



## GENERAL COMMITTEE MEETING

Tuesday, January 25, 2005  
7:00 P.M.  
COUNCIL CHAMBERS - CITY HALL

Meeting Number G.C. 2005 – 01

**Members present:** Mayor Damian Goulbourne

Councillors:

D. Beaudoin	M.A. Grimaldi
P. Chiochio	J. Larouche
M. Dzugan	S. O'Dell (7:35 p.m.)
D. Fortier (7:10 p.m.)	B. Sharpe
D. Grenier	J. Spadafora

### Members of the Staff and Others Present:

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

### Others Present:

#### **05-65**

Doug Reitsma, P. Douglas Reitsma Surveying Ltd. representing the applicant.

Re: Application for Draft Plan of Subdivision approval – 1006136 Ontario Limited, Clare Avenue Estates – Phase 2 (File 26T-14-04001)

**(PDS-2005-05)**

#### **05-64Z**

Victor Muratori representing applicant

Re: Proposed Amendment to Zoning By-law 2667 – Baiocco Development Corporation, east side of Clare Avenue, north of Lynbrook Lane (File 2004-07).

**(PDS-2005-06)**



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### **05-64Z**

Chris Chappelle, 83 Wellbrook Boulevard L3C 5T6

Re: Proposed Amendment to Zoning By-law 2667 – Baiocco Development Corporation, east side of Clare Avenue, north of Lynbrook Lane (File 2004-07).

**(PDS-2005-06)**

### **05-64Z**

Lori Aiken, 87 Wellbrook Boulevard L3C 5T6

Re: Proposed Amendment to Zoning By-law 2667 – Baiocco Development Corporation, east side of Clare Avenue, north of Lynbrook Lane (File 2004-07).

**(PDS-2005-06)**

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

### **1. ADDITIONS/DELETIONS TO AGENDA:**

#### **DELETION:**

#### **Delegation:**

**01-126 - John Hogg, Cole Layer Trumble Canada Inc. regarding a proposal to introduce competition to Ontario's property assessment industry.**

### **2. DISCLOSURE OF INTEREST:**

Mayor Goulbourne disclosed an interest in the matter of Item 05-65 and did not take part in the consideration and discussion of same, and refrained from voting thereon as the applicant is his father-in-law and he owns property in the vicinity of the subject lands. Vice Mayor Grenier assumed the chair during the discussion on this matter.

### **3. ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF DECEMBER 14<sup>th</sup>, 2004**

Moved by Councillor Dzugan that the Minutes of the General Committee Meeting of December 14<sup>th</sup>, 2004 be and the same are hereby approved and adopted as circulated.

**CARRIED**



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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 7:05 p.m. for Statutory Public Hearings, chaired by Vice Mayor Grenier, pursuant to The Planning Act.
- (B) The Special Council Meeting adjourned at 7:30 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:** **NIL**

7. **STAFF REPORTS:**

(A) **COMMUNITY SERVICES**

In the absence of Community Services Chair, Councillor S. O'Dell, Councillor Grenier, as Vice Mayor chaired this portion of the meeting.

**Planning and Development Services**

**Planning Division**

**05-65 - Application for Draft Plan of Subdivision approval – 1006136 Ontario Limited, Clare Avenue Estates – Phase 2 (File 26T-14-04001)  
(PDS-2005-05)**

**Moved by Councillor Beaudoin**

That Report PDS-2005-05, regarding an application for Draft Plan of Subdivision Approval – 1006136 Ontario Limited, Clare Avenue Estates – Phase 2 (File 26T-14-04001) be received for information purposes.

**CARRIED**

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

**05-64Z - Proposed Amendment to Zoning By-law 2667 – Baiocco Development Corporation, east side of Clare Avenue, north of Lynbrook Lane (File 2004-07).**



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### **(PDS-2005-06)**

Councillor Dzugan stated that residents moved to this area for a reason and shared his concerns that the integrity of their community stay the same as it was when they moved there. He indicated that he is against this recommendation and shrinking the size of the lots to get more volume. Councillor Beaudoin mentioned that he would like this development to include 6 lots with frontages of 60 feet each. He indicated that individuals look for larger lots to cater to their lifestyles and storage of RVs, ATVs and boats. Councillor Spadafora indicated that he could support a recommendation of 7 lots at 50 feet each. Mr. Thorpe explained that the zoning does not control the number of lots but indicated that he would ask the applicant if there is agreement to a reduced number of lots. He also stated that a Holding Symbol would indicate certain conditions that must be met. Mr. Thorpe suggested that Council may wish to include a statement in point 3 of the recommendation saying that no greater than 7 lots may be created. Councillor Dzugan stressed that it is up to the developer and not Council to decide the lot numbers and sizes and Council must vote on the recommendation submitted by staff and staff can go back to the developer. Mr. Thorpe explained that, if Council denies this application, the applicant will have to go to the OMB or start the process over for 7 lots by filing a completely new application. Mr. Thorpe suggested that this matter be referred to staff with instructions to talk to the developer and report back to Council.

### **Moved by Councillor Dzugan**

1. That Zoning By-law 2667, as amended, be further amended for lands on the east side of Clare Avenue, north of Lynbrook Lane (Lots 3 to 8 inclusive, Plan NS20) from Single Detached Dwelling – First Density Zone (R1) to Single Detached Dwelling – Third Density Zone Holding (H-R3) to permit the development of nine (9) residential lots;
2. That the Owner enter into a Development Agreement to provide for such matters as the extension of municipal water and sanitary sewer services, storm water drainage, grading plans, improvements to Clare Avenue, cash-in-lieu of parkland (if required) and financial matters to the satisfaction of the City of Welland;
3. That prior to the removal of the Holding Symbol (H), the Developers must enter into the required Development Agreement and provide the necessary financial requirements, if any; and
4. That Council authorize Staff to prepare a By-law to exempt the subject lands from Part Lot Control so that the lands can be re-lotted.

