

NOTICE

**THE MAYOR HAS CALLED
A SPECIAL MEETING OF COUNCIL**

AT 6:25 P.M.

TUESDAY, MARCH 26, 2019

**IN THE COUNCIL ANTE ROOM – CIVIC SQUARE
TO DISCUSS THE FOLLOWING:**

- **PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD.**
 - *City Owned Property – potential sale of land.*
- **A TRADE SECRET OR SCIENTIFIC, TECHNICAL, COMMERCIAL, FINANCIAL OR LABOUR RELATIONS INFORMATION, SUPPLIED IN CONFIDENCE TO THE MUNICIPALITY OR LOCAL BOARD, WHICH, IF DISCLOSED, COULD REASONABLY BE EXPECTED TO PREJUDICE SIGNIFICANTLY THE COMPETITIVE POSITION OR INTERFERE SIGNIFICANTLY WITH THE CONTRACTUAL OR OTHER NEGOTIATIONS OF A PERSON, GROUP OF PERSONS, OR ORGANIZATION.**
 - *Bid opportunity for waterway update.*

AND

**IN OPEN SESSION
IN COUNCIL CHAMBERS, CIVIC SQUARE**

TO CONSIDER ANY CORRESPONDENCE, REPORTS, AND BY-LAWS

**Tara Stephens,
City Clerk**



SPECIAL COUNCIL MEETING AGENDA
Tuesday, March 26, 2019
COUNCIL CHAMBERS – CIVIC SQUARE

1. **COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (6:25 P.M.)**
(See yellow tab)
 - Proposed or pending acquisition or disposition of land by the municipality or local board:
 - *City Owned Property – potential sale of land.*
 - A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.
 - *Bid opportunity for waterway update.*

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

5. **ORAL REPORTS AND DELEGATIONS**
 - 5.1 **PRESENTATION(S) - Nil**

 - 5.2 **DELEGATION(S) (maximum 5/10/5 policy) - Nil**

 - 5.3 **AGENCIES, BOARDS, COMMISSIONS AND COMMITTEE REPORT(S) - Nil**

6. **BY-LAWS**
 1. A By-law to authorize acceptance of tender from A.J. Stone Company Ltd. for supply and delivery of personal protective equipment used for firefighting (A.K.A. bunker gear). Ref. No. 19-15

7. 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 26th day of March, 2019.
Ref. No. 19-1

8. ADJOURNMENT



GENERAL COMMITTEE

Tuesday, March 26, 2019
COUNCIL CHAMBERS - CIVIC SQUARE

Meeting Number 2019 - 4

1. **OPEN GENERAL COMMITTEE MEETING FOLLOWING THE SPECIAL COUNCIL MEETING.**
 - 1.1 **CALL TO ORDER BY VICE MAYOR LEO VAN VLIET**
 - 1.2 **ADDITIONS/DELETIONS TO AGENDA**
 - 1.3 **DISCLOSURES OF INTEREST**
 - 1.4 **ADOPTION OF MINUTES**

General Committee Meeting of February 26, 2019.
 - 1.5 **ITEMS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE-OF-THE-WHOLE (OPEN) (See blue tab)**

2. **VERBAL REPORTS AND DELEGATIONS**
 - 2.1 **PRESENTATIONS**

19-19 Todd Brown, President/Principal Planner and, Dennis Kwan, Planner, Monteith Brown Planning Consultants re: Parks and Recreation Master Plan presentation.
 - 2.2 **DELEGATIONS (MAXIMUM 5/10/5 RULE)**

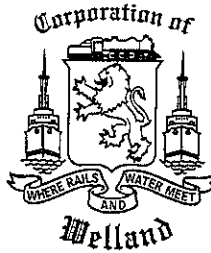
19-27 Sandy Mocsan, President, Rose Festival re: 2019 Rose Festival.
(Background information provided in Council members packages).

18-88 Daniele Tronko, Elder, Church of the Higher Consciousness re: Establishment of a meditation garden on vacant City-owned lands on First Street east of Plymouth Road.
 - 2.3 **AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORT(S) – Nil**

3. **COMMITTEE-OF-THE-WHOLE (OPEN)**

(Discuss items removed from Agenda Block)

4. **ADJOURNMENT**



GENERAL COMMITTEE

Tuesday, March 26, 2019
COUNCIL CHAMBERS - CIVIC SQUARE

Meeting Number 2019 - 4

Page No.

