



MINUTES OF
COUNCIL MEETING, JUNE 20, 2017
CIVIC SQUARE, COUNCIL CHAMBERS
60 EAST MAIN STREET

Council met in Committee-of-the-Whole closed to the public at 6:04 p.m. and in open session at 7:07 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

Councillors M. Carl (6:11 p.m.), J. Chiochio, P. Chiochio, T. DiMarco, B. Fokkens, M.A. Grimaldi, and D. McLeod.

Members of Staff and Others Present:

Chief Administrative Officer, G. Long

Deputy Clerk, C. Radice

Chief, Fire & Emergency Services, B. Kennedy

General Manager, Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas

General Manager, Human Resources and Legislative Services, R. Mantesso

General Manager, Infrastructure and Development Services/City Engineer, S. Iannello

Manager of Development Approvals, G. Munday (6:46 p.m.)

Project Manager, Facilities, J. O'Neill (6:46 p.m.)

Recording Secretary, C. Viger (7:07 p.m.)

17-25 Moved by Fokkens and DiMarco

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 6:04 p.m. to consider:

- personal matters about an identifiable individual, including municipal or local board employees; and
- proposed or pending acquisition or disposition of land by the municipality or local board.

CARRIED

17-25 Moved by McLeod and Carl

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 7:04 p.m. with report.

CARRIED

PRESENTATIONS

17-28 Sarah Ane, Community Development & Volunteer Coordinator and Cassandra Magazzeni, Arts & Culture Coordinator, Recreation & Culture Division addressed Council regarding Healthy Kids Community Challenge.

LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT

Councillor Grimaldi presided as Chair of the Public Hearing:

17-85Z A complete application has been made by PIOTR LUKASZCZYK, BABY MARIA CRISTETA LUKASZCZYK AND SARAH LUKASZCZYK to rezone Part Lot 16, Concession 1, being Part 1 on Plan 59R-8222, former Township of Crowland, now in the City of Welland for lands at 335 Biggar Road to amend the existing Site Specific RA-X2 District to a permit agricultural uses. The purpose of the Amendment is to allow for the use of the property as a farm. The Official Plan designation is GOOD GENERAL AGRICULTURE.

G. Munday confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

In support of the application:

- No one spoke to the application.

There being no persons present to speak in support of the application, the Chair asked for those opposing the application.

In opposition of the application:

- No one spoke to the application.

There being no persons present to speak in opposition to the application, the hearing was concluded.

17-1 Moved by Grimaldi and DiMarco

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of June 6, 2017 and Special Council Minutes of June 13 and 14, 2017, as amended.

CARRIED

03-133 Moved by Carl and Grimaldi
 THAT THE COUNCIL OF THE CITY OF WELLAND receives for information purposes Report P&B-2017-35 regarding the update to the City of Welland Brownfield Community Improvement Plan project.

CARRIED

04-92 Moved by Carl and Grimaldi
 THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Jane Walker-Scott, Graphics Coordinator regarding City Signage.

CARRIED

04-94 Moved by McLeod and P. Chiochio
 THAT THE COUNCIL OF THE CITY OF WELLAND approves an Extension to Draft Plan Approval for the Forks Common Subdivision (File: 26T-14-97004) for one (1) year to June 29, 2018, subject to the following:

1. Deleting Condition 8 and replacing it with the following: "That the Developer submit to the Niagara Peninsula Conservation Authority for review and approval, grading, storm servicing, stormwater management, and construction sediment control drawings."
2. Deleting Condition 10 and replacing it with the following: "That Condition 8 above be incorporated into the Subdivision Agreement between the Developer and the City of Welland to the satisfaction of the Niagara Peninsula Conservation Authority. The City of Welland shall circulate the draft Subdivision Agreement to the Niagara Peninsula Conservation Authority for its review and approval."

CARRIED

04-152 Moved by J. Chiochio and DiMarco
 THAT THE COUNCIL OF THE CITY OF WELLAND approves the quotation price from New Rise Demolition Inc. of London, Ontario as detailed in RFQ 2017-07 for the demolition of 469 Rice Road, Welland at the quoted price of \$84,900.00 plus applicable taxes; and further
 THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate By-laws to enter into a contract with New Rise Demolition Inc. to execute the demolition of 469 Rice Road, Welland.

CARRIED

05-50 Moved by Carl and Grimaldi
 THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the letter from Heritage Welland dated June 7, 2017; and further
 THAT Welland City Council approves the proposed alterations for 24 Burgar Street by OAN Architect Inc.