**LOST**

### **(B) CORPORATE SERVICES**

#### **Office of the City Manger**

**05-18 - December 2004 Departmental Reports.**  
**(CM-2005-02)**

**Moved by Councillor Larouche**



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That Report CM-2005-02, reflecting Departmental Reports to the end of December 2004 be received for information.

**CARRIED**

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

**Engineering, Public Works and Transportation Services**

**Public Works Division**

**04-146 - Idling of Corporate Vehicles and Equipment.  
(ENG2005-01)**

**Moved by Councillor Larouche**

That Council approve the establishment of an Idling Vehicle Control Program intended to reduce unnecessary idling of Corporate Vehicles and Equipment.

**CARRIED**

**96-58 - Review of Current Snow clearing Program.  
(ENG2005-02)**

Councillor Chiocchio indicated that the City of Welland is short on staff and equipment and the level of snow removal in this community must be increased. He stressed his concerns in school areas with students having to walk on the streets because the sidewalks are not shoveled. He explained that the Region has downloaded 56 km of additional roads to this city but there has been no increase in staff. Councillor Chiocchio stated that he is aware that employees may only work a total of 13 hours at one time and asked for clarification once all employees have achieved the totally allowable hours. Mr. Shantz responded that the operation is reduced until the employees can work again. He also detailed that the 13 hours allowed does not just include snow clearing time but also any other hours the employee has worked for the Corporation performing other functions. Councillor Chiocchio added that sanding after plowing has been reduced when staff was unavailable due to excessive driving time. He referred to Proposal A and inquired if not using water employees for snow clearing would reduce the \$96,268 per year because the amount of overtime would be less. Councillor Chiocchio stressed that the City must increase its level of service for snow clearing operations. Mr. Shantz indicated that additional vehicles are required if it is Council's wish to reduce the number of hours required for snow clearing. Councillor Beaudoin suggested that staff talk to the school boards and develop a partnership for clearing the snow from sidewalks. Councillor Spadafora stressed his support of the status quo. He indicated that only one school board has taken the responsibility for clearing snow around its schools. He suggested the school boards should include in their budgets money for clearing the snow around their schools. Councillor Spadafora stressed his desire to include in the budget money for fixing infrastructure in the city as pipes and broken



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sidewalks do not fix themselves but the snow will melt and the problem is then gone. Councillor Fortier stated that he cannot possibly support an increase in the budget for snow removal when there is a concern for safety in this community with missing links in sidewalks. Councillor Beaudoin suggested that staff investigate the maintenance of the City's current fleet as break downs in equipment affect the level of service.

### **Moved by Councillor Chiochio**

That Report ENG-2005-02 regarding the review of the current snow clearing program be received for information.

**CARRIED**

### **94-22 - Parking Operations – Civic Square. (TRAF-2005-01)**

Councillor Sharpe requested information regarding the parking situation when City Hall operations are moved into the new Civic Square. Mr. Shantz replied that the Civic Square parking lot will include 87 stalls and the current location of City Hall has 60 stalls. He added that there is parking for staff at the Market Square. Councillor Grenier suggested that staff look into a lighted path or closer parking for people who work past 7:00 p.m. Mr. Shantz indicated that paragraph three of Courthouse Parking Lot "C" of this report can be changed to extend the time for later shift employees. Councillor Grenier requested that the downtown business owners be educated on this report before the Civic Square opens and the element of enforcement be communicated to them. Councillor Sharpe referred to the 5 parking areas at the Market Square and requested that staff study and report back the dollar amount that would be lost if areas B and E were made free to park in. The Mayor indicated that staff working at the City yard do not have to pay to park and any fees for parking would have to be negotiated with the union covering the workers at City Hall. Councillor Fortier indicated that the loss of revenue would need to be added to this report. He stated that parking at the Market Square during weekdays is very little and most of the lot sits empty. Councillor Spadafora suggested that staff look into free parking at the Market Square which would encourage downtown workers to park where it is free and leave the metered parking areas downtown available. Mr. Silvestri added that the budgeted amount of revenue from the Market Square in 2004 is \$7,000. Councillor O'Dell suggested that reduced transit fares be offered to downtown employees and employees at City Hall as he feels there will be complaints that these employees are using the downtown parking spaces and the public cannot find a spot to park. Mr. Shantz indicated that staff will be allowed to park in Area E of the Market Square near Young Street and charge for the parking spots closer to Division Street. Councillor Sharpe suggested that there be a fee to park in Areas A & B so they are available for downtown shoppers. Councillor Dzugan suggested that Council pass this recommendation and then make changes as necessary in the future.

### **Moved by Councillor Sharpe**

1. That the Civic Square Parking Lot (Formally Courthouse Lot C) be designated for general parking only, using the Pay and Display machine;



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2. That 45 stalls at Courthouse Parking Lot B be designated for monthly/yearly parking permit holders only and that the remaining 52 stalls be left available for general parking (Pay and Display machine);
3. That the designated "Police Services" parking stalls at the Courthouse Parking Lot B (approximately 7 stalls), be relocated to Courthouse Parking Lot A;
4. That Courthouse Parking Lot D (8 stalls), be designated for City Vehicles only; and,
5. That Section E of the Market Square Parking Lot E, be designated for free parking.

**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 8:55 p.m.**