



GENERAL COMMITTEE MEETING

Tuesday, December 9th, 2003
7:00 P.M.
COUNCIL CHAMBERS - CITY HALL

Meeting Number G.C. 2004 - 01

General Committee met in Committee-of-the-Whole in Camera at 6:00 p.m. to discuss a Security of Property matter and in open session at 7:00 p.m. with Mayor Goulbourne calling the meeting to order

Members present: Mayor Damian Goulbourne

Councillors:

D. Alexander	P. Grenier
D. Beaudoin	M.A. Grimaldi
P. Chiocchio	J. Larouche
M. Dzugan	S. O'Dell
D. Fortier (6:30 p.m.)	B. Sharpe

Members of the Staff and Others Present:

City Clerk C.A. Stirtzinger
City Solicitor G. Banks (7:00 p.m.)
City Manager T. Fitzpatrick
Chief, Fire & Emergency Services P. Olah (7:00 p.m.)
General Manager Engineering, Public Works and Transportation Services D. Shantz (7:00 p.m.)
General Manager Financial and Corporate Services / Treasurer B. Silvestri (7:00 p.m.)
General Manager, Planning & Development Services D. Thorpe (7:00 p.m.)
Recording Secretary, Games Licensing Clerk S. Stirling (7:00 p.m.)

Others Present:

04-28

Mr. Terry Hughtes, Past Chair, Welland Canal Parkway Development Board
Re: New Tourism Initiatives

03-141

Mrs. Gallant, 200 Moyer Road.
Re: Update on Water Service for 200 Moyer Road.



GENERAL COMMITTEE MEETING -- Page 2

Tuesday, December 9th, 2003
Meeting Number G.C. 2004 - 01

Mayor Goulbourne called the General Committee Meeting to order at 7:00 p.m.

1. ADDITIONS/DELETIONS TO AGENDA: NIL

2. DISCLOSURE OF INTEREST:

Councillor Larouche disclosed an interest in the matter of Item 04-45 – 2004 City and Welland Recreational Canal Corporation Insurance Renewals and did not take part in the consideration and discussion of same, and refrained from voting thereon as he is employed by the City's current broker of record.

Councillor Grenier disclosed an interest in the matter of Item 04-45 – 2004 City and Welland Recreational Canal Corporation Insurance Renewals and did not take part in the consideration and discussion of same, and refrained from voting thereon as he is employed by the City's current broker of record.

Councillor Chiocchio disclosed an interest in the matter of Item 04-45 – 2004 City and Welland Recreational Canal Corporation Insurance Renewals and did not take part in the consideration and discussion of same, and refrained from voting thereon as his spouse works for a local insurance agency.

3. ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF OCTOBER 14th, 2003

Moved by Councillor Dzugan that the Minutes of the General Committee Meeting of October 14th, 2003 be and the same are hereby approved and adopted as circulated.

CARRIED

4. BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS:

(A) COMMUNITY SERVICES – Councillor O'Dell, Chair

Planning and Development Services

Planning Division

**96-48 - Retention of C.N. Watson and Associates Ltd. to update the City of Welland Development Charges Background Study and By-law.
(PDS-2003-90)**

Mr. Thorpe explained to Council the differences between the three proposals received for this study. Councillor Beaudoin asked if there was any urgency to this study and Mr. Fitzpatrick advised Council that there is a good deal of urgency. Under the new Development Charges Act the City's development charges must be renewed by August 2004 and every five years after that or the City cannot collect Development Charges which