CARRIED

06-75 Moved by McLeod and DiMarco
 THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report CAO-2017-07: Regional Development Charges.

CARRIED

06-84 Moved by DiMarco and Grimaldi
 THAT THE COUNCIL OF THE CITY OF WELLAND approves the recommendations summarized in Report R&C-2017-04 for administrating seasonal registration for programming at the Welland Community Wellness Complex.

CARRIED

08-77 Moved by J. Chiochio and P. Chiochio
 THAT THE COUNCIL OF THE CITY OF WELLAND approves an extension to Draft Plan Approval for the West Creek Estates Subdivision (File: 26T-14-08002) for an additional one (1) year to June 25, 2018.

CARRIED

08-95**17-4**

Moved by Carl and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND approves the 2017 budget from the North Welland Business Improvement Area Board as recommended by their board in the amount of \$42,000.00; and further

THAT Welland City Council authorizes the General Manager, Corporate Services/Chief Financial Officer/Treasurer to make arrangements to levy an amount of \$42,000.00 against the business operations within the defined area on condition that the required financial statements are submitted to the satisfaction of the Chief Financial Officer.

CARRIED**09-72**

Moved by Carl and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND grants Red-Line Approval to the Plan of Subdivision (File No. 26T-14-08004) developed by 2090572 Ontario Inc., more specifically described as Part of Lots 18 and 19, Concession 2 and 3, former Township of Crowland, now in the City of Welland, based upon a plan prepared by Upper Canada Consultants and dated May 23, 2017.

CARRIED**09-152**

Moved by Carl and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information report CLK-2017-10: Town and Gown Committee - updated Terms of Reference; and further

THAT Welland City Council approves the changes to the terms of reference as recommended by the Town and Gown Committee.

CARRIED**10-123**

Moved by Carl and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Paul Turner, Chair and Carolyn Fast regarding the Step Niagara update; and further

THAT Welland City Council directs staff to prepare a report and present to Welland City Council on the potential of implementing a licensing by-law for rental properties.

CARRIED**10-130**

Moved by Carl and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from Niagara Regional Housing (NRH) dated May 26, 2017 regarding the NRH 2017 1ST Quarter Report to Council.

CARRIED**13-50**

Moved by Carl and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND approves the proposal to internally finance the City of Welland's portion of funding in the amount of \$137,500 required for the Niagara Central Airport Commission ("NCAC") capital projects as presented in the NCAC 2017 Capital Budget; and further

THAT Welland City Council authorizes the City Clerk to prepare all necessary agreements and By-laws to advance the funding.

CARRIED**13-117**

Moved by Carl and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND defers the presentation by Grant Munday, Manager of Development Approvals regarding Zoning By-law update until June 27, 2017.

CARRIED**16-66**

Moved by Carl and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information and approves the request from the Active Transportation Advisory Committee to add a representative from the Welland Downtown Business Improvement Area (WDBIA) to the committee membership.

CARRIED

16-129 Moved by Carl and Grimaldi
THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report CLK-2017-09: Option for choosing Niagara Peninsula Conservation Authority (NPCA) Board Representative - City of Welland.

CARRIED

17-4 Moved by Carl and Grimaldi
THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report FIN-2017-13; and further
THAT Welland City Council approves the amendments to the Vacancy Rebate program as contained in report FIN-2017-03.

CARRIED

17-4 Moved by Carl and Grimaldi
THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the Capital Project Close Out Reports for the projects listed in Appendix 'A' attached to Report FIN-2017-14.

CARRIED

17-4 Moved by Carl and Grimaldi
THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Region of Niagara dated May 23, 2017 regarding Report CSD 24-2017: 2017 Tax Capping Policy.

CARRIED

17-13 Moved by Carl and Grimaldi
THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Alfred Stockwell, Transit Manager regarding Transit Service Improvements update.

CARRIED

17-13 Moved by McLeod and Fokkens
THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report TRANS-2017-05: Transit Service Improvements update.

CARRIED

17-19 Moved by Carl and Grimaldi
THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Richard Dalton, Acting Manager of Recreation and Culture and Doug Matthews, Chair of Welland Arenas Advisory Committee regarding Arena Ice Allocation.

CARRIED

17-19 Moved by DiMarco and McLeod
THAT THE COUNCIL OF THE CITY OF WELLAND approves the Arena Ice Allocation Policy as detailed in Report R&C-2017-03.

