



Seniors Coffee Break - November 28, 2019

Councillors in attendance – Councillor Jim Larouche & Councillor Bonnie Fokkens

Mayor Frank Champion's Opening Remarks

- Budget completed and will be going to Council on Tuesday, December 3rd. Good news budget –tax levy decrease .75%.
- Regional budget close to being finalized. Potential .6 % increase in water rate. Will have a huge impact on our budget. Education portion to drop.
- Empire Homes – properties at former John Deere, Page Hersey and Union Carbide sites. Potentially looking at 5000 new homes to be built but may be closer to 2000. Will clean contaminated land – contamination mostly due to rain water runoff.
- Metal Fabricating company bringing in more jobs – closing soon.
- Alpha Lumber manufacture a variety of lumber products – purchased property. Working with the region to iron out a few issues. Will bring in a couple hundred jobs.
- Concerts on canal is on again for 2020 – free entertainment.

Questions/Answers

Regional water rate 6%-7 % increase – capital budget

- 90% based on capital spending

How will the future Empire housing development at former John Deere site affect the infrastructure e.g. roads and no bridge?

- Will be spending \$6.5M on roads. \$5M allocated for bridge - waiting on funding from provincial & federal government. Still looking at pier testing on the bridge.

How quickly will Empire housing development happen?

- Development could take years. There are a lot of issues to deal with.

How would we accommodate increase in traffic?

- A traffic study would be required. Results of the study would fall on the developer.

How will the hospital be effected by the increase in people due to new development?

- Welland Hospital is staying open. Will need to put more money into the Welland Hospital.

Parking lot at Wellness Complex – why put the new building so close to Wellness Complex?

- Speculate that it is due to linking the building together. Next phase will be transition from one building to the next – phase 2 building will be people who require more care – not independent living

Will there be a drop off for Welland Transit? Will both entrances stay open?

- Yes to both questions, however still expect some impacts on service provision until the construction process is fully completed. Once the site is finished both entrances will be consistently functional as well as standard place for Welltrans drop off and pick up.

Estimate increase in Welland's population is due to all the development. Will we have services to accommodate the increase?

- The last 3-4 years saw an increase of 4000. The projections for 2041 is approximately 63000. We are actually ahead of this already and will get bigger. Should attract more dollars from levels of government e.g. for Welland Hospital. Two new fire halls being built to accommodate increase in population. Location of fire halls are required to have a 4 minute response time.

Currently transit bus stops at Fitch. From South Pelham & Webber Road into new subdivision there are no sidewalks and no signage. Will transit buses be going into this area?

- To travel via Welland Transit from Centennial Secondary School to the South Pelham Rd. @ Webber Rd. area a resident would do the following;
 - i. Board a Welland Transit bus route 502 (Rice Rd) at the bus stop across the road from the 'Handlebar Hanks' plaza on Rice Rd. Pay the \$3 fare when boarding and ask Operator for a transfer.
 - ii. Stay on this bus to the Main St. Terminal and transfer directly onto route 501 (Broadway) route. When boarding route 501, 'swipe' the transfer and pay an additional \$1.25... this Operator will issue a TransCab transfer, which will be accepted by the TransCab driver.
 - iii. Your Bus Operator will call 4500 Taxi on their radio and a cab will be waiting at the corner of Windsor St. and Mayfair Dr. to transport you directly home.

Who owns parking lot south of King Street?

- Parking adjacent to new building will be for new building. Trade off - now have more parking spaces at Wellness Complex.

What will be going in where the dirt pile is located?

- Associated with another development on King Street – part park and part development

Region downloading Lincoln St. and Division St. bridges.

- Looking into this – we do not want the bridges. We are ok with maintaining but would remain region assets. If bridge/s are download to city we would request the city be given the replacement funds as well

Expanded urban area

- Working on this myself for 5 years. Region is not cooperating – met with Minister Clark and ministry is now helping and now need region to cooperate.

New bylaw for garbage and recycle bins.

- Complaint driven - Bylaw officers will only follow up on complaints. Owner of property will be charged. Bylaw will be changed to reflect the change to the biweekly garbage pickup

Can Building Code be enforced on older buildings?

- Building Code is a set of regulation on minimum standards for the construction, alteration and demolition of buildings. However, it was not intended to regulate existing building systems which may have been constructed prior to the inception of the Code. Maintenance of existing buildings is typically regulated through municipal property standards bylaws which in the case of the City of Welland only requires that stairs are maintained free of holes, cracks and other defects.

Property standards bylaw is enforced on a complaint basis only and for rental properties the complaint must be submitted by a tenant only after they have notified the owner, allowing ample opportunity to carry out any repairs that may exist. We do not have the resources to proactively carry out inspections on existing properties. However, if a person wishes to file a complaint, staff will make arrangement to attend to inspect the building to determine if there are any contraventions of the property standards bylaw.

Welland Canal Project - why do we need a floating pool?

- Unsafe to swim in canal due to depth. Floating pool is actually a container and water flows through. The cost is approximately \$1M. Less expensive than an actual pool.

What can be done about the former Kouros gas station at Prince Charles Drive and Lincoln St.?

- He has been charged several times and can't be charged again. It is a gas station and is compliant with exiting bylaws. Not much can be done at the moment.

Next Mayor's Senior Coffee Break – February, 27, 2020