



GENERAL COMMITTEE MEETING

Tuesday, November 23, 2004
7:10 P.M.
COUNCIL CHAMBERS - CITY HALL

Meeting Number G.C. 2004 – 13

Members present: Mayor Damian Goulbourne

Councillors:

D. Alexander
D. Beaudoin
M. Belcastro
P. Chiochio
M. Dzugan

D. Fortier
P. Grenier
M.A. Grimaldi
J. Larouche

Members of the Staff and Others Present:

City Clerk C.A. Stirtzinger
City Solicitor G. Banks
City Manager T. Fitzpatrick
General Manager Engineering, Public Works and Transportation Services D. Shantz
General Manager Financial and Corporate Services / Treasurer B. Silvestri
General Manager, Planning & Development Services D. Thorpe
Recording Secretary, Games Licensing Clerk S. Stirling

Others Present:

04-115Z

Fred Paul, Hynde Paul & Associates on behalf of the applicant Larry Creighton.

Re: Proposed Amendment to Zoning By-law 1538 – Larry Creighton, north side of Buchner Road, west side of Unopen Matthews road (File 2004-02).

(PDS-2004-66)

04-115Z

Brian Miller, Solicitor for applicant Larry Creighton.

Re: Proposed Amendment to Zoning By-law 1538 – Larry Creighton, north side of Buchner Road, west side of Unopen Matthews road (File 2004-02).

(PDS-2004-66)

04-154Z

Michael Wayne Losier, 25 Greenpointe Drive, Welland – Applicant.



GENERAL COMMITTEE MEETING -- Page 2

Tuesday, November 23, 2004
Meeting Number G.C. 2004 - 13

Re: Proposed Amendment to By-law 2667, as amended by By-law 10534 for the City of Welland, 74 Vaughan Road (File 2004-06).

(PDS-2004-67)

04-22

Nick Palomba, Delcan

Re: City of Welland Transportation Planning Study.

Mayor Goulbourne called the General Committee Meeting to order at 7:10 p.m.

1. ADDITIONS/DELETIONS TO AGENDA:

DELETION:

(A) CORPORATE SERVICES

Finance Division

04-153 - Municipal Performance Measurement Program for the year 2003.

(FIN-04-29)

2. DISCLOSURE OF INTEREST:

Councillor Grenier disclosed an interest in the matter of Item 05-45 and did not take part in the consideration and discussion of same; and refrained from voting thereon as he is employed by a local broker.

Councillor Chiocchio disclosed an interest in the matter of Item 05-45 and did not take part in the consideration and discussion of same; and refrained from voting thereon as his wife is employed by a local broker.

Councillor Larouche disclosed an interest in the matter of Item 05-45 and did not take part in the consideration and discussion of same; and refrained from voting thereon as he is employed by a local broker.

3. ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF NOVEMBER 9TH, 2004

Moved by Councillor Dzugan that the Minutes of the General Committee Meeting of November 9th, 2004 be and the same are hereby approved and adopted as circulated.

CARRIED



GENERAL COMMITTEE MEETING -- Page 3

Tuesday, November 23, 2004
Meeting Number G.C. 2004 - 13

4. BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS: NIL

5. (A) Mayor Goulbourne recessed the General Committee Meeting to convene the Special Council Meeting at 7:15 p.m. for Statutory Public Hearings, chaired by Mayor Goulbourne, in the absence of Councillor O'Dell, pursuant to The Planning Act.

(B) The Special Council Meeting adjourned at 7:35 p.m. to re-convene the General Committee Meeting. The Minutes of the Special Council Meeting are recorded separately and filed with the Clerk.

6. DELEGATIONS AND PRESENTATIONS:

05-42 - Nick Palomba, Delcan addressed Council regarding the City of Welland Transportation Planning Study.

