



COUNCIL MEETING AGENDA

Tuesday, March 7, 2017

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

- 1. COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (5:25 p.m.)
(See yellow tab)**
 - Proposed or pending acquisition or disposition of land by the municipality or local board.
 - *Youngs Sportsplex update.*
 - Personal matters about an identifiable individual, including municipal or local board employees;
 - *Committee Appointments for the following Committees:
Active Transportation Advisory Committee
Market Square Advisory Committee.*
 - *Volunteer Firefighters Negotiations.*
 - *Personnel Matter.*

- 2. ARISE FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (6:55 p.m.)**

- 3. OPEN COUNCIL MEETING (7:00 p.m.)**
 - 3.1 NATIONAL ANTHEM**

 - 3.2 OPENING REMARKS**

 - 3.3 ADDITIONS/DELETIONS TO AGENDA**

 - 3.4 ADOPTION OF MINUTES**

Regular Council Meeting of February 21, 2017 (*Previously Distributed*).

 - 3.5 CALL UPON THE CITY CLERK TO REVIEW COMMITTEE-OF-THE-WHOLE ITEMS (IN-CAMERA) TO BE ADDED TO BLOCK**

 - 3.6 DISCLOSURES OF INTEREST**

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



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4. ORAL REPORTS AND DELEGATIONS

4.1 PRESENTATION(S) - Nil

4.2 DELEGATION(S) (maximum 5/10/5 policy) - Nil

4.3 AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORT

99-90

17-20

Lucas Spinosa, Director, Welland Downtown Business Improvement Area Board re: Request Municipal Significant Certificate.

(Background information provided in Council members packages).

17-47

Councillor Carl, Chair, Nominating Committee - meeting of March 7, 2017.

4.4 LEGISLATED PUBLIC HEARINGS PURSUANT TO THE *PLANNING ACT*

17-57Z

A complete application has been made by JOHN PERRY on behalf of N SQUARE DEVELOPMENT GROUP LIMITED to rezone the lands at 699 Niagara Street (west side of Niagara Street, south of Woodlawn Road) from the existing R2 Single-Detached Dwelling - Second Density Zone to a Site Specific RM4 Zone. The purpose of the Amendment is to permit the construction of a 7 storey condominium building with 42 residential units, allow for a reduced front yard setback of 5.1 metres, whereas 9 metres is required; a reduced rear yard of 3.5 metres whereas 9 metres is required; side yard setback of 2.5 metres, whereas a minimum of 4.5 metres is required; and allow for 1 parking space per unit, whereas 1.5 spaces per unit is required. The Official Plan designation is HIGH DENSITY RESIDENTIAL. The lands are also the subject of an Application for Standard Condominium - File 26CD-14-17001.

(File No. 2017-01)

(See Report P&B-2017-09 pages 108 to 113)

17-58Z

Complete applications have been made by T. JOHNS CONSULTING GROUP AND JACKIE LEE on behalf of DAO SHENG CHEN AND MIAO YAN CHEN to amend the City of Welland Official Plan and to rezone the lands at 16 Steel Street (Lots 232 and 233, Plan 933, Part Lots 230 and 231, Plan 933) from the existing RM3 - Multiple Dwelling - Third Density Zone - Exemption 12.8.5 and C3 - General Commercial Zone - Exemption 21.3.4 to a Site Specific MXR Zone. The purpose of the Amendment is to allow for two (2) residential units, a restaurant and a warehousing use; to exempt the property from providing an amenity area for the residential uses; and to exempt the property from Section 5.21 (e) of the Zoning By-law which would require the construction of a fence separating the required parking lot from any adjacent uses. A Holding provision will be



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placed on the property to prevent any development prior to the completion of an odor Analysis for the proposed warehousing use. The Official Plan designation is HEALTH AND WELLNESS CLUSTER. (File No. 2017-02)
(See Report P&B-2017-10 pages 114 to 119)

