



GENERAL COMMITTEE/COUNCIL AGENDA

Tuesday, April 28, 2009

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2009 - 07

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.

**Bonnie Nistico-Dunk,
Acting City 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 **DISCLOSURES OF INTEREST**
 - 3.4 **ADOPTION OF MINUTES**

General Committee Meeting of April 14, 2009.
(Previously Distributed)
 - 3.5 **ITEMS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE OF THE WHOLE (OPEN) (See blue tab)**



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4. ORAL REPORTS AND DELEGATIONS

(Staff reports relating to delegations to be brought forward)

4.1 DELEGATIONS (MAXIMUM 5/10/5 RULE)

08-143 Fiona McMurrin, Dr. T.M. Abraham, Dr. Peter Koziarz, The Health Care Working Group, South Niagara Chapter, Council of Canadians regarding the Hospital Improvement Plan of the Niagara Health System.

4.2 LEGISLATED PUBLIC HEARINGS/MEETINGS

(Recess General Committee meeting to convene Special Council Meeting)

4.2.1 STATUTORY PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT.

(A) 09-90

09-90Z Applications have been made by UPPER CANADA CONSULTANTS on behalf of GERALD VAN AMELSVOORT, DOREEN VAN AMELSVOORT, FRANK VAN AMELSVOORT, GERRY VAN AMELSVOORT, LOUIS VAN AMELSVOORT AND 1681034 ONTARIO INC. to amend the Official Plan and to rezone Parts 1, 2 and 3, Plan 59R-13141 and Unopened Seeley Street Road Allowance for lands at 130 Niagara Street and 32 Seeley Street from the existing RM4 and O1 Zones By-law 2667 to a Site Specific H-RM4 Zone By-law 2667. The purpose of the Amendment is to permit the construction of a 17 storey, 145 unit residential apartment building on the subject lands. In addition, this Application requests Site Specific provisions such as setbacks, lot coverage and reduced parking. The Official Plan designation is RESIDENTIAL AND OPEN SPACE.

(See Staff Report PDS-2009-26, Pages 1 to 27)

(B) **07-135Z** A complete application has been made by WOOD BULL, LLP on behalf of CALLOWAY REIT (WELLAND) INC. to rezone Part of Lots 20 and 21 and part of the closed Road Allowance between Lots 20 and 21, Concession 2, former Township of Crowland, now City of Welland being part of Part 2, Plan 59R-9112 for lands at 102 Primeway Drive to permit Site Specific Amendments to the C4-X13 Zone By-law 2667. The purpose of the Amendment is to increase the maximum Gross Leasable Floor Area for a department store from 12,314 square metres to 16,443 square metres and to increase the maximum Gross Leasable Floor Area for the site from 24,945 square metres to 29,116 square metres in order to permit the expansion of the



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existing Wal-Mart (department) store approximately 4,170 square metres for a food component. The Official Plan designation is PRESTIGE LIGHT INDUSTRIAL/HIGHWAY COMMERCIAL DESIGNATION – OFFICIAL PLAN AMENDMENT NO. 113.

(See Staff Report PDS-2009-27, Pages 28 to 48)

(Recess Special Council Meeting to reconvene General Committee Meeting)

- 4.3 BOARDS, AGENCIES, COMMISSIONS AND COMMITTEES REPORT(S) - Nil**

- 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**



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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

09-90

09-90Z

Gen. Mgr., Planning and Development Services D. Thorpe - Applications for Official Plan and Zoning By-law Amendments, UPPER CANADA CONSULTANTS on behalf of Gerald Van Amelsvoort, Doreen Van Amelsvoort, Frank Van Amelsvoort, Gerry Van Amelsvoort, Louis Van Amelsvoort and 1681034 Ontario Inc., Parts 1, 2 and 3, Plan 59R-13141 and unopened Seeley Street Road Allowance, municipally known as 130 Niagara Street and 32 Seeley Street (File 2009-05 and OPA).

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Remove From Block

07-135Z

Gen. Mgr., Planning and Development Services D. Thorpe – Proposed Amendment to Zoning By-law 2667 – CALLOWAY REIT (WELLAND) INC., - Walmart, north side of Woodlawn Road, east of Primeway Drive, 102 Primeway Drive (File: 2009-06).



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49 **09-64Z** Gen. Mgr., Planning and Development Services D. Thorpe –
Proposed By-law to remove the Holding (H) Symbol from lands
on the north side of Humberstone Road municipally known as
270 Humberstone Road (File 2008-16).

(B) CORPORATE SERVICES

Finance Division

53 **09-4** Gen. Mgr., Financial and Corp. Serv./Treasurer B. Silvestri –
Application for Tax Write-Offs – Section 357.

(C) OPERATIONAL SERVICES

Engineering, Public Works and Transportation Services

Engineering Division

56 **05-118** Acting Gen. Mgr., Engineering, Public Works & Transp.
Serv./City Engineer L. Ventresca – 2008/2009 Conservation
Program.

3. NEW BUSINESS

69 **09-19** Deanna Vilella, North Welland BIA Chair, requesting permission
to hold fireworks on May 17, 2009 at the Welland Sports Complex for
Victoria Day celebrations.

Recommendation:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the application
from North Welland BIA to hold fireworks on May 17, 2009 at the Welland Sports
Complex; subject to the applicant's completion of all conditions of the City of
Welland's Fireworks By-law 2003-127.



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09-91

Cam Wilson, Chairperson, Welland Lions Club, requesting the City of Welland's support relative to their Building Canada Fund (BCF) application for improvements to 414 River Road.

Recommendation:

THAT THE COUNCIL OF THE CITY OF WELLAND supports the Building Canada Fund (BCF) application for the Welland Lions Club facilities' improvements project.