



## GENERAL COMMITTEE MEETING

Tuesday, February 22, 2005  
7:10 P.M.  
COUNCIL CHAMBERS - CITY HALL

Meeting Number G.C. 2005 – 03

General Committee met in Committee-of-the-Whole in Camera at 6:05 p.m. to discuss a Security of Property Matter and a matter of Litigation or Potential Litigation and in open session at 7:10 p.m. with Mayor Goulbourne calling the meeting to order.

**Members present:** Mayor Damian Goulbourne

Councillors:

D. Alexander	M.A. Grimaldi
P. Chiocchio	J. Larouche
M. Dzugan	S. O'Dell (6:40 p.m.)
D. Fortier (until 8:15 p.m.)	B. Sharpe
P. Grenier	

### Members of the Staff and Others Present:

City Clerk C.A. Stirtzinger  
City Manager T. Fitzpatrick  
General Manager Engineering, Public Works and Transportation Services D. Shantz  
General Manager Financial and Corporate Services/Treasurer B. Silvestri (until 7:05 p.m.)  
General Manager, Planning & Development Services D. Thorpe (7:10 p.m.)  
Recording Secretary, Games Licensing Clerk S. Stirling (7:10 p.m.)

### Others Present:

**05-66**

**05-66Z**

John Conlin representing the Applicant.

Re: Proposed Amendment to the Official Plan and Zoning By-law 2667 – Doral Holdings Limited and 430635 Ontario Inc. – Pt. Lots 229, 230 Township of Thorold (Parts 1, 2, 3 and 4 Plan 59R-11781, Parts 1, 2, 3, 4 and 5 Plan 59R-1742) – 800 Niagara Street (File 2004-08).

**(PDS-2005-13)**

**05-66**

**05-66Z**

Terry Smith, 201 Willowlanding Court, Welland L3C 7L8

Re: Proposed Amendment to the Official Plan and Zoning By-law 2667 – Doral Holdings Limited and 430635 Ontario Inc. – Pt. Lots 229, 230 Township of Thorold (Parts 1, 2, 3 and 4 Plan 59R-11781, Parts 1, 2, 3, 4 and 5 Plan 59R-1742) – 800 Niagara Street (File 2004-08).



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### **(PDS-2005-13)**

**05-66**

#### **05-66Z**

Sam Falconer, 165 Willowlanding Court, Welland L3C 7L8

Re: Proposed Amendment to the Official Plan and Zoning By-law 2667 – Doral Holdings Limited and 430635 Ontario Inc. – Pt. Lots 229, 230 Township of Thorold (Parts 1, 2, 3 and 4 Plan 59R-11781, Parts 1, 2, 3, 4 and 5 Plan 59R-1742) – 800 Niagara Street (File 2004-08).

### **(PDS-2005-13)**

#### **05-67Z**

Susan Schmidt, President, C.U.P.E. Local 1263, 60612 Farris Road, R.R. #3, Welland L3B 5N6

Re: Proposed Amendment to Zoning By-law 2667 – Haun Drop Forge Co. Ltd. – 500 Major Street (File 2004-09).

### **(PDS-2005-14)**

#### **Moved by Councillor Alexander**

That Council meet in Committee-of-the-Whole, closed to the public at 6:05 p.m. to consider:

- i) security of property matter
- ii) litigation or potential litigation.

**CARRIED**

#### **Moved by Councillor Sharpe**

That the Committee-of-the-Whole arise from its closed meeting at 7:05 p.m. without report.

**CARRIED**

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

#### **1. ADDITION TO AGENDA:**

##### **(A) CORPORATE SERVICES - Councillor Alexander, Chair**

**05-5 - Request by the Welland Heritage Council for \$500 sponsorship of Cross Cultural Sensitivity conference to be held on April 6<sup>th</sup>, 2005 in Niagara Falls.**



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Councillor Sharpe stated that this is not the normal way to receive this type of request and indicated that he could support the approval of this sponsorship but felt it should be dealt with at the Council meeting next week.

