



GENERAL COMMITTEE/COUNCIL AGENDA

Tuesday, April 22, 2008
7:00 P.M.
COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2008 - 06

PURSUANT TO BY-LAW 2007-178, THE PROCEDURAL BY-LAW OF COUNCIL, COUNCIL WILL MEET AT THE CONCLUSION OF THE GENERAL COMMITTEE AND MAY RATIFY ALL OR PART OF THE RECOMMENDATIONS AND BY-LAWS RELATED THERETO OF THE GENERAL COMMITTEE AT THAT TIME.

**Barbara Gallaccio,
Deputy Clerk**

-
1. **COMMITTEE-OF-THE-WHOLE (IN CAMERA) - Nil**

 2. **ARISE FROM COMMITTEE-OF-THE-WHOLE - Nil**

 3. **OPEN GENERAL COMMITTEE MEETING (7:00 p.m.)**
 - 3.1 **CALL TO ORDER**
 - 3.2 **ADDITIONS/DELETIONS TO AGENDA**
 - 3.3 **DISCLOSURE OF INTEREST**
 - 3.4 **ADOPTION OF MINUTES**

General Committee Meeting of April 8, 2008.
(Previously Distributed)
 - 3.5 **ITEMS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE OF THE WHOLE (OPEN) (See blue tab)**



GENERAL COMMITTEE/COUNCIL AGENDA -- Page 2

Tuesday, April 22, 2008
COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2008 - 06

4. ORAL REPORTS AND DELEGATIONS

(Staff reports relating to delegations to be brought forward)

4.1 DELEGATIONS (MAXIMUM 5/10/5 RULE) - Nil

4.2 LEGISLATED PUBLIC HEARINGS/MEETINGS

(Recess General Committee meeting to convene Special Council Meeting)

4.2.1 STATUTORY PUBLIC HEARING PURSUANT TO THE PLANNING ACT.

(A) 08-76

08-76Z Applications have been made by ARMSTRONG HUNTER & ASSOCIATES on behalf of 2126369 ONTARIO INC. to amend the Official Plan and to rezone Lots 82 to 90, inclusive, the Block west of Lots 86 and 87, Part of Lots 76, 77, 78, 79 and 81, part of Park Street and part of Crowland Street, all on Plan 559, Lot 92 and Part of Lots 91, 93, 94, 95 and 96, Plan 565 and Part of Lot 26, Concession 5, Part of Lot 26, Concession 6 and part of the Road Allowance between Concessions 5 and 6, former Township of Crowland, now in the City of Welland for lands at 1 Albert Street from the existing RM3, RM4 and O2 Zones By-law 2667 to a Site Specific C2 Zone and Site Specific RM4 Zone By-law 2667. The purpose of the Amendment is to permit a commercial development of 3,000 square metres fronting onto Lincoln Street; to permit the development of approximately 2.13 hectares of land for mixed residential uses composed of an eight (8) storey apartment building, stacked and standard townhouses (approximately 215 units). Each proposed Zone would contain Site Specific provisions such as setbacks, height, open space, percentage etc. The Applicant is also requesting a reduction in the number of required parking spaces for the commercial and residential development as well as reduced parking stall sizes. The Official Plan designation is RESIDENTIAL, INDUSTRIAL AND OPEN SPACE.

(See Staff Report PDS-2008-17, Pages 5 to 27)

(Recess Special Council Meeting to reconvene General Committee Meeting)



GENERAL COMMITTEE/COUNCIL AGENDA -- Page 3

Tuesday, April 22, 2008
COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2008 - 06

- 4.3 BOARDS, AGENCIES, COMMISSIONS REPORT(S)**
 - 4.3.1 08-4**
08-95 The North Welland Business Improvement Area.
 - 4.3.2 99-90**
08-4 The Welland Downtown Business Improvement Area.
 - 4.3.3 05-118**
08-84 Councillor Grenier, Chair, Conservation Committee – oral update - Earth Day and Litter Clean-Up Program.