17-59Z A complete application has been made by UPPER CANADA CONSULTANTS on behalf of 2090572 ONTARIO INC. to rezone Part of Lots 18 and 19 and Part of the Road Allowance between Lots 18 and 19, being Lots 2 to 6, all inclusive, Plan 59M-433, former Township of Crowland, now City of Welland for lands at 181, 191, 199, 209 and 217 Turnberry Trail from the existing RM3-X33, RM3-X34 and O1 Zones to a Site Specific R3-X20 Zone. The purpose of the Amendment is to rezone five (5) vacant residential lots from being split zoned to permit the construction of a single-detached dwelling on each lot. The R3-X20 Zone is consistent with the zoning of the adjacent properties that were zoned R3-X20 Zone as part of the North Village Plan of Subdivision. The Official Plan designation is MEDIUM DENSITY RESIDENTIAL.
(File No. 2017-03)
(See Report P&B-2017-11 pages 120 to 125)

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

6. **BY-LAWS (SEE AGENDA INDEX)**

7. **NOTICES OF MOTION**
 - 7.1 **Councillor matters discussed with staff for reporting purposes**
 - 7.2 **Notices of Motion (previously submitted for discussion)**
(Councillor J. Chiochio)

17-54 THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to prepare a report on the naming of laneway located south of Lincoln Street West, between Prince Charles Drive and King Street leading to the Welland scuba park and swimming dock. That all costs for implementation be associated with the report.

- 7.3 **Call for Notices of Motion (for introduction at the meeting)**



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8. CORPORATION REPORTS

8.1 Mayor's Report

8.2 Chief Administrative Officer's Report

9. CONFIRMATORY BY-LAW

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 7th day of March, 2017. Ref. No. 17-1

10. ADJOURNMENT



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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)

1 - 16 2. General Committee Report to Council - February 14, 2017

3. Staff Reports

**17 - 18 TRAF-2017-02 Gen. Mgr., Infrastructure and Development Services/City Engineer,
S. Iannello - Update to Traffic and Parking By-law 89-2000.
Ref. No. 17-22. (See By-law 1)**

**19 - 21 ENG-2017-04 Gen. Mgr., Infrastructure and Development Services/City Engineer,
S. Iannello - Aqueduct Street - Road Reconstruction Detailed Design
Award. Ref. No. 17-55 (See By-law 2)**

**22 - 61 ENG-2017-05 Gen. Mgr., Infrastructure and Development Services/City Engineer,
S. Iannello - Sewer and Drainage Works By-law and Policy.
Ref. No. 16-104**

**62 - 107 P&B-2017-08 Gen. Mgr., Infrastructure and Development Services/City Engineer,
S. Iannello - Application for Zoning By-law Amendment (File No.
2016-08) - Claude St. Amand for lands on the east side of Home
Street, north of Birchmount Avenue, Lots 108 and 109, Plan 618,
being part of Part 1 on Plan 59R-9842. Ref. No. 17-41Z
(See By-law 3)**



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108 - 113

Remove From
Block

P&B-2017-09

Gen. Mgr., Infrastructure and Development Services/City Engineer, S. Iannello - Application for Zoning By-law Amendment (File No. 2017-01) and Plan of Standard Condominium (File No. 26CD-14-17001) N Square Development Group Limited for lands on the east side of Niagara Street, south of Woodlawn Road, Part of Township Lot 240, known municipally as 699 Niagara Street. Ref. No. 17-57Z

114 -119

Remove From
Block

P&B-2017-10

Gen. Mgr., Infrastructure and Development Services/City Engineer, S. Iannello - Application for Zoning By-law Amendment (File No. 2017-02) and Official Plan Amendment - DAO Sheng Chen and Miao Yan Chen for lands on the west side of Steel Street, north of Ontario Road, Lots 232 and 233, Plan 933, Part Lots 230 and 231, Plan 933, municipally known as 16 Steel Street. Ref. No. 17-58Z

120 -125

Remove From
Block

P&B-2017-11

Gen. Mgr., Infrastructure and Development Services/City Engineer, S. Iannello - Application for Zoning By-law Amendment (File No. 2017-03) for lands on the east side of Turnberry Trail, east of Perth Trail - Part of Lots 18 and 19 and Part of the Road Allowance between Lots 18 and 19, being Lots 2 to 6 (inclusive) Plan 59M-433, former Township of Crowland, now in the City of Welland, municipally known as 181, 191, 199, 209 and 217 Turnberry Trail. Ref. No. 17-59Z