GENERAL COMMITTEE MEETING -- Page 3

Tuesday, December 9th, 2003
Meeting Number G.C. 2004 - 01

generate revenue to offset growth related expenses. Mr. Fitzpatrick added that Marshall Macklin Monaghan is requesting a later start than the other two proposals and that he is aware this company did not stick to their time frames in the City of Brockville. Mr. Thorpe explained that, if C.N. Watson's proposal is approved tonight, the study would start in December and it would take 6 ½ to 7 months before the adoption could take place at the July Council Meeting. Councillor Beaudoin expressed his concerns because he did not see the Treasurer's stamp on this report. Mr. Fitzpatrick explained that, in error, he did not speak to the Treasurer about this matter but that the study is funded from the Development Charges revenue. Councillor Grimaldi inquired as to why a company in the Niagara Region was not given the opportunity to conduct this study. Mr. Thorpe explained that there is no firm in the Region that has the ability to do this type of study as it is very specialized work. He indicated that the proposals from both Hemson Consulting Ltd. and Marshall Macklin Monaghan require City staff to do a lot of the research for the study and they cannot. Mr. Thorpe explained that C.N. Watson's proposal included 2 ½ times more time spent doing the forecasting which the other two proposals would require staff to do.

Moved by Councillor Beaudoin

1. That the City of Welland retain C.N. Watson and Associates Ltd., at an upset limit of \$26,700.00 plus G.S.T., to update the City of Welland Development Charges Background Study and new By-law;
2. That a contingency allowance of \$5,000.00 be budgeted for any required Engineering work and advertising costs;
3. That the Study be funded from the Development Charges Account; and
4. That the City Solicitor be directed to prepare the necessary By-law.

CARRIED

5. PUBLIC HEARINGS: NIL

6. DELEGATIONS:

04 - 28 - Terry Hughes, Past Chair, Welland Canal Parkway Development Board addressed Council regarding new tourism initiatives.

Terry Hughes introduced himself and offered Council members background information about himself. He explained to Council that in 1984 the City of Welland took the lead with a plan to develop the canal lands but now the City of Port Colborne has taken that lead. Mr. Hughes indicated the support and sponsorship the Canal Days event in Port Colborne receives from agencies outside of the Niagara Region. He indicated that he would like to see the City of Welland celebrate its Canals from June and the beginning of the Rose Festival until September and the Food Festival. He explained that Welland must reach outside the Niagara Region and bring people here just as the City of Port Colborne is doing. Mr. Hughes explained four points that make up his governing principle for Canal lands development. He then detailed the features he felt were positive from the Maclaren Report. Mr. Hughes requested the hotels in the City to complete an assessment survey he created and he indicated to Council that all the hotels were very supportive of these ideas. Mr. Hughes will supply the hotel assessment survey to Mayor Goulbourne. In closing he stressed



GENERAL COMMITTEE MEETING -- Page 4

Tuesday, December 9th, 2003
Meeting Number G.C. 2004 - 01

that the City of Welland needs to generate ideas and be positive as he feels there has been a major problem with negativity in this community in the past. Councillor Larouche indicated that he is frustrated with a fee to use the Canal. He mentioned that the public is upset with this fee and feels that the dock should be used for City of Welland residents only and not utilized by people from out of town. Councillor Larouche felt that a User Fee for non-residents of Welland only should be implemented. Mr. Hughes again stressed that the City should be careful in what they offer for free because it opens doors and people feel that "free" means they can do whatever they want. Mayor Goulbourne offered that TOWN is moving forward on a strategic plan and agreed with Mr. Hughes that Canals Days in Port Colborne does have the leadership of that City's Council. The Mayor then concluded by saying that his campaign included development of the Canal Lands and bringing tourism into the City.

7. STAFF REPORTS:

(A) COMMUNITY SERVICES - Councillor D. O'Dell, Chair

Planning and Development Services

Planning Division

01-177 - New Official Plan – Oral Update from Don Thorpe.

Don Thorpe gave an oral update on the new Official Plan for the City of Welland and distributed a background study for this plan to the new members of Council. He explained to Council that this plan documents where the City is and where it wants to go. Mr. Thorpe indicated in January there will be meetings with the specific departments, then in February and March he will meet with Council on three occasions at 5:30 before the regular Council meetings to get direction from Council. There will be a follow up in April to review the comments received and a Public Open house in May/June. He explained that this is an 18 month process and by summer there would be an updated document that will be circulated to the appropriate ministries and the Region by the end of summer. In December Public Hearings will be held and in the spring of 2005 the document will be updated and adopted by City Council. This document will then become the guiding principal of how the municipality operates. A short discussion then took place with Councillors asking Mr. Thorpe questions on the contents of the Official Plan.