- 5. COMMITTEE OF THE WHOLE (OPEN)**
(to discuss items removed from Agenda Block)

- 6. ADJOURN GENERAL COMMITTEE AND CALL TO ORDER COUNCIL MEETING.**
 - 6.1 RATIFY ACTIONS OF GENERAL COMMITTEE**
 - 6.1(a)** Councillors to identify items to be removed from ratification block.
 - 6.2 BUSINESS ARISING FROM COMMITTEE-OF-THE-WHOLE (IN CAMERA)**
 - 6.3 RESOLUTIONS OF SPECIAL COUNCIL MEETING NOTICE**
 - 6.4 BY-LAWS (SEE COUNCIL AGENDA INDEX)**

- 7. OUTSTANDING ITEMS REFERRED TO COMMITTEE**
(Information Only)

- 8. CORPORATION REPORTS**
 - 8.1 Mayor's Report**
 - 8.2 City Manager's Report**

- 9. ADJOURNMENT**

BY-LAWS

MAY BE VIEWED AT THE CLERK'S DEPARTMENT PRIOR TO THE MEETING IF DESIRED.

THE FOLLOWING BY-LAWS RELATE TO:

- **REPORTS PREVIOUSLY PRESENTED TO GENERAL COMMITTEE AND RECOMMENDED FOR ADOPTION BY COUNCIL**
- **PREVIOUS RESOLUTIONS OF COUNCIL**

08-70

BYL 2008 – 57

A By-law to authorize the acceptance of tenders and the entering into contracts with Provincial Maintenance and BP Pavement Markings Inc. for the supply and application of road traffic paint and pavement markings.

08-77

BYL 2008 - 58

A By-law to authorize the adoption of Official Plan Amendment No. 126.

08-77Z

BYL 2008 - 59

A By-law to amend City of Welland Zoning By-law 2667 (DEMAC Properties Inc. – File 2008-30) east side of South Pelham Road, north of Webber Road.

08-76

BYL 2008 - 60

A By-law to authorize the adoption of Official Plan amendment No. 127.

08-76Z

BYL 2008 - 61

A By-law to amend City of Welland Zoning By-law 2667 (2126369 Ontario Inc. – File 2008-04) 1 Albert Street.

08-79

BYL 2008 – 62

A By-law to authorize the acceptance of tender and the entering into a contract with A. Vanegmond Construction (2005) Ltd. For the Wallace Avenue Watermain Replacement and Residential Lot Servicing.

08-1

BYL 2008 – 63

A By-law to adopt, ratify and confirm proceedings of the Council of the Corporation of the City of Welland at its meeting held on the 22nd day of April, 2008.



GENERAL COMMITTEE MEETING AGENDA INDEX

**Tuesday, April 22, 2008
7:00 P.M.**

COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2008 – 06

Page No.

AGENDA BLOCK

- 1. BUSINESS ARISING FROM MINUTES, PREVIOUS MEETINGS
AND OTHER ITEMS REFERRED FROM COUNCIL FOR DISCUSSION**

- 2. COMMITTEE AND STAFF REPORTS**
 - 1. Business Arising from Committee of the Whole (closed)**

 - 2. Staff Reports**
 - (A) COMMUNITY SERVICES**

Planning and Development Services

5

Remove From Block

08-76

08-76Z

Gen. Mgr., Planning and Development Services D. Thorpe – Applications for Official Plan and Zoning By-law Amendments – Armstrong Hunter & Associates on behalf of 2126369 Ontario Inc., Lots 82 to 90, inclusive, the Block west of Lots 86 and 87, Part of Lots 76, 77, 78, 79 and 81, Part of Park Street and Part of Crowland Street, all on Plan 559; Lot 92 and Part of Lots 91, 93, 94, 95 and 96, Plan 565; and Part of Lot 26 Concession 5, Part of Lot 26, Concession 6 and Part of the Road Allowance between Concessions 5 and 6, Former Township of Crowland, now in the City of Welland, north of Lincoln Street, west of King Street, municipally known as 1 Albert Street (File Nos. 2008-04 and OPA).

