



SPECIAL COUNCIL MEETING AGENDA

Tuesday, August 27, 2013

COUNCIL CHAMBERS – CIVIC SQUARE

7:00 p.m.

- 1. COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (6:15 p.m.)
(See yellow tab)**
 - Personal matters about an identifiable individual, including municipal or local board employees; and
 - Labour relations or employee negotiations.

- 2. ARISE FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (6:45 p.m.)**

- 3. OPEN SPECIAL COUNCIL MEETING (7:00 p.m.)**
 - 3.1 CALL UPON THE CITY CLERK TO REVIEW COMMITTEE-OF-THE-WHOLE ITEMS (IN-CAMERA) TO BE ADDED TO BLOCK**

 - 3.2 DISCLOSURES OF INTEREST**

 - 3.3 COUNCILLORS TO DETERMINE AGENDA ITEMS AND BY-LAWS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE-OF-THE-WHOLE (OPEN) (see pink tab)**

- 4. ORAL REPORTS AND DELEGATIONS**
 - 4.1 LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT**

13-84

13-84Z

A complete Application has been made by THE CORPORATION OF THE CITY OF WELLAND to rezone Part of Township Lots 250 and 251, former Township of Thorold, now City of Welland, being Parts 1 to 5 on Plan 59R-14533 for lands at 475, 555 and 635 Prince Charles Drive North from the existing C2 and R1 Zones By-law 2667 to a Site Specific Mixed Use and O1 – Public Open Space Zones By-law 2667. The purpose of the Amendment is to add a new Mixed Use Reinvestment Zone with applicable uses and Zone provisions and to add definitions for extended care and independent living; to rezone 475, 555 and 635 Prince Charles Drive North to Site Specific Mixed Use Reinvestment Zones; and to rezone a portion of the pathway to O1, and to permit the redevelopment of the subject lands and to recognize open space linkages. The Official Plan designation is AREA SPECIFIC POLICY – AREA 3. The lands are also the subject of an Application for Official Plan Amendment. The purpose of the

Special Council Meeting Agenda - Page 2

Amendment is to replace Area Specific Policy – Area 3 (Section 6.7.3) with a new Policy based upon a Land Use Study accepted by Welland City Council; by amending Policy 6.2.2 1B – Open Space Uses – to include additional uses; to amend Policy 7.8.1 – Site Plan Control by adding ‘a three unit dwelling’ as an exception; and by amending Policy 4.2.2 B – Permitted Uses (Low Density Residential) and adding ‘triplex and townhouse’.

(See Staff Report P&B-2013-29, pages 1 to 54)

13-96Z

A complete Application has been made by THE CORPORATION OF THE CITY OF WELLAND from the existing A, RA, I1, O1, O2, O2-X6, R1 and R2 Zones By-law 2667 to an O4 – Community Open Space Zone By-law 2667. The purpose of the Amendment is to propose a general amendment to Zoning By-law 2667, as amended. The Amendment will add a new Zoning category ‘Community Open Space – O4’ which will include recreational and ancillary commercial uses. A definition for ‘drugless practitioners’ will also be added to By-law 2667. Several City-owned parks/recreational areas will be rezoned from A, RA, I1, O1, O2, O2-X6, R1 and R2 to permit the lands to be used for the purposes permitted in the Community Open Space Zone. The Official Plan designation is PARKS, OPEN SPACE AND RECREATION. The lands are also the subject of an Application for Official Plan Amendment.

(See Staff Report P&B-2013-30, pages 55 to 70)

13-88Z

A complete Application has been made by UPPER CANADA CONSULTANTS on behalf of 1872334 ONTARIO INC. to rezone Part Lot 29, Consession 5, former Township of Crowland, now in the City of Welland for lands at 154 Riverside Drive from the existing H-RM4-X20 Zone to a Site Specific RM4 (Multiple Dwelling – Fourth Density) Zone. The purpose of the Amendment is to increase the permitted height from a proposed 4 storey apartment building to a 6 storey apartment building; reducing the parking requirement from 1.5 spaces per unit to 1.25 spaces per unit and to permit 5 parking spaces in the Front Yard. The Official Plan designation is HIGH DENSITY RESIDENTIAL.