Mr. Shantz indicated to Council that Mr. Palomba from Delcan Consultants was present to give Council a review of the major traffic study done in 2001 to better understand the background and issues on downtown traffic. Mr. Palomba provided Council with a Power Point presentation indicating that 82% of the traffic in the downtown area went straight through without stopping. He explained that King and Division Streets are arterial roadways which provide the function of moving traffic and providing access to other areas of the city. He indicated that if Hellems and Burgar Streets were to be converted to 2-way traffic it would create congestion on West Main and Niagara Streets. Mr. Palomba provided Council with a simulation that showed traffic moving in the downtown area today and how it would move if the downtown was changed to 2way traffic. He explained the disadvantages that would occur if 2way traffic was introduced and the problems it would create such as reducing the roadway capacity by half, removal of on-street parking due to the necessity of left turn lanes, loss of ability to control travel speed of traffic through signal timings, reduced access of the downtown area, an increase in the number and severity of auto and pedestrian collisions and traffic redistribution to other less appropriate routes. Councillor Beaudoin stressed his doubts that 2-way traffic would not work and indicated that he strongly believes it would work and would attract people to the downtown area and calm traffic. He gave the City of Kitchener as an example of 2-way traffic working in a downtown area. Councillor Grenier mentioned that the Downtown BIA had concerns regarding the speed of traffic in this area. He indicated that a harmony between cars and pedestrians must be created and inquired as to whether the construction of the new Civic Square was considered in this study. Mr. Palomba responded that, at the time the study was conducted, there were too many uncertainties so the proposed Civic Square was not taken into account during this study. The Mayor asked Mr. Palomba if a model could be designed that included an additional 5,000 people per week visiting the downtown area and if suggestions for the downtown revitalization other than 2-way traffic could be offered. Mr. Palomba responded that his company could certainly provide Council with that information.

Moved by Councillor Grenier

That the oral presentation by Nick Palomba, Delcan, regarding the April 2001 City of Welland Transportation Planning Study be received for information.



GENERAL COMMITTEE MEETING -- Page 4

Tuesday, November 23, 2004
Meeting Number G.C. 2004 - 13

CARRIED

7. STAFF REPORTS:

Mayor Goulbourne chaired this portion of the meeting in the absence of Community Services Chair, Councillor S. O'Dell.

(A) COMMUNITY SERVICES

04-115Z - Proposed Amendment to Zoning By-law 1538 – Larry Creighton, north side of Buchner Road, west side of Unopen Matthews Road (File 2004-02). (PDS-2004-66)

Councillor Grenier stated his concerns with the inconsistencies of previous Councils regarding development and stressed that this decision of Council would determine the path of development in this area. Councillor Fortier inquired as to the sizes of the two adjacent properties in this area and Mr. Thorpe responded that the property on the west is three acres and the property on the east (Quattrini property) is one acre. He then questioned the number of building permits issued in the last six to seven years that have been allowed through political forums and Mr. Thorpe replied that the property to the east (Quattrini) was approved approximately two Councils ago, the property to the north was denied by the previous Council, the property on the east side where the road bends to the right was approved by previous Council. In addition, a one acre parcel was approved by previous Council on the south side of East Main Street - Schisler Road just west of Matthews Road. Councillor Fortier requested details regarding cisterns and Mr. Thorpe explained that a report from May 2001 studied the Cooks Mills and south west area of the City – north of Forks Road west of the Old Canal and where there is sandy or gravel soil there is penetration of the septic system but where there is clay soil it is not penetrated. He explained that where the soil is clay you will see mounds of imported sandy soil around the septic tank which allows for some seepage. Councillor Larouche asked for clarification in regards to residents obtaining a building permit and confirmation that one would not be issued if the septic system was not approved and Mr. Thorpe replied that that was correct. Councillor Larouche then stated that the City has mechanisms in place to deal with these issues and was assured that staff was consistent with the City's policy and that Council must now be consistent with its decisions. He stated that the property directly beside this one is on a one acre lot so he urged Council to think of the future and oppose this staff recommendation. Councillor Dzugan confirmed that he would like to see development in the Cook's Mills area but he wants it done properly and if Council approves this property then it cannot say no to the next person who applies. He suggested that Council wait for the Official Plan and Hamlet decisions in the Cook's Mills area. Councillor Grimaldi requested information on the water loop filter system and Mr. Thorpe explained that there are various systems on the market that are natural format or machine generated. He stressed that the building code requires a septic system and if a proposed system meets the code the City must issue the building permit.

Moved by Councillor Chiochio



GENERAL COMMITTEE MEETING -- Page 5

Tuesday, November 23, 2004
Meeting Number G.C. 2004 - 13

That the request by Phil Fisher on behalf of Mr. Larry Creighton to Rezone Part Lot 11, Concession 5, former Township of Crowland now in the City of Welland being Part 22, Plan 59R-7377 located on the north side of Buchner Road, west of unopened Matthews Road from RA to a Site Specific RA Zone to permit a minimum lot area of 0.4 hectares where the minimum requirement is currently 1.2 hectares be denied.

CARRIED

YEAS: Councillors Dzugan, Fortier, Belcastro, Beaudoin, Alexander and Mayor Goulbourne.