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17-19 Moved by Grimaldi and DiMarco
THAT Welland City Council refers Report R&C-2017-03: Arena Ice Allocation Policy to the Welland Arena Committee Meeting on June 22, 2017.

CARRIED

17-22 Moved by J. Chiochio and McLeod
 THAT THE COUNCIL OF THE CITY OF WELLAND receives for information REPORT TRAF-2017-05 Update to Traffic and Parking By-law 89-2000; and further
 THAT Welland City Council directs the City Clerk to amend Traffic and Parking By-law 89-2000 as follows:
 ADD the following to Schedule "XXXIV" – RESIDENTIAL PARKING PERMIT ONLY

COLUMN 1 HIGHWAY	COLUMN 2 SIDE	COLUMN 3		COLUMN 4 PERIOD (TIMES/DAYS)
		FROM	TO	
Gaiser Road	North Side	Timberview Crescent -west leg	82 metres easterly	ANY TIME
Gaiser Road	South Side	Timberview Crescent - west leg	Timberview Crescent – east leg	ANY TIME

CARRIED

17-28 Moved by McLeod and Carl
 THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Sarah Ane, Community Development & Volunteer Coordinator and Cassandra Magazzeni, Arts & Culture Coordinator, Recreation & Culture Division regarding Healthy Kids Community Challenge.

CARRIED

17-68Z Moved by DiMarco and Grimaldi
 THAT THE COUNCIL OF THE CITY OF WELLAND adopts an Amendment to the Official Plan to designate the lands on the west side of Aqueduct Street, east of Niagara Street and southwest of Hilda Street, more specifically described as Lot 61, Plan 665, in the City of Welland, known municipally as 383 Aqueduct Street from Low Density Residential to Community Commercial Corridor to allow the use of the property in conjunction with a motor vehicle sales dealership; and THAT Welland City Council approves an Amendment to Zoning By-law 2667, as amended, for the lands on the west side of Aqueduct Street, east of Niagara Street and southwest of Hilda Street, more specifically described as Lot 61, Plan 665, in the City of Welland, known municipally as 383 Aqueduct Street, from the existing Single-Detached Dwelling – Second Density (R2) Zone to a Holding Site Specific (H-C3) Zone to allow for the use of the property in conjunction with a motor vehicle sales dealership; and further
 THAT Welland City Council directs that prior to the lifting of the Holding Symbol the Owner will enter into a Site Plan Agreement with the City of Welland.

YEAS: Councillors Grimaldi, Fokkens, Mayor Campion, Carl, J. Chiochio, McLeod and DiMarco.

NAYS: Councillor P. Chiochio.

CARRIED

17-78 Moved by Carl and Grimaldi
 THAT THE COUNCIL OF THE CITY OF WELLAND approves the Application for Brownfield Incentive Programs for the property known municipally as 175 Southworth Street for the Brownfield Tax Assistance Program in the estimated amount of \$130,820.00 and the Brownfield Rehabilitation Grant Program in the estimated amount of \$130,000.00 plus any remaining eligible costs not covered under the Tax Assistance Program; and
 THAT Welland City Council supports in principle a By-law to cancel the increase in City and Regional property taxes for a maximum of 5 years and the said By-law and this Report be circulated to the Niagara Region to request the Region's participation in the Tax Assistance Program for cancellation of the Regional portion of property taxes and in the Rehabilitation Grant Program; and
 THAT Welland City Council directs staff to prepare the required By-law(s) and Agreement(s); and further
 THAT Welland City Council authorizes the Mayor and City Clerk to execute any documentation required to satisfy conditions related to participation in the Brownfield Incentive Programs.

CARRIED

17-84 Moved by Carl and Grimaldi
 THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from Fusion Homes dated June 20, 2017 regarding Report P&B-2017-34: Policy on Extension of Draft Plan Approval for Subdivisions.

CARRIED

17-84 Moved by Fokkens and Carl
 THAT THE COUNCIL OF THE CITY OF WELLAND approves the Policy on the Extension of Draft Plan Approval for Plans of Subdivision and its implementation as set out in Report P&B-2017-34.

CARRIED

17-85Z Moved by P. Chiochio and Carl
 THAT THE COUNCIL OF THE CITY OF WELLAND receives for information purposes Report P&B-2017-40 regarding an Application for Zoning By-law Amendment for lands on the south side of Biggar Road, west of Darby Road and adjacent to the railway lines, more specifically described as Part Lot 16, Concession 1, being Part 1 on Plan 59R-8222, in the former Township of Crowland, now in the City of Welland, known municipally as 335 Biggar Road.