(See Staff Report P&B-2013-31, pages 71 to 119)

4.2 AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORTS

- 5. COMMITTEE OF THE WHOLE (OPEN)
(to discuss items removed from Agenda Block)**
- 6. BY-LAWS (SEE AGENDA INDEX)**
- 7. ADJOURNMENT**



SPECIAL COUNCIL MEETING AGENDA INDEX

**Tuesday, August 27, 2013
7:00 P.M.
COUNCIL CHAMBERS – CIVIC SQUARE**

Page No.

AGENDA BLOCK

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

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

 - 2. Staff Reports**

1-54

**Remove from
Block**

P&B-2013-29

City Manager, C. Stirtzinger – Application for Official Plan Amendment and Application for Zoning By-law Amendment, Part of Township Lots 250 and 251, former Township of Thorold, now in the City of Welland, being Parts 1 to 5, Plan 59R-14533 for lands at 475, 555 and 635 Prince Charles Drive North (Files: OPA and 2013-07). Ref. No. 13-84/13-84Z (See By-laws 1 & 2)

55-70

**Remove from
Block**

P&B-2013-30

City Manager, C. Stirtzinger – Proposed General Amendments to City of Welland Official Plan and Zoning By-Law 2667, as amended (Files: OPA and 2013-08). Ref. No. 13-84Z (See By-laws 1 & 3)

71-119

**Remove from
Block**

P&B-2013-31

City Manager, C. Stirtzinger – Zoning By-law Amendment Application by Upper Canada Consultants on behalf of 1872334 Ontario Inc. for lands at 154 Riverside Drive (File 2013-09). Ref. No. 13-88Z (See By-law 4)



SPECIAL COUNCIL MEETING AGENDA INDEX – Page 2

Tuesday, August 27, 2013

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

Page No.

3. NEW BUSINESS

- 120-122** 1. Janet Pilon, Regional Clerk, Niagara Region re: Updates to Sections 1, 2, and 3 of the Regional Policy Plan. Ref. No. 11-91

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Region of Niagara dated August 6, 2013 regarding Updates to Sections 1, 2, and 3 of the Regional Policy Plan.

- 123** 2. John O'Donoghue, Director, Tender Wishes Foundation re: requesting to sell lottery tickets in the City of Welland. Ref. No. 13-3

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND grants permission to the Tender Wishes Foundation to sell raffle tickets in the City of Welland under authority of Lottery Licenses M719818 and M719817.

- 124-127** 3. Christine Raby, City Clerk re: Arts and Culture Advisory Committee Terms of Reference Change. Ref. No. 05-141

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the changes to the Terms of Reference for the Arts and Culture Advisory Committee membership composition as outlined in the memorandum from the City Clerk dated August 27, 2013; and further

THAT Welland City Council acknowledges the continued membership of Regional Councillor Dan Fortier on the Arts and Culture Advisory Committee until November 30, 2014.

- 128-130** 4. Christine Raby, City Clerk re: Welland Civic Square Art Display Policy Statement and Conditions/Contract. Ref. No. 07-125

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the changes to the Terms of Reference for the Welland Civic Square Art Task Force as outlined in the memorandum from the City Clerk dated August 27, 2013.

- 131-134** 5. Christine Raby, City Clerk re: Senior Citizen Advisory Committee Terms of Reference Change. Ref. No. 06-84

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the changes to the Terms of Reference for the Senior Citizen Advisory Committee as outlined in the memorandum from the City Clerk dated August 27, 2013.



SPECIAL COUNCIL MEETING AGENDA INDEX – Page 3

Tuesday, August 27, 2013

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

Page No.

4. BY-LAWS

MAY BE VIEWED IN THE CLERK'S DIVISION PRIOR TO THE MEETING IF DESIRED.

1. A By-law to authorize the adoption of Official Plan Amendment No. 4. Ref. No. 13-84
2. A By-law to amend City of Welland Zoning By-law 2667 (The Corporation of the City of Welland – File 2013-07) Mixed Use Reinvestment Zone, 475, 555 and 635 Prince Charles Drive North, City-owned lands along west side of Prince Charles Drive North. Ref. No. 13-84Z
3. A By-law to amend City of Welland Zoning By-law 2667 (The Corporation of the City of Welland – File 2013-08) Community Open Space Zone for various City-owned lands and General Amendment. Ref. No. 13-84Z
4. A By-law to amend City of Welland Zoning By-law 2667 (1872334 Ontario Inc. – File 2013-09) 154 Riverside Drive. Ref. No. 13-88Z
5. 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 27th day of August, 2013. Ref. No. 13-1