NAYS: Councillors Grimaldi, Grenier, Chiocchio and Larouche

04-154Z - Proposed Amendment to By-law 2667, as amended by By-law 10534 for the City of Welland, 74 Vaughan Road (File 2004-06) (PDS-2004-67)

Councillor Alexander inquired as to whether the City of Welland has a tree preservation plan similar to the Region of Niagara's. Mr. Fitzpatrick responded that during the Site Plan process information is circulated to the Region of Niagara and they do an inventory of the trees on the subject property and their comments are received during the development process. Councillor Alexander suggested that staff look at developing a tree preservation plan for this City in the future.

Moved by Councillor Dzugan

1. That Zoning By-law 2667, as amended, be further amended by adding mini warehouse and public storage as a use in the I1-X2 Zone; and
2. That Staff be authorized to prepare the necessary By-law.

CARRIED

(B) CORPORATE SERVICES - Councillor M. Belcastro, Chair

Finance Division

**04-4 - September 2004 Financial Statements.
(FIN04-27)**

Councillor Fortier inquired as to whether the \$26 million shown on this report in reserves was effective up to the end of September and if the reserves allocated for the rest of the year were reflected in this figure. Mr. Silvestri explained that this figure does not reflect commitments that are yet to be expended. Councillor Fortier stated that the reserve has been depleted considerably this last year and Mr. Silvestri indicated that it would be down approximately \$4 million by the end of 2004. Councillor Alexander indicated his concerns that the report shows \$12 million in outstanding taxes, \$6 million in arrears and \$1 million in



GENERAL COMMITTEE MEETING -- Page 6

Tuesday, November 23, 2004
Meeting Number G.C. 2004 - 13

penalty and interest. He inquired as to whether this situation has improved over time and requested further information on a five year average and the number of accounts that are in arrears. Mr. Silvestri explained that one large industrial tax account that is in arrears can throw the percentages out and when the issue is resolved the figures look good. He indicated that a report would be brought to Council in the next week or so that will show where the city is regarding the collection of taxes without including the Slater figures for outstanding taxes. He explained that this report would also show the largest twenty-five businesses in the City and where they stand regarding outstanding taxes and water.

Moved by Councillor Beaudoin

That the financial reports for the period ending September 30, 2004 be received.

CARRIED

04-4 - Acceptance of Banking Services Proposal. (FIN-04-31)

Mr. Silvestri explained that, if this recommendation was passed by Council, he would expect a smooth transition, improved service and relationship from the Royal Bank. He indicated that this proposal by the Royal Bank includes covering some of the banking costs and better rates. Councillor Alexander inquired if this proposal included the management of the Canals Lands account and Mr. Silvestri replied that the investment is done through RBC Dominion. Councillor Belcasto asked if the new Civic Square would be equipped with bank machines and Mr. Silvestri responded that large banks' willingness to install ATM's are based on the amount of transactions that would occur and it is not warranted in the new Civic Square. He indicated that he would discuss the matter of an ATM with the Royal Bank but it would likely be a third party that would be willing to install an ATM machine at the new Civic Square. Councillor Belcasto asked for staff to be directed to approach third parties regarding the installation of ATM machines at the new Civic Square.

Moved by Councillor Fortier

That the proposal by RBC Royal Bank to provide banking services to the City of Welland, being the highest net revenue position of the five proposals received, be accepted and that the City Solicitor be requested to prepare the necessary by-law to enter into a contract for a 3-year term commencing in early 2005, with an option to extend up to 2 additional years on a mutually acceptable basis.

CARRIED

Clerk's Division

05-45 - 2005 Insurance for Municipal, Transit and Welland Recreational Canal Corporation. (CLK-2004-14)



GENERAL COMMITTEE MEETING -- Page 7

Tuesday, November 23, 2004
Meeting Number G.C. 2004 - 13

Moved by Councillor Beaudoin

That the City's General and Transit Insurance and the Welland Recreational Canal Corporation (WRCC) Insurance be renewed for a 12 month period December 31, 2004 to December 31, 2005 with Frank Cowan Company with annual premiums (plus applicable taxes) as follows:

General	\$480,002
Transit	\$ 75,625
MUNICIPAL TOTAL	\$555,627

Welland Recreational Canal Corporation \$13,166; and

That the City's Insurance include accident coverage for the following groups:

Accessibility Advisory Committee
Committee of Adjustment
Court of Revision
Local Architectural Conservation Advisory Committee
Property Standards Committee
Transit Advisory Committee

for a premium of \$1632; and further

That the Welland Development Commission be included in this coverage and removed from the Councillors' coverage for a premium savings of \$112.00.

CARRIED

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

Engineering, Public Works and Transportation Services

Public Works Division

**04 – 45 - Implementation of the “SWAP” Program. (Sewer Water Alleviation Program)
(ENG-2004-52)**

Moved by Councillor Belcastro

1. That Council approve the proposed Sewer Water Alleviation Program (SWAP) Policy and Procedures, and that the program be implemented as such, and
2. That a further allocation of \$100,000 for the SWAP program be included in the 2005 Operating Budget for further applications.