AGENDA BLOCK

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

2. STAFF REPORTS

INFRASTRUCTURE & DEVELOPMENT SERVICES – L. Van Vliet, Chair

Planning & Building Division

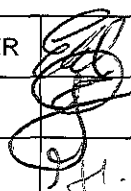
- 1 - 3
Remove From
Block
- P&B-2019-07 Gen. Mgr., Infrastructure and Development Services/City Engineer,
E. Nickel – City-owned lands south side of First Street, east of Plymouth
Road. Ref. No.18-88

CORPORATE SERVICES – D. McLeod, Chair

Transit Division

- 4 - 8
- TRANS-2019-01 Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer,
S. Zorbas – Solar Lighting Initiative. Ref. No. 19-13

3. NEW BUSINESS - Nil

APPROVALS	
GENERAL MANAGER	
TREASURER	
CITY MANAGER	

18-88

GENERAL COMMITTEE
INFRASTRUCTURE AND DEVELOPMENT SERVICES

REPORT P&B-2019-07
MARCH 26, 2019

**SUBJECT: CITY-OWNED LANDS SOUTH SIDE OF FIRST STREET,
EAST OF PLYMOUTH ROAD**

**AUTHOR: ROSE DI FELICE, M.Pl., M.Sc., MCIP, RPP
MANAGER OF POLICY PLANNING**

**APPROVING G.M.: ERIK NICKEL, P. ENG.
GENERAL MANAGER,
INFRASTRUCTURE AND DEVELOPMENT SERVICES/CITY
ENGINEER**

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND directs Staff to implement the City's Sale of City-owned Land and the Stopping Up and Closing of Highways Policy (SER-013-0011) regarding the sale of City-owned lands on the south side of First Street east of Plymouth Road.

ORIGIN AND BACKGROUND:

On November 20, 2018, Council received for information a presentation by Daniele Tronko, Elder, Church of the Higher Consciousness regarding the establishment of a meditation garden on vacant City-owned lands on First Street east of Plymouth Road (see attached Appendix I – Location Map). These lands are located immediately north of property occupied by the Church at 114 Second Street. It is Staff's understanding that the subject lands are to be used as a meditation garden associated with the Church and that the request from the owner of the Church is for the subject lands to be transferred from the City to the Church owner at no cost or, alternatively, at a reduced price.

COMMENTS AND ANALYSIS:

Staff has reviewed the request from Daniele Tronko and suggest that the 1,714 square metre (0.42 acre) parcel of land has significant development potential and value as an infill lot. The potential of the lands to be used for development purposes resulted in these lands being declared surplus by the City in 2017.

In its consideration of the new Zoning By-law Council deferred its decision regarding the Zoning of these lands. Staff had recommended that these lands be Zoned INS1, an Institutional Zone category, which permits various uses including institutional and residential uses. The residential uses supported by this Zoning include housing that is

provided by social and non-profit agencies (for example, Habitat for Humanity, Niagara Regional Housing etc.) The Zoning applicable to these lands under the deferral are limited only to a few uses including a place of worship, a single-detached dwelling, a school, daycare facility, a library, and a museum.

Based on the foregoing, Staff would not recommend transferring these lands at no cost.

With respect to the sale of City-owned lands, a Policy exists which sets out how the sale of any lands owned by the City shall proceed. According to City Policy, an Appraisal of the subject lands is to be completed to determine fair market value in order to establish a sale price. In addition to price, it is practice that all costs associated with the acquisition of City-owned lands be recouped by the City.

Staff is of the opinion and would recommend that given the location and the development potential of the subject lands that, should they be sold, the City's Policy on the sale of City-owned lands be followed where a fair market value for the subject property is established.

FINANCIAL CONSIDERATION:

There are no financial implications as a result of the contents of this Report.

OTHER DEPARTMENT IMPLICATIONS:

There are no implications for other departments as a result of the contents of this Report.