126 - 130

P&B-2017-12

Gen. Mgr., Infrastructure and Development Services/City Engineer, S. Iannello - Request for extension to Draft Plan Approval - North Village Subdivision - 2090572 Ontario Inc. for North Village Subdivision (File: 26T-14-09001) west of the Welland By-Pass Canal, north of Aaron and Galloway Trails and south of the Welland River. Ref. No. 09-102Z

3. NEW BUSINESS

131 - 152

1. Sal Iannello, General Manager, Infrastructure and Development Services/City Engineer re: Welland Crowland War Memorial, Chippawa Park. Ref. No. 17-19

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from Sal Iannello, General Manager, Infrastructure and Development Services/City Engineer regarding Welland Crowland Memorial at Chippawa Park.



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- 153 - 154** 2. Stephanie Hicks, Executive Director, Welland Downtown Business Improvement Area
Remove From re: requesting Special Occasion Permit for Feast Street Niagara being held on East
Block Main Street in Downtown Welland. Ref. No. 99-90/17-20

RECOMMENDATION

THAT THE COUNCIL OF THE CITY OF WELLAND has no objection for the issuance of a Special Occasion Permit to Welland Downtown Business Improvement Area for Feast Street Niagara to be held on September 30 and October 1, 2017 on East Main Street in Downtown Welland; and further

THAT Welland City Council designates “Feast Street Niagara” as one of municipal significance; and further

THAT Welland City Council delegates in accordance with its Delegation of Powers Policy, the authority to the City Clerk, or designate, the power to support applications for Special Occasion Permits for all future events of the Welland Super Market and to designate such events as one(s) of municipal significance.

- 155 - 156** 3. Natasha Devos, Deputy Regional Clerk, Niagara Region re: Financial Support for
Families of Missing Persons - Minute Item 8.2, CL 02-2017, Thursday, February 9,
2017. Ref. No. 17-60

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information and supports the request from the Region of Niagara dated February 10, 2017 regarding Financial Support for Families of Missing Persons - Minute Item 8.2, CL 02-2017, Thursday, February 9, 2017.

- 157 - 165** 4. Ralph Walton, Regional Clerk, Niagara Region re: Change to Composition of
Regional Council - “Double Direct” - Minute Item 10.2.1, CL 1-2017, January 19,
2017. Ref. No. 02-160

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Region of Niagara dated January 20, 2017; and further

THAT Welland City Council does not support the request for a consent to the passage of the By-law of the Regional Municipality of Niagara, being a By-law to change the composition of the Regional Council.

- 166 - 167** 5. Deb Reid, Executive Director, Police Services Board re: Burgoyne Bridge
Replacement Project Forensic Audit. Ref. No. 17-48

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information and supports the request from the Police Services Board dated February 23, 2017 regarding the Burgoyne Bridge Replacement Project Forensic Audit.



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- 168 - 169** 6. Nancy Bozzato, Town Clerk, Town of Pelham re: Request to amend process for appointments to Niagara Peninsula Conservation Authority Board of Directors.
Ref. No. 16-129

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Town of Pelham dated February 9, 2017 regarding the request to amend process for appointments to Niagara Peninsula Conservation Authority Board of Directors.

4. BY-LAWS

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

1. A By-law to authorize By-law 89-2000, being a By-law regulating Traffic and Parking within the City of Welland (Schedule V) Ref. No. 17-22
(See Report TRAF-2017-02)
2. A By-law to authorize retention of Kerry T. Howe Engineering Limited to provide engineering Services for the Aqueduct Street Road Reconstruction. Ref. No. 17-55
(See Report ENG-2017-04)
3. A By-law to amend City of Welland Zoning By-law 2667 (Claude St. Amand - File 2016-08) north of Birchmount Avenue, east of Home Street. Ref. No. 17-41Z
(See Report P&B-2017-08)
4. A By-law to authorize entering into a transfer payment agreement with the Ministry of Transportation for public transit infrastructure funding. Ref. No. 17-13