



SPECIAL COUNCIL MEETING, APRIL 26, 2005

**IN COMMITTEE-OF-THE-WHOLE
TO DISCUSS A SECURITY OF PROPERTY MATTER; AND
IN OPEN SESSION
TO HOLD PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT; AND
TO CONSIDER THE ITEMS AS OUTLINED IN THE SPECIAL COUNCIL AGENDA**

**CITY HALL, COUNCIL CHAMBERS
411 EAST MAIN STREET**

Council met in Committee-of-the-Whole at 5:10 p.m closed to the public and in open session at 7:05 p.m. on the above date.

His Worship Mayor Damian Goulbourne in the Chair.

Members Present: Councillors D. Alexander, M. Belcastro, P. Chiochio, M. Dzugan, D. Fortier, P. Grenier, M. A. Grimaldi, and B. Sharpe.

Members of the Staff and Others Present:

City Clerk C.A. Stirtzinger

City Solicitor G. Banks (until 6:05 p.m.)

City Manager T. Fitzpatrick

General Manager Engineering, Public Works & Transportation Services D. Shantz

General Manager Financial & Corporate Services/Treasurer B. Silvestri (until 6:05 p.m.)

General Manager of Planning and Development Services D. Thorpe

Vital Statistics Clerk Steno II L. Bubanko (7:05 p.m.)

05-25 Moved by Dzugan and Grenier that Council meet in Committee-of-the-Whole, closed to the public at 5:10 p.m. to consider:

a) the security of the property of the municipality.

CARRIED

(Councillor Belcastro was not present during Committee-of-the-Whole discussions on

a Security of Property Matter).

05-25 Moved by Dzugan and Chiocchio that the Committee-of-the-Whole arise from its closed meeting at 6:05 p.m.

CARRIED

DISCLOSURE OF INTEREST:

Councillor Belcastro disclosed an interest in Ref. No.02-97 and did not take part in the consideration and discussion of same, and refrained from voting thereon, as he is president of Doral Holdings.

STATUTORY PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT

Mayor Goulbourne presided as Chair of the Public Hearing.

05-87 An Application has been made by UPPER CANADA CONSULTANTS on behalf of LEA SILVESTRI INVESTMENTS LTD. for approval of a Draft Plan of Subdivision for lands on the north side of Gaiser Road, south of Webber Road. The subject lands are designated as URBAN AREA by the Regional Policy Plan, as LOW AND MEDIUM DENSITY RESIDENTIAL by the City of Welland Official Plan and are Zoned RA – Rural Agricultural Zone by By-law 2667. The lands are also the subject of an Application for Zoning By-law Amendment – File 2005-05. The Application proposes the development of 6 hectares of land for Residential purposes.

05-87Z An Application has been made by UPPER CANADA CONSULTANTS on behalf of LEA SILVESTRI INVESTMENTS LTD. to rezone Part Lot 257, former Township of Thorold now in the City of Welland for lands on the north side of Gaiser Road, south of Webber Road from the existing RA – Rural Agricultural Zone By-law 2667 to a R3 and Site Specific RM3 By-law 2667. The purpose of the Amendment is to permit the subject lands to be developed into 65 single-detached residential lots and 3 Blocks for street townhouses by Plan of Subdivision. The Official Plan designation is LOW AND MEDIUM DENSITY RESIDENTIAL. The subject lands are also the subject of an Application for Draft Plan of Subdivision – File 26T-14-05001.

Mayor Goulbourne outlined the procedures of the Public Hearings as required by the Planning Act. D. Thorpe confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

In support of the applications:

- Hugh Thompson, applicant.

In opposition to the applications:

- Greg Wuisman, 25 Gaiser Road.

05-88Z An Application has been made by LEA SILVESTRI INVESTMENTS LTD. to rezone Block 29, Plan 59M-328 for lands at 740 Thorold Road from the existing RM4-X12 Zone By-law 2667 to a Site Specific RM3 Zone By-law 2667. The purpose of the Amendment is to permit a townhouse development. The Official Plan designation is MEDIUM AND HIGH DENSITY RESIDENTIAL.

Mayor Goulbourne outlined the procedures of the Public Hearings as required by the Planning Act. D. Thorpe confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

In support of the application:

- Hugh Thompson, applicant.