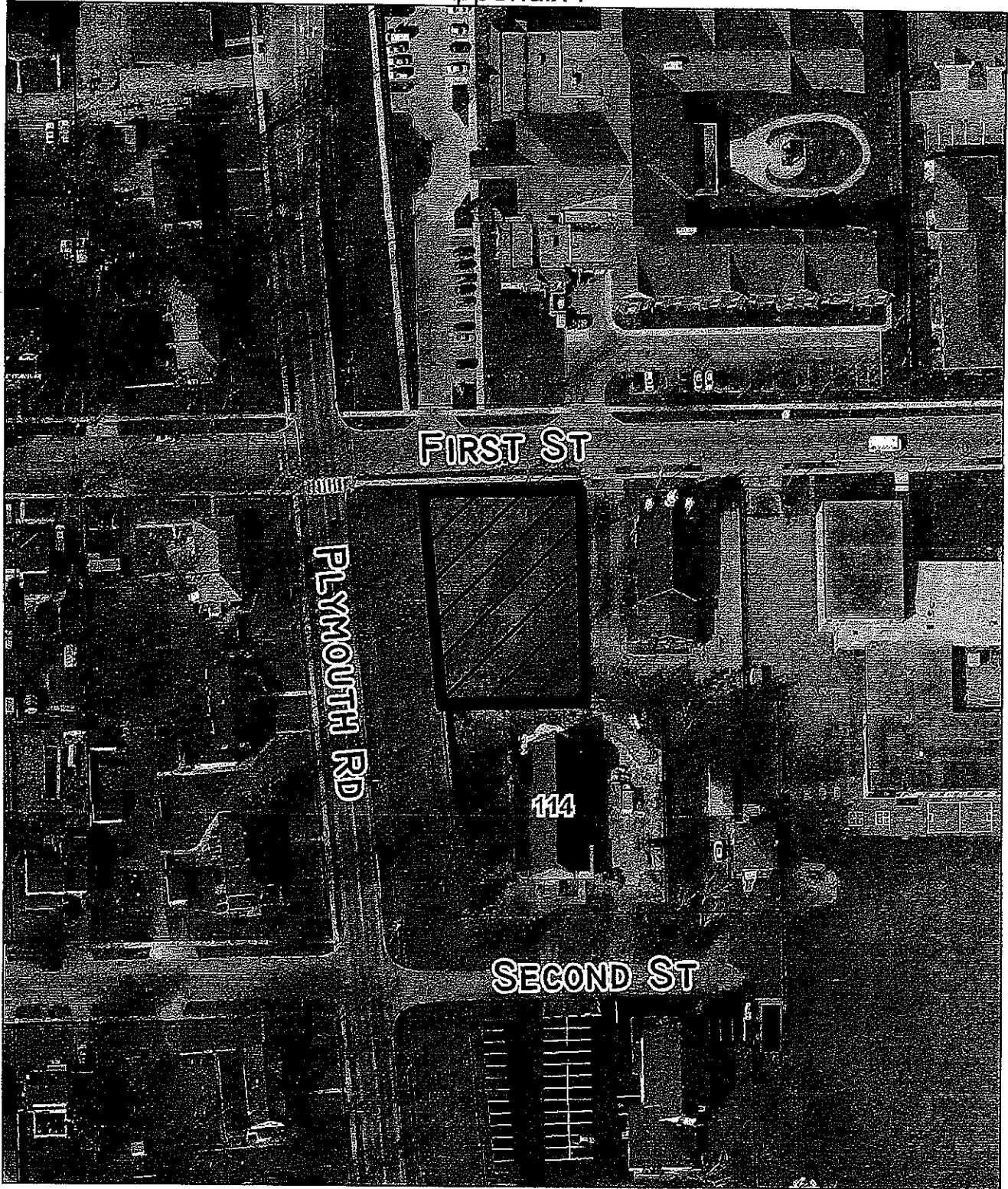
SUMMARY AND CONCLUSION:

Interest has been expressed regarding the transfer, at no cost or a reduced cost, of City-owned lands on First Street to the adjacent property owner to the south of the First Street lands. The purpose for the transfer is for the lands to be used as a meditation garden associated with the existing Church at 114 Second Street.