(B) CORPORATE SERVICES

Clerk's Division

04-45 - 2004 City and Welland Recreational Canal Corporation Insurance Renewals.

(CLK-2003-30)

Moved by Councillor Alexander

That Council approve the recommendation from Risk Pro Management Consulting to renew



GENERAL COMMITTEE MEETING -- Page 5

Tuesday, December 9th, 2003
Meeting Number G.C. 2004 - 01

the City's and Welland Recreational Canal Corporation's insurance for 2004 with Frank Cowan Company Limited including the following enhancements: eliminate deductible under conflict of interest and legal expense; increase garage auto liability limit to \$15 million.

CARRIED

(C) OPERATIONAL SERVICES - Councillor M. Dzugan, Chair

Engineering, Public Works and Transportation Services

Traffic Division

**03-22 - Removal of Turning Restrictions – Grassy Brook Road and Moyer Road.
(TRAF-2003-25)**

Moved by Councillor Alexander

That the City Solicitor be directed to prepare a By-law to amend Schedule 'R' of By-law 89-2000 by:

- i) DELETING the following:

Column 1	Column 2	Column 3	Column 4	Column 5
Highway	At	Traffic Proceeding	Prohibited Turn	Period Times/Day
Grassy Brook Road	Regional Road #84 (Moyer Road)	Westbound	Left	Anytime

CARRIED

**03-22 - Parking Operations – Grace Period for Parking Meters and Free Parking at Market Square Parking Lot.
(TRAF-2003-26)**

Councillor Fortier inquired as to whether the parking meters could be programmed to allow for the ten minute grace period. Mr. Shantz indicated that the mechanical parking meters cannot be programmed to allow the extra grace period but the others could. Councillor Fortier explained that if the By-law Officer has to put the grace period tag on the vehicle once the meter expires and then return ten minutes later to write the ticket for the expired meter will there be a need for an increase in the number of officers working. Mr. Fitzpatrick clarified that the grace tag informs the public that they were given a break and that this is a public relations exercise. He explained that once the time on the meter expires the meter flashes and the By-law Officer will place a grace card on the vehicle indicating that they have been given an extra ten minutes. The owner of the vehicle will then see that they were given an extra ten minutes before they were ticketed. Councillor Beaudoin inquired as to how the meters were updated to allow the grace period – at the site or do the meters have to be taken to the workshop. Mr. Shantz explained that there is a device that is taken to



GENERAL COMMITTEE MEETING -- Page 6

Tuesday, December 9th, 2003
Meeting Number G.C. 2004 - 01

each meter and that it takes a couple of minutes per meter to program. Councillor O'Dell asked if the ten minute grace period was across the entire City and Mr. Shantz replied that it was. He then questioned as to why the grace tag sample indicated that the ten minutes was compliments of the Downtown Board also and not just the City of Welland. Mr. Fitzpatrick indicated that this was just a sample and the actual grace tag would be compliments of the City of Welland only. Councillor Dzugan suggested that the grace period should be for a shorter time than ten minutes so that the By-law Officer would still be in the vicinity and not have to come back from another location to ticket the vehicles. He also inquired as to why only two parking lots in the City

were being given preferential treatment with free parking and not all the parking lots in the City. He indicated he could not support section 2 of this recommendation. Councillor Sharpe requested that a friendly amendment to the recommendation be accepted and that the trial time period be reduced from six months to three. Councillor Fortier then requested that the three parts to this recommendation be voted on separately.

Moved by Councillor O'Dell

- 1) That Traffic and Parking Operations staff implement a 10 minute grace period initiative as outlined in Report TRAF – 2003-26, as part of a 3 month pilot project.