### **Moved by Councillor Sharpe**

That Council approve the request from the Welland Multicultural Centre for \$500 for sponsorship to host a Conference on April 6<sup>th</sup>, 2005 in Niagara Falls.

**NOT PUT**

### **Moved by Councillor Dzugan**

That the request by the Welland Heritage Council for a \$500 sponsorship of the Cross Cultural Sensitivity Conference to be held on April 6<sup>th</sup>, 2005 in Niagara Falls be referred to the March 1<sup>st</sup> Council Meeting.

**CARRIED**

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

Councillor Chiocchio disclosed an interest in the matter of Item 05-67Z and did not take part in the consideration and discussion of same, and refrained from voting thereon as he is a member of C.U.P.E. Local 1263 (the applicant for the proposed development) .

## **3. ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF FEBRUARY 8<sup>th</sup>, 2005**

Moved by Councillor Dzugan that the Minutes of the General Committee Meeting of February 8<sup>th</sup>, 2005 be and the same are hereby approved and adopted as circulated.

**CARRIED**

## **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 Councillor O'Dell, pursuant to The Planning Act.
- (B)** The Special Council Meeting adjourned at 8:20 p.m. to re-convene the General



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Committee Meeting. The Minutes of the Special Council Meeting are recorded separately and filed with the Clerk.

6. **DELEGATIONS AND PRESENTATIONS: NIL**

7. **STAFF REPORTS:**

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

**Planning and Development Services**

**Planning Division**

**05-66**

**05-66Z - Proposed Amendment to the Official Plan and Zoning By-law 2667 – Doral Holdings Limited and 430635 Ontario Inc. – Pt. Lots 229, 230 Township of Thorold (Parts 1, 2, 3 and 4 Plan 59R-11781, Parts 1, 2, 3, 4 and 5 Plan 59R-1742) – 800 Niagara Street (File 2004-08).**

**(PDS-2005-13)**

Councillor Sharpe stated that a private arena operation at the mall is an important part of continuing the development in that part of the City but stressed that the concerns of the residents on Willowlanding Court expressed by Mr. Smith and Mr. Falconer need to be addressed. Councillor Sharpe inquired if the City could buy back the land if it is not happy with the proposed development. Mr. Fitzpatrick replied that the Holding Symbol must be removed prior to any development. He stated that the original sale of the land to Doral Holdings required the property to be developed within three (3) years and the City can buy it back if it is not developed by August 16<sup>th</sup>, 2005. Councillor Alexander mentioned that he is in full support of the hotel but is concerned that a privately owned arena may dry up business at the City owned arena. He explained that a sports complex will attract people from outside the community and many opportunities can be built into the facility. He indicated that he has had a discussion with Speed Skating Ontario and they stated that there is no winter facility to practice in now other than Calgary or Lake Placid. Councillor Alexander stressed that the arena can be for sports other than just hockey and figure skating. Councillor Grenier requested that the developer consult with the residents of Willowlanding Court to address their concerns. He also cautioned about the possible effect on current City owned recreational facilities. Councillor Dzugan stated that this development is exciting for the City of Welland and that this structure will open doors for other venues and other types of activities in the future. Mayor Goulbourne stressed that Council is not endorsing a public/private partnership at this time and that just the land use issue is being passed with this recommendation. He indicated that a Parks and Recreation Master Plan will be completed in the fall with the City's priorities detailed. Councillor O'Dell cautioned that he believed this development would take the ability away from Council to raise ice rental fees due to competition with the new arenas. He stressed that he did not support this recommendation and suggested that the lease be extended for one year. He urged Council members to visit the area and view the wildlife.



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### Moved by Councillor Grimaldi

That the proposed amendment to the Official Plan and Zoning By-law 2667 – Doral Holdings Limited and 430635 Ontario Inc. be deferred for one year until the Parks and Recreation Master Plan is finalized.