CARRIED

17-86 Moved by Carl and Grimaldi
 THAT THE COUNCIL OF THE CITY OF WELLAND authorizes the Mayor and Clerk to enter into a Demolition Agreement with David and Rochelle Pearson for the property located at 659 Forks Road.

CARRIED

17-87 Moved by Carl and Grimaldi
 THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B-2017-43 regarding the initiation of the Secondary Plan process for the Northwest Area of the City; and further THAT Welland City Council authorizes staff to proceed with the initiation of the Secondary Plan process for the Northwest Area of the City; and further THAT Welland City Council confirms the project budget and directs staff to proceed to look to outside funding sources including Regional Niagara to assist with the costs of completing this project.

CARRIED

17-88 Moved by Carl and Grimaldi
 THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Region of Niagara dated June 12, 2017 regarding Report PDS 17-2017: Waterfront Investment Program 2017 Funding Recommendations.

CARRIED

BUSINESS ARISING FROM COMMITTEE-OF-THE-WHOLE

10-60 Moved by Grimaldi and DiMarco
 THAT THE COUNCIL OF THE CITY OF WELLAND denies the request by Mr. LaRose, on behalf of William Tony and Shelly Wells, to purchase the western portion of Santone Avenue, north of Broadway.

YEAS: Councillors P. Chiochio, Grimaldi, Mayor Champion, Carl, J. Chiochio and McLeod.

NAYS: Councillors Fokkens and DiMarco.

CARRIED

17-15 Moved by Carl and Grimaldi
 THAT THE COUNCIL OF THE CITY OF WELLAND declares surplus to the City's needs lands lying south of the Welland Community Wellness Complex, east of the Welland Recreational Waterway.

CARRIED

BY-LAWS

Moved by Carl and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-laws, as reproduced in this evening's Council Agenda, as amended, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

17-68Z

BYL 2017 - 67

A By-law to amend City of Welland Zoning By-law 2667 (Mike Knapp Ford Sales Limited - File 2016-09) 383 Aqueduct Street.

17-22

BYL 2017 - 68

A By-law to amend By-law 89-2000, being a By-law Regulating Traffic and Parking within the City of Welland (Schedule XXXIV).

04-152

BYL 2017 - 69

A By-law to authorize entering into contract with New Rise Demolition Inc. for demolition of 469 Rice Road.

CARRIED

Moved by Grimaldi and Carl

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-laws, as reproduced in this evening's Council Agenda, as amended, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

17-78

BYL 2017 - 72

A By-law to authorize the execution of a Brownfield Tax Assistance Program Agreement and a Brownfield Rehabilitation Grant Program Agreement (Community Improvement Plan) for 175 Southworth Street.

13-50

BYL 2017 - 70

A By-law to authorize Financing of Niagara Central Airport Commission Capital projects.

09-60

BYL 2017 - 71

A By-law to authorize execution of an agreement for Tax Increment Grant Program (Community Improvement Plan) for 316 Enterprise Drive.

17-68

BYL 2017 - 66

A By-law to authorize the adoption of Official Plan Amendment No. 13.

CARRIED

Moved by Carl and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-law, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

17-1

BYL 2017 - 73

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 20th day of June, 2017.

CARRIED

Councillor P. Chiochio gave Notice of Motion to the following issue to be presented to Council at the July 25, 2017 Regular Council Meeting:

99-99 THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to prepare a report on the potential of creating an economical pedestrian pathway to provide access to the Welland Recreational Canal for the residents in the St. Lawrence and Lancaster Drive area.

Councillor Carl gave Notice of Motion to the following issue to be presented to Council at the July 25, 2017 Regular Council Meeting:

17-26 WHEREAS the City of Welland strives to be a walkable and accessible community;
AND WHEREAS The City of Welland continues to promote public health and safety.
NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to work with Niagara Region staff to develop a report on installing sidewalks on Woodlawn Road between Clare Avenue and South Pelham Road and to have a report back to Welland Council before 2018 budget deliberations begin.

Councillor J. Chiochio gave Notice of Motion to the following issue to be presented to Council at the July 25, 2017 Regular Council Meeting:

17-90 THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to develop a report for Council to look at re-establishing Christmas lights and decorations throughout the downtown core for this holiday season.

Council adjourned at 9:21 p.m.

These Minutes to be approved and adopted by Motion of Council this 25TH day of July, 2017.

MAYOR

DEPUTY CITY CLERK