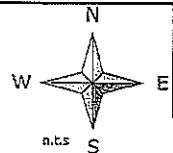
Given the development potential of the subject lands, the City's Policy regarding City-owned land sales should be followed and a fair market value established. As the lands have already been declared surplus by Council Resolution, an interested party could make a formal written offer for the property. Should a formal offer be received a Staff Report would be prepared providing Council with specifics of, and Staff recommendation(s) on, the offer.

ATTACHMENTS:

Appendix I – Location Map



LOCATION MAP

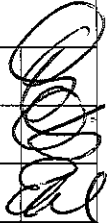


SUBJECT LANDS



*Infrastructure and
Development Services
Planning Division*

GENERAL COMMITTEE
CORPORATE SERVICES
TRANSIT DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT TRANS-2019-01
MARCH 26, 2019

SUBJECT: SOLAR LIGHTING INITIATIVE

19-13

**AUTHOR: DAVID STUART, MBA,
TRANSIT MANAGER**

**APPROVING G.M.: STEVE ZORBAS, CPA, CMA, B.Comm, DPA,
GENERAL MANAGER, CORPORATE SERVICES, CHIEF FINANCIAL
OFFICER/TREASURER**

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives Transit Report TRANS-2019-01 and approves the purchase of the Solar Lighting Units.

ORIGIN AND BACKGROUND:

In September 2018, Transit staff sought to enhance the safety of our clientele waiting for buses on the platform at our Bus Terminal. To that end, a vendor of solar lighting was selected who could provide a product, which would; provide enough light to fully illuminate the large bus shelters on the platform, resist the weather elements, be vandal resistant, and maintain a charge to ensure a sustained level of illumination beyond our hours of evening service.

The vendor, Canadian Solar Outfitters from Port Colborne, had performed several installations in parks and parking lots and carried a product they felt would be ideal for our bus shelter initiative. As the initiative, as well as vendor, were new to Transit, a pilot program was established whereby the vendor would place lights within the two shelters and allow these lights to operate for an extended period of time before Transit would compensate Canadian Solar Outfitters for their installation. This pilot program would provide Transit with sufficient time to evaluate the product and gauge customers', as well as our Bus Operators' comments on their effectiveness.

After three months had passed, a review of the lights indicated they had performed well and were appreciated by customers, and our Bus Operators. The lights operate at approximately a quarter of their full illumination, which allows our Bus Operators to view into the shelters as they pull onto the platforms, and then increase to full illumination when customers are within the shelters. This enhances the safety for our clientele and staff, as well as provide a deterrent for vandals intent on causing damage to municipal property.

By modulating the intensity of the light, dependent upon whether someone is within the shelter, the solar charged battery capacity ensures the light will remain on throughout the night. Further,

during the pilot period, which lasted into the late fall, the lights did not lose illumination power due to progressively less sunlight realized throughout the day to charge the battery.

COMMENTS AND ANALYSIS:

Transit staff have been pleased with the performance of the solar powered lighting systems. They have been well received by all stakeholders, have withstood the inclement weather, and have been installed in such a manner as to deter opportunities for vandalism.

The success of this initial pilot project has prompted Transit staff to seek further opportunities to install these units within other bus shelters throughout the city. A review of shelters in need of additional lighting, due to a lack of nearby street lighting, has lead staff to select twelve (12) locations. Each shelter would receive one solar panel, which is mounted on the roof and directed south, one battery storage pack, and one motion sensitive light protected within a steel cage. Warranty was a serious consideration, and the vendor provides a 25 year warranty on the solar panel, 20 years on the lights, and 8 years on the battery pack. Of interest, the two pilot project lights have performed well since installation in September 2018 and have required no maintenance or warranty claims.

The vendor, Canadian Solar Outfitters, is operated out of Port Colborne. They design their lights and have them manufactured in China to their specifications. Locally, the lights are installed with the assistance of Newport Signs in Port Colborne. Thus, the local relationship allows for enhanced discussion about suitable installation locations, delivery of products, and mounting on the various shelter types. Also, Canadian Solar Outfitters has many installations including St. Catharines (Performance Auto Group), Prince George, BC, and Gatineau, QC.

FINANCIAL CONSIDERATION:

The cost of the initial two pilot program units was \$1,977.00 (taxes included), which equates to a cost of \$988.50 per installed unit. In negotiations with the vendor, a reduced, installed price of \$847.50 (taxes included) would be realized due to the purchase of 12 units. This equates to a savings of \$141.00 per unit, or a 14.26% reduction in cost.