CARRIED

- 2) That staff revise Market Square and King Street (Fire Hall Lot) parking lots with appropriate signage and pavement markings to clearly designate free parking zones as outlined in Report TRAF – 2003-26, as part of a 3 month pilot project.

LOST

- 3) That the City Solicitor be directed to prepare a By-law to amend Section 1 of By-law 2000-17 by:
 - i) ADDING the following:
 - (d) no vehicle shall park for a longer period than 12 hours at any one time;
 - (e) no vehicle shall park between the hours of 2:00 a.m. and 6:00 a.m.

CARRIED

**03-22 - Parking Restriction Exemptions During Snow Clearing Operations.
(TRAF-2003-27)**



GENERAL COMMITTEE MEETING -- Page 7

**Tuesday, December 9th, 2003
Meeting Number G.C. 2004 - 01**

Mr. Shantz explained to Council that this recommendation includes only additions to the existing By-law. Councillor Fortier offered that Council members could view the entire list of streets on the City's website.

Moved by Councillor Sharpe

- 1) That the City Solicitor be directed to prepare a By-law to amend Schedule 'C1' of By-law 89-2000 by:

- i) ADDING the following:

Column 1	Column 2	
Highway	From	To
Cady Street	Crowland Avenue	West limit of roadway
Fell Street	Merritt Street	Fitch Street
Seventh Street	Iron Street	Jones Lane
McAlpine	A point 70 meters south of East Main Street	A point 100 meters south of East Main Street
Scholfield Avenue	Hagar Street	A point 80 meters south of Hagar Street
Wallace Avenue	A point 50 meters south of Welland Street	A point 100 meters south of Welland Street
Lyons Avenue	A point 120 meters north of Welland Street	A point 180 meters north of Welland Street
John Street	River Road	East limit of roadway
Pine Street	Niagara Street	Aqueduct Street
Harriet Street	Orchard Avenue	Railroad Avenue
Shotwell Street	Merritt Street	Fitch Street
Almond Street	River Road	Ross Street
First Street	Hellems Avenue	King Street

CARRIED

**03-22 - Traffic Operations & Safety Concerns – Clare Avenue.
(TRAF-2003-28)**

Councillor Sharpe advised Council that he has received only positive comments from Gordon Public School on the conduct and cooperation of City staff on this matter.

Moved by Councillor Sharpe

That the City Solicitor be directed to prepare a By-law to amend Stopping Prohibitions, Schedule "A" of By-law 89-2000 by:



GENERAL COMMITTEE MEETING -- Page 8

**Tuesday, December 9th, 2003
Meeting Number G.C. 2004 - 01**

i) ADDING the following:

COLUMN 1	COLUMN 2	COLUMN 3		COLUMN 4
Highway	SIDE			PERIOD
		FROM	TO	(TIMES/ DAY)
Clare Avenue	West	Thorold Road	Vanjo Drive	7:30a.m. to 5:00p.m.; Mon. to Fri.

CARRIED

**03-22 - Administrative Update – Traffic and Parking Operations.
(TRAF-2003-29)**

Moved by Councillor Alexander

- 1) That the City Solicitor be directed to prepare a By-law to amend Parking Prohibitions, Schedule “C” of By-law 89-2000 by:
 - i) DELETING the following:

COLUMN 1	COLUMN 2	COLUMN 3		COLUMN 4
Highway	SIDE			PERIOD
		FROM	TO	(TIMES/ DAY)
Redwood Court	West Side & North Side	Cedar Park Drive	South Limit of Municipal Address #134	AT NO TIME

ii) ADDING the following:

COLUMN 1	COLUMN 2	COLUMN 3		COLUMN 4
Highway	SIDE			PERIOD
		FROM	TO	(TIMES/ DAY)
Redwood Court	West/East/North	Cedar Park Drive	West Limit of Municipal Address #152	AT NO TIME

CARRIED

Transportation Services

**03-141 - Update on Water Service for 200 Moyer Road.
(ENG-2003-66)**

Mr. Shantz supplied Council with background information on this matter. Councillor Grimaldi alleged that Mrs. Gallant’s neighbours at 195 and 199 Moyer Road are illegally