**LOST**

### Moved by Councillor Dzugan

That the City of Welland adopt Amendment No. 114 respecting Part of Lots 229 and 230 former Township of Thorold, now in the City of Welland, being Parts 1, 2, 3 and 4 Plan 59R-11781 from Open Space Heritage Corridor to Recreational to permit a private/public recreational establishment; parking; and associated commercial enterprises;

1. That Zoning By-law 2667, as amended, be further amended for lands located on the north side of Woodlawn Road, west of the Welland Recreational Waterway (part of Lots 229 and 230, former Township of Thorold, now in the City of Welland, being Parts 1, 2, 3 and 4, Plan 59R-11781) from the existing O2 Zone to a Site Specific C4 (H)-Holding Zone to restrict the uses to a parking lot; recreational establishment; pro-shop, athletic shop, athletic sales store, restaurant, fast food outlet and convention activities including home show/seminars/trade shows/job fairs only in conjunction with a recreational establishment, subject to the approval of OPA 114;
2. That the Holding Symbol (H) be removed, upon Application, once all necessary studies are reviewed and accepted and upon execution of the required Site Plan Control Agreement with the City of Welland;
3. That Zoning By-law 2667, as amended, be further amended for lands known municipally as 800 Niagara Street (part of Lots 229 and 230, former Township of Thorold, now in the City of Welland) from C2 for parking only, C2 with C3 uses and C3 to a Site Specific C4 Zone which will permit all uses in the C1, C2, C3 and C4 Zones and to provide for a reduced Front Yard Setback for the existing Red Rice Restaurant; and
4. That upon final approval of the By-law noted in Number 4 above, various amending Zoning By-laws as they pertain to lands known municipally as 800 Niagara Street, be repealed.

**CARRIED**

**05-67Z - Proposed Amendment to Zoning By-law 2667 – Haun Drop Forge Co. Ltd.  
– 500 Major Street (File 2004-09).  
(PDS-2005-14)**

**Moved by Councillor Larouche**



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1. That Zoning By-law 2667, as amended, be further amended for part of Lot 21, Concession 4 former Township of Crowland known municipally as 500 Major Street from the I2 Zone to a Site Specific I2 Zone to permit a business office and meeting rooms as additional uses.

**CARRIED**

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

**Engineering, Public Works and Transportation Services**

**Traffic Division**

**02-35 - Retention of Consultant, Intersection Redesign & Signalization Review, Thorold Road & Clare Avenue.  
(TRAF 2005-02)**

Councillor Sharpe stressed the importance of a review of the situation in Ward 2 which presents safety concerns for the children in this area walking to Gordon School. He explained that this expenditure was allocated for in the 2004 Capital Budget. He added that this firm can do this assignment in a timely manner for less money than originally budgeted.

**Moved By Councillor Sharpe**

1. That the proposal for Engineering Services, received from Totten Sims Hubicki Associates, dated February 7, 2005, for the completion of the 'Intersection Redesign & Signalization for Thorold Road at Clare Avenue', having an estimated cost of \$38, 338 excluding G.S.T. be accepted;
2. That the City Solicitor be directed to prepare the necessary by-laws to enter into an agreement with Totten Sims Hubicki Associates for the undertaking of this assignment; and,
3. That the City Solicitor be directed to prepare any necessary documentation or by-law to void the agreement between the City of Welland and the previous Consulting Firm.

**CARRIED**

**8. NEW BUSINESS: NIL**

**9. OUTSTANDING ITEMS REFERRED TO COMMITTEE:**



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Councillor Alexander indicated that he would like to see an indication as to when to expect to see the items dealt with that appear on the outstanding list. Mr. Stirtzinger explained that this matter was discussed at the last Management Team Meeting and a new format for the outstanding items will appear on the next Agenda.

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

10. The General Committee Meeting adjourned at 9:15 p.m.