The overall cost to install the 12 units would be \$10,170.00 (taxes included) and the funds have been identified and approved by Council within the Green Energy Capital Account.

OTHER DEPARTMENT IMPLICATIONS:

This initiative has no impact on other City departments.

SUMMARY AND CONCLUSION:

Welland Transit continues to search, review, and implement methods to further enhance our services to the residents of Welland. The generation of evening ridership has always been a challenge due, in large part, to safety concerns. The continued evolution of commercial grade solar lighting systems has made it possible to eliminate some of these customer concerns as these new systems generate sufficient energy from the solar panel to fully illuminate the shelters throughout the evening. The additional light acts as a deterrent to vandals, enables Bus Operators with a view into the shelter as they approach, and provides a tremendous level of comfort and safety to customers awaiting their bus.

After much discussion, Transit staff selected a vendor who agreed to install two lighting systems within shelters located at the Bus Terminal on a pilot program basis. These systems were monitored for several months and upon approval by customers and staff, the vendor was compensated. Knowing these lighting systems would be beneficial to all stakeholders in additional locations, Transit staff have selected twelve (12) additional bus stop shelters for a total cost of \$10,170.00 (taxes included).

If approved, staff recommend the Council approved Green Energy Capital Account be employed to cover the cost of these installations.

ATTACHMENTS:

Appendix I – Photo of installation at Bus Terminal

Solar Panel Mounted Atop Shelter



Solar Powered Light Within Shelter





MINUTES OF GENERAL COMMITTEE MEETING

Tuesday, February 26, 2019

COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2019 – 3

Members Present: Vice Mayor L. Van Vliet

B. Green

J. Larouche

A. Moote

C. Richard

G. Speck

L. Spinosa

Members of the Staff Present:

City Clerk, T. Stephens

Chief, Fire & Emergency Services, B. Kennedy

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



MINUTES OF GENERAL COMMITTEE MEETING -- Page 2

Tuesday, February 26, 2019
Meeting Number G.C. 2019 – 3

Vice Mayor L. Van Vliet called the General Committee Meeting to order at 7:08 p.m.

1. **ADDITION/DELETIONS TO AGENDA: Nil**

2. **DISCLOSURES OF INTEREST: Nil**

3. **ADOPTION OF MINUTES OF THE GENERAL COMMITTEE MEETING OF January 22, 2019**

Moved by Richard that the Minutes of the General Committee Meeting of January 22, 2019 be and the same are hereby approved and adopted.

CARRIED

4. **PRESENTATIONS : Nil**

5. **DELEGATIONS**

19-15 Nora Reid, President, Central Station Education Initiative re: Lease Extension.

Nora Reid presented to General Committee, and requested the current lease be extended five (5) additional years, to make the total 10 years. Nora advised a number of grants they will be applying for require a longer lease on a property. General Committee raised concerns as one year has already gone by with the lease. General Committee requested the matter be referred back to staff for a report regarding the request.

Moved by Speck

THAT THE GENERAL COMMITTEE refers the request for a lease extension for the Central Station Education Initiative back to staff to prepare a report for Council consideration.

CARRIED

19-28 Renee Delaney, Planting with Purpose re: Small scale farms teaching garden.

Renee Delaney presented to General Committee regarding a small scale farms teaching garden. Renee provided information regarding past experiences and possible programs to be ran in the future within the Niagara Region. General Committee referred the matter back to staff for study and review.

Moved by Larouche

THAT THE GENERAL COMMITTEE refers the request for a community teaching garden back to staff for study and review.

CARRIED

6. **AGENCIES, BOARDS, COMMISSIONS AND COMMITTEE REPORT(S): Nil**

7. **BUSINESS ARISING FROM MINUTES, PREVIOUS MEETINGS AND OTHER ITEMS REFERRED FROM COUNCIL FOR DISCUSSION: Nil**



MINUTES OF GENERAL COMMITTEE MEETING -- Page 3

Tuesday, February 26, 2019
Meeting Number G.C. 2019 – 3

8. **STAFF REPORTS: Nil**

9. **NEW BUSINESS : Nil**

10. **The General Committee Meeting adjourned at 7:47 p.m.**