GENERAL COMMITTEE MEETING -- Page 9

Tuesday, December 9th, 2003
Meeting Number G.C. 2004 - 01

tapped into the City's water lines and 160 Moyer Road is hooked up to City water so she can see no reason why 200 Moyer Road cannot be. She also alleged that it would be a healthier water flow for 200 Moyer Road to be connected. She explained that Mrs. Gallant has invested \$45,000 into a basement only to be told one month later that she had no water service there. Mr. Shantz corrected that 195 Moyer Road is a legally recognized water connection installed by the City and 199 cannot be pursued at this point but the City is attempting to investigate this information. Councillor Alexander requested the complete background information on this situation so that Council will be able to make an informed decision. Mr. Fitzpatrick suggested that the background information be supplied to Council and that an informed decision on this matter be made at the December 16th Council Meeting. Councillor Grenier requested that comments from the Region of Niagara as well as guidance from the City Solicitor regarding future liabilities if Council denies this request be included in the information to members of Council. He also inquired about what the cost to the City would be to extend the water line. Mr. Shantz responded that the cost would be approximately \$20,000 to \$25,000 to extend the water line. Councillor Larouche then requested that this matter be referred to the December 16th Council meeting.

Moved by Councillor Larouche

That Report ENG-2003-66, Update on Water Service for 200 Moyer Road be referred without recommendation to the December 16th, 2003 Council Meeting.

CARRIED

03-73 - Oxford-Atlas-Wellington Sewer Separation Project Update. (ENG-2003-67)

Councillor O'Dell inquired as to how much more sewer separation needs to be done in the City and in what specific areas. Mr. Shantz explained that approximately ten times as much water as the City can treat flows to the Welland River with every major storm that occurs. He indicated that tender approval of a contract on Hellems and Burgar will be on next week's agenda and that Lincoln Street drainage from Empress to Coventry will be conducted next year with completion in 2006. Councillor Fortier inquired as to why the report indicated it was assumed there would be Federal Government subsidizing of this project. Mr. Fitzpatrick explained that the Oxford project was not approved to receive any Superbuild money from the Federal Government as the City did for the Willson Road and Hellems/Burgar projects. Councillor Fortier asked what the total impact on the five year place will be since the Oxford project did not receive any funding and Mr. Fitzpatrick responded that there will be a shortage of \$2.8 million.

Moved by Councillor O'Dell

That Council receive report ENG 2003-67 on the Oxford-Atlas-Wellington sewer separation project.

CARRIED



GENERAL COMMITTEE MEETING -- Page 10

Tuesday, December 9th, 2003
Meeting Number G.C. 2004 - 01

**03-42 - South Pelham Road and the Fitch Street Pumping Station Extraneous Flow Study.
(ENG-2003-69)**

Moved by Councillor Alexander

That a detailed survey of South Pelham Road and the local sewers within the Fitch Street Pumping Station Drainage Area be undertaken in order to establish the source(s) and point(s) of entry of extraneous sewer inflows.

CARRIED

8. BUSINESS ARISING FROM COMMITTEE-OF-THE-WHOLE: NIL

9. NEW BUSINESS:

Councillor Beaudoin mentioned to Council that he received a letter dated November 13th, 2003 from Ecole St. Francois requesting funding for a playground. He asked for reassurance from staff that this letter would be submitted in this year's budget allocation. Mr. Fitzpatrick requested a copy of the letter and indicated he would forward it to Richard Morwald, Acting General Manager, Parks and Recreation. Councillor Fortier also indicated a similar request was received in early spring and he asked that that letter also be considered in the coming budget allocation.

Mayor Goulbourne requested that Council agree on a date for a Strategic Planning meeting. He explained this meeting would produce a document detailing what this Council plans to do and where it intends to go in the next three years. A short discussion took place and it was decided that the meeting would occur on January 9th and 10th, 2004.

10. The General Committee Meeting adjourned at 10:00 p.m.