizing costs associated with the extension of the trunk watermain on Colbeck Drive, in the estimated amount of \$60,000, be funded from the Watermains Development Charges Reserve Fund.

CARRIED

(B) OPERATIONAL SERVICES – Councillor Beaudoin, Chair

Traffic Services Division

97-67 - Concerns of Mr. & Mrs. D. Mateka Niagara Street Snow Clearing – Commercial Properties, Pedestrian Crossing (TRAF-2002-04)

Moved by Councillor Mastroianni

That report Traf-2002-04 concerning snow clearing of sidewalks on Niagara Street north of Thorold Road be received for information.

CARRIED



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**01-22 – Cost Over-Runs Signals Installation Ontario Road at King Street, 211 King Street – Pedestrian Crossing
(TRAF 2002-05)**

Moved by Councillor Fortier

That the 2002-Operating Budget - Traffic include an additional allocation of \$27,800.00 to cover cost over-runs associated with

?? Reconstruction of Traffic Signals Ontario Road at King Street \$105,284.39

?? Construction on the Pedestrian Signal at 211 King Street \$ 30,514.58

CARRIED

**01-22 - Request of Canada Post Parking Enforcement On Private Property at Rear 26 Division Street
(TRAF 2002-60)**

Moved by Mayor Forster

That Canada Post be advised that the City of Welland is unable to provide parking enforcement in the private parking lot at the rear of the Canada Post Building - 26 Division Street.

CARRIED

8. NEW BUSINESS:

(A) CORPORATE SERVICES

02-5 - Welland Multicultural Centre requesting sponsorship of the Regional Conference for the celebration of the "Date of the Elimination of Racial Discrimination".

Mayor Forster indicated that the Promotions Budget should be receiving approximately \$4,000 to \$5,000 from AFMO for hosting last year's convention in Welland. A part of this money could be used to offset this request.

Moved by Councillor Alakas

That the City of Welland grant \$2,000.00 to the Welland Multicultural Centre to sponsor a Cable Television event on March 21st concerning "**Day for the Elimination of Racial Discrimination**" to be funded from the Promotions Budget.

CARRIED

9. The General Committee Meeting adjourned at 10:30 p.m.