In opposition to the application:

- No one spoke to the application.

There being no other submissions the hearing was concluded.

THE FOLLOWING CORRESPONDENCE WAS READ:

98-82 City Manager T. Fitzpatrick – Purchase of chairs and filing cabinets for the City Hall and Library – Civic Square.

98-82 A By-Law to authorize the entering into a contract with Cantec Security Services Inc. for uniformed security guard services and patrol services at the new Civic Square.

98-82 City Manager T. Fitzpatrick – Selection of mover to provide moving services for the relocation of municipal offices to the Civic Square Complex.

98-82 A By-law to authorize the entering into a contract with Universal Maintenance for

99-99 landscape maintenance services at various locations along the Canal Lands.

99-99 A By-law to authorize the entering into a contract with Cantec Security Services Inc. for uniformed security guard services and patrol services at various locations along the Canal Lands.

98-82 Moved by Dzugan and Grimaldi

1. That Council accept the bid from SCI Interiors in the amount of \$37,311.30 plus applicable taxes for the provision of chairs for the Library and City Hall components of the Civic Square Project; and
2. That Council accept the bid from Alternate Choice in the amount of \$30,729.64 plus applicable taxes for the provision of file cabinets for the Library and City Hall components of the Civic Square.

CARRIED

98-82 Moved by Dzugan and Grimaldi that the proposal received from Quality Moving and

Installations for the relocation of civic offices to the new Civic Square in the amount of \$19,997.27 plus applicable taxes be accepted.

CARRIED

BUSINESS ARISING FROM COMMITTEE-OF-THE-WHOLE

02-97 Moved by Dzugan and Chiocchio that Council authorizes staff to negotiate a potential public private partnership for the development of an arena/arenas on lands owned by Doral Holdings Limited and the Seaway Mall on Woodlawn Road.

CARRIED

04-109 Moved by Belcastro and Alexander

1. That the City of Welland advise Mr. John Paraskevopoulos that his Offer of Purchase and Sale in the amount of \$200,000 for 411 East Main Street is accepted by the City; and
2. That the net proceeds of the sale be credited to the Civic Square Reserve Fund.

CARRIED

BY-LAW ARISING FROM COMMITTEE-OF-THE-WHOLE

BY-LAW PRESENTED FOR FIRST READING:

1. Moved by Belcastro and Alexander that leave now be given to introduce the following proposed By-law entitled:

04-109

2005 – 57

A By-law to authorize acceptance of an Offer to Purchase from John Paraskevopoulos for the sale of 411 East Main Street.

And that the same be now read a first time.

CARRIED

BY-LAW PRESENTED FOR SECOND AND THIRD READING:

2. Moved by Belcastro and Alexander that the By-law listed in the foregoing motion for first

reading having been read a first time and considered, be now read a second and third time and do pass, and the Mayor and Clerk do sign and seal the same.

CARRIED

BY-LAWS

BY-LAWS PRESENTED FOR FIRST READING:

1. Moved by Dzugan and Grimaldi that leave now be given to introduce the following proposed By-laws entitled:

98-82

BYL 2005 - 58

A By-law to authorize the entering into a contract with Cantec Security Services Inc. for uniformed security guard services and patrol services at the new Civic Square.

99-99

BYL 2005 - 59

A By-law to authorize the entering into a contract with Cantec Security Services Inc. for uniformed security guard services and patrol services at various locations along the Canal Lands.

98-82

99-99

BYL 2005 -60

A By-law to authorize the entering into a contract with Universal Maintenance for landscape maintenance services at various locations along the Canal Lands.

And that the same be now read a first time.

CARRIED

BY-LAWS PRESENTED FOR SECOND AND THIRD READING:

2. Moved by Dzugan and Grimaldi that the By-laws listed in the foregoing motion for first reading and as reproduced in this Evening's Council Agenda, having been read a first time and considered, be now read a second and third time and do pass, and the Mayor and Clerk do sign and seal the same.

CARRIED

Council adjourned at 7:25 p.m.

These Minutes approved and adopted by Motion of Council this 3rd day of May, 2005.

MAYOR

CLERK