CARRIED



GENERAL COMMITTEE MEETING -- Page 8

**Tuesday, November 23, 2004
Meeting Number G.C. 2004 - 13**

**04-46 - Request for Authorization for the Procurement of One (1) New Extended Cab and Chassis, 15,000 G.V.W. Truck Complete with a Del 9' Job Boss Dump Body Model DJBHD8909.
(ENG-2004-54)**

Moved by Councillor Beaudoin

That Council accept the quotation from Ed Learn Ford Sales Ltd. for the purchase of one (1) 2005 extended cab and chassis, 15,000 G.V.W. truck complete with a Del 9' Job Boss Body Model DJBHD8909, at a price of \$52,207.70 (including G.S.T.).

CARRIED

**04-142 - Quotation for Water and Sewer Operating Materials.
(ENG-2004-56)**

Councillor Beaudoin asked for clarification regarding a policy on the City going back after the vendor from whom the water and sewer material is purchased from if, after installation, the device purchased is found to be defective. Mr. Shantz explained that the device would be returned and, if no acceptable answers were received on the quality, then the City would look into going to another vendor. Councillor Beaudoin requested that staff inform Council of the brand of fire hydrants that have been previously purchased as soon as possible and requested that no other materials be purchased before this information is received because, if it is a certain manufacturer, he stressed there are concerns that must be addressed.

Moved by Councillor Beaudoin

That Council accept the quotations from Vancor Supply, Evans Supply Ltd., and Emco Supply in the amounts of \$5,520.76, \$65,216.23, and \$43,680.65 respectively for a total expenditure of \$114,417.64 for the Supply of Water and Sewer Materials as these were the lowest of the six (6) quotations submitted.

CARRIED

Traffic Division

**04-22 - Parking Operations – Church Street.
(TRAF-2004-26)**

Moved by Councillor Belcastro

- 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) ADDING the following:

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4
HIGHWAY	SIDE		PERIOD



GENERAL COMMITTEE MEETING -- Page 9

Tuesday, November 23, 2004
Meeting Number G.C. 2004 - 13

		FROM	TO	(TIMES/ DAY)
Church Street	South	Niagara Street	Aqueduct Street	AT NO TIME

CARRIED

04-22 - Designated Truck Routes. (TRAF-2004-31)

Councillor Alexander inquired as to whether school buses have a designated route they can travel when driving outside of their pick up and drop off routes. He indicated that using secondary roads are not acceptable and suggested that staff meet with the school bus providers and discuss the roadways that should be traveled outside of school activities. He requested that this information be factored into the report. Mr. Fitzpatrick asked Councillor Alexander to provide specific instances that can be mentioned to Laidlaw during the meeting. Councillor Fortier indicated that he cannot support the portion of the report regarding Ontario Road and Broadway being access roads for heavy vehicles because of the general condition of these roads and the money that would have to be invested to make them acceptable for truck traffic. Councillor Grenier inquired as to how the enforcement and signage of the roadways permitted for heavy vehicle access would be communicated to users. Mr. Shantz replied that indicators clearly identifiable for truckers to follow would be installed. Councillor Grenier requested that, once the by-law is finalized, communication take place with the industrial community for the use of trucking industry.

Moved by Councillor Alexander

That the City Solicitor be directed to prepare a By-law to amend Heavy Vehicle Prohibited, Schedule "S" of By-law 89-2000 as per attachment #1.

CARRIED

04-22 - MTO Agreement – Transfer of Light Standard, Highway 140. (TRAF-2004-33)

Moved by Councillor Belcastro

That the City Solicitor prepare an agreement to transfer the jurisdiction of the city owned light standard on the north east corner of Highway 140 and Silverthorn Court, to the Ministry of Transportation Ontario.

CARRIED

Transit Services Division



GENERAL COMMITTEE MEETING -- Page 10

Tuesday, November 23, 2004
Meeting Number G.C. 2004 - 13

**04-13 - Welland Harvest Kitchen – Bus Transportation.
(TRANS-2004-17)**

Moved by Councillor Belcastro

That Council support the request from Reverend Robert Bond, Welland Harvest Kitchen Steering Committee for Transit bus passes from November 17th to March 31st, 2005.

CARRIED

8. NEW BUSINESS: NIL

9. OUTSTANDING ITEMS REFERRED TO COMMITTEE:

Mayor and Council reviewed with staff the status of the outstanding items.

10. The General Committee Meeting adjourned at 9:25 p.m.