



GENERAL COMMITTEE/COUNCIL AGENDA

Tuesday, June 10, 2008

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2008 - 09

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**

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1. **COMMITTEE-OF-THE-WHOLE (IN CAMERA) (5:40 p.m.)**
(See yellow tab)
 2. **ARISE FROM COMMITTEE-OF-THE-WHOLE**
 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 May 27, 2008.
(Previously Distributed)
 - 3.5 **ITEMS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE OF THE WHOLE (OPEN) (See blue tab)**
 4. **ORAL REPORTS AND DELEGATIONS**

(Staff reports relating to delegations to be brought forward)

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



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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) **08-118Z** Applications have been made by JOSEPH M. TOMAINO on behalf of 1515435 ONTARIO LIMITED AND 1654990 ONTARIO INC. to amend the Official Plan and to rezone Part Lot 29, Concession 5, former Township of Crowland now City of Welland for lands at 138 and 154 Riverside Drive from the existing C4 and O2 Zones By-law 2667 to a Site Specific RM4 Zone By-law 2667. The purpose of the Amendment is to permit the construction of two five storey apartment buildings containing a total of 107 units, one containing 89 units and the other containing 28 units. In addition, accessory commercial uses such as a convenience store, laundromat, and other such uses are also proposed for a portion of the ground floor of each of the apartment buildings. In order to facilitate this development, a reduction in the number of required parking spaces is also being requested. The Official Plan designation is OPEN SPACE AND COMMERCIAL.

(See Staff Report PDS-2008-31, Pages 1 to 29)

- (B) **08-117Z** A complete Application has been made by JERRY VANDERKLOK on behalf of OPEN ARMS MISSION OF WELLAND, INC. to rezone Lots 931 and 932, Registered Plan 40, now known as Plan 960, former Township of Crowland, now City of Welland for lands at 298 Crowland Avenue from the existing C1 – Local Commercial Zone By-law 2667 to a Site Specific C1 Zone By-law 2667. The purpose of the Amendment is to permit a second-hand store as an additional use.

(See Staff Report PDS-2008-32, Pages 30 to 37)

(Recess Special Council Meeting to reconvene General Committee Meeting)

4.3 BOARDS, AGENCIES, COMMISSIONS REPORT(S) - Nil

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



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- 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**

06-132

BYL 2008 – 80

A B-law to authorize the signing of a Subdivider's Agreement with Jennifer Wuisman Inc. with respect to the development of Blue River Estates Subdivision - Phase 1 (File 26T-14-06004).

06-132

BYL 2008 – 81

A By-law to amend Zoning By-Law 2667 upon the application of Jennifer Wuisman to remove the Holding Symbol "H" from certain lands south Of Gaiser Road, west of Colbeck Drive (File 2006-11).

08-78

BYL 2008 - 82

A By-law to lay out, establish and name Part 2, Plan 59R-13709, being a 0.3 metre reserve for the City of Welland as part of Dixon Crescent.

08-117Z

BYL 2008 - 83

A By-law to amend City of Welland Zoning By-law 2667 (Open Arms Mission of Welland, Inc. - File 2008-06) 298 Crowland Avenue.

08-1

BYL 2008 – 84

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 10th day of June, 2008.



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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

1

Remove From Block

08-118

08-118Z

Gen. Mgr., Planning and Development Services D. Thorpe - Applications for Official Plan and Zoning By-law Amendments, 1515435 Ontario Limited and 1654990 Ontario Inc., Part Lot 29 Concession 5, Former Township of Crowland, now in the City of Welland, municipally known as 138 and 154 Riverside Drive (File 2007-08).

30

08-117Z

Gen. Mgr., Planning and Development Services D. Thorpe – Application for Zoning By-law Amendment – Open Arms Mission Welland Inc., 298 Crowland Avenue, east side of Crowland Avenue, South of Hagar Street (File No. 2008-06).



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| 38 | <u>07-109</u> | Gen. Mgr., Planning and Development Services D. Thorpe – Regional Commercial Systems Study – City of Welland – Licence Plate Surveys, Consumer Telephone Survey & Projections of Residual Market Demands by W. Scott Morgan & Associates Limited. |
| 42 | <u>06-132</u> | Gen. Mgr., Planning and Development Services D. Thorpe – Proposed Subdivider's Agreement with Jennifer Wuisman and removal of Holding (H) Symbol for Blue River Estates Subdivision (Phase 1) (File: 26T-14-06004 and 2006-11) south side of Gaiser Road, west of Colbeck Drive. |
| 46 | <u>08-2</u> | Gen. Mgr., Planning and Development Services D. Thorpe – New (Business) Licensing By-law. |

(B) OPERATIONAL SERVICES

Engineering, Public Works and Transportation Services

Public Works Division

- | | | |
|-----------|----------------------|---|
| 56 | <u>01-174</u> | Gen. Mgr. Engineering, Public Works & Transp. Serv./City Engineer D. Shantz – Continuation of Purchasing Agreement with John Deere. |
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Transit Division

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| 58 | <u>08-13</u> | Gen. Mgr. Engineering, Public Works & Transp. Serv./City Engineer D. Shantz – Transit Fare Increase. |
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3. NEW BUSINESS

61

08-121 Niagara Regional Housing (NRH) 2008 1st Quarterly Report.

Recommendation:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the Niagara Regional Housing (NRH) 2008 1st Quarterly Report.