

NOTICE

THE MAYOR HAS CALLED

A SPECIAL MEETING OF COUNCIL

AT 7:00 P.M.

TUESDAY, MARCH 10, 2020

IN THE COUNCIL CHAMBERS – CIVIC SQUARE

TO CONSIDER ANY CORRESPONDENCE, REPORTS, AND BY-LAWS


**Tara Stephens,
City Clerk**



SPECIAL COUNCIL MEETING AGENDA
Tuesday, March 10, 2020
COUNCIL CHAMBERS – CIVIC SQUARE

1. **OPEN SPECIAL COUNCIL MEETING (7:00 P.M.)**
 - 1.1 **ADDITIONS/DELETIONS TO AGENDA**
 - 1.2 **DISCLOSURES OF INTEREST**
 - 1.3 **COUNCILLORS TO DETERMINE AGENDA ITEMS AND BY-LAWS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE-OF-THE-WHOLE (OPEN) (See pink tab)**

2. **ORAL REPORTS AND DELEGATIONS**
 - 2.1 **PRESENTATION(S) - Nil**
 - 2.2 **DELEGATIONS(S) (maximum 5/10/5 policy) - Nil**
 - 2.3 **AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORT(S) - Nil**
 - 2.4 **LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT - Nil**

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

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

5. **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 10th day of March, 2020.
Ref. No. 20-1

6. **ADJOURNMENT**



SPECIAL COUNCIL MEETING AGENDA INDEX

*Tuesday, March 10, 2020
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) - Nil**

2. **Staff Reports**

1 - 3 **TRAF-2020-01** Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick -
Parking Permit Request: Lot behind Civic Square. Ref. No. 20-22

4 - 9 **P&B-2020-16** Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick -
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. 09-102

10 - 14 **P&B-2020-17** Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick -
Renaming of Wellington Street North between East Main Street to
Major Street. Ref. No. 20-62 (See By-Law 1).

15 **CLK-2020-08** City Clerk, T. Stephens - Lottery License. Ref. No. 20-3

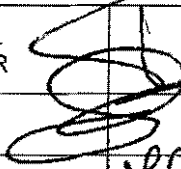

3. **NEW BUSINESS - Nil**

4. **BY-LAWS**

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

1. A By-law to rename Wellington Street north lying between East Main Street to
Major Street as Atlas Avenue. Ref. No. 20-62
(See Report P&B-2020-17)

COUNCIL MEETING
INFRASTRUCTURE AND DEVELOPMENT SERVICES
TRAFFIC DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

20-22

REPORT TRAF-2020-01
MARCH 10, 2020

SUBJECT: PARKING PERMIT REQUEST: LOT BEHIND CIVIC SQUARE

AUTHOUR: MUHAMMAD ALI KHAN, M.A.Sc., P. ENG.
SUPERVISOR, TRAFFIC, PARKING & BY-LAWS

APPROVING G.M.: TRAVERS FITZPATRICK, GENERAL MANAGER,
INFRASTRUCTURE AND DEVELOPMENT SERVICES

RECOMMENDATIONS:

1. THAT THE COUNCIL OF THE CITY OF WELLAND receives for information REPORT TRAF-2020-01 PARKING PERMIT REQUEST: LOT BEHIND CIVIC SQUARE; and

2. That Welland City Council maintains the status quo in Municipal Lot 1 Area C and does not authorize staff to issue monthly parking permits to the general public.

ORIGIN AND BACKGROUND:

At the February 18, 2020 meeting of Council, the following motion was passed:

"THAT THE COUNCIL OF THE CITY OF WELLAND directs staff investigate and report to Council the dedication of 10 city parking spots behind City Hall paid parking to the Peters Group owner of 3 Cross Street at a yearly charge."

COMMENTS AND ANALYSIS:

Peters Group is currently using Lot 1 Area B for their parking needs. This is the lower parking lot located behind the Courthouse. Staff has issued 15 permits to this group with an expiry date of December 2020. There are 44 additional permit holders in this lot. Permit holders are paying a permit fee of \$50.00 per month. Lot 1 Area B is an underutilized lot. There is a parking machine in this lot with an hourly rate of \$1.50 between the hours of 8:00 a.m. and 6:00 p.m.

Peters Group is now requesting that ten (10) parking permits be issued to their vehicles for parking in the upper parking Lot 1 Area C, located behind Civic Square and closer to their building. Map attached with this report as Appendix I illustrates the location of Lot 1 Area "B" and Lot 1 Area "C"

There are 70 parking spots in Lot 1 Area C. There is a parking machine in this lot with an hourly rate of \$1.50 between the hours of 8:00 a.m. and 6:00 p.m. Currently, the City does not issue parking permits for this lot to the general public. The main reason for not issuing permits in this lot is because it is one of the busiest parking lots in the City and is primarily used by patrons attending the Library, Civic Square and the Courthouse. In addition, patrons coming to the downtown core for longer than two hours also utilize this parking lot. Based on discussions with parking staff, there are many days in the year where this lot is full to capacity. Allowing monthly permits in Lot 1 Area C will reduce the daily parking capacity and may force patrons to use the lower parking lot, Lot 1 Area B. This lot is not fully accessible and will make it difficult for those with mobility issues to attend the Library, Civic Square or the Courthouse. Based on the above reasons staff is recommending that parking permits in Lot 1 Area C not be permitted.

FINANCIAL CONSIDERATION:

N/A

OTHER DEPARTMENT IMPLICATIONS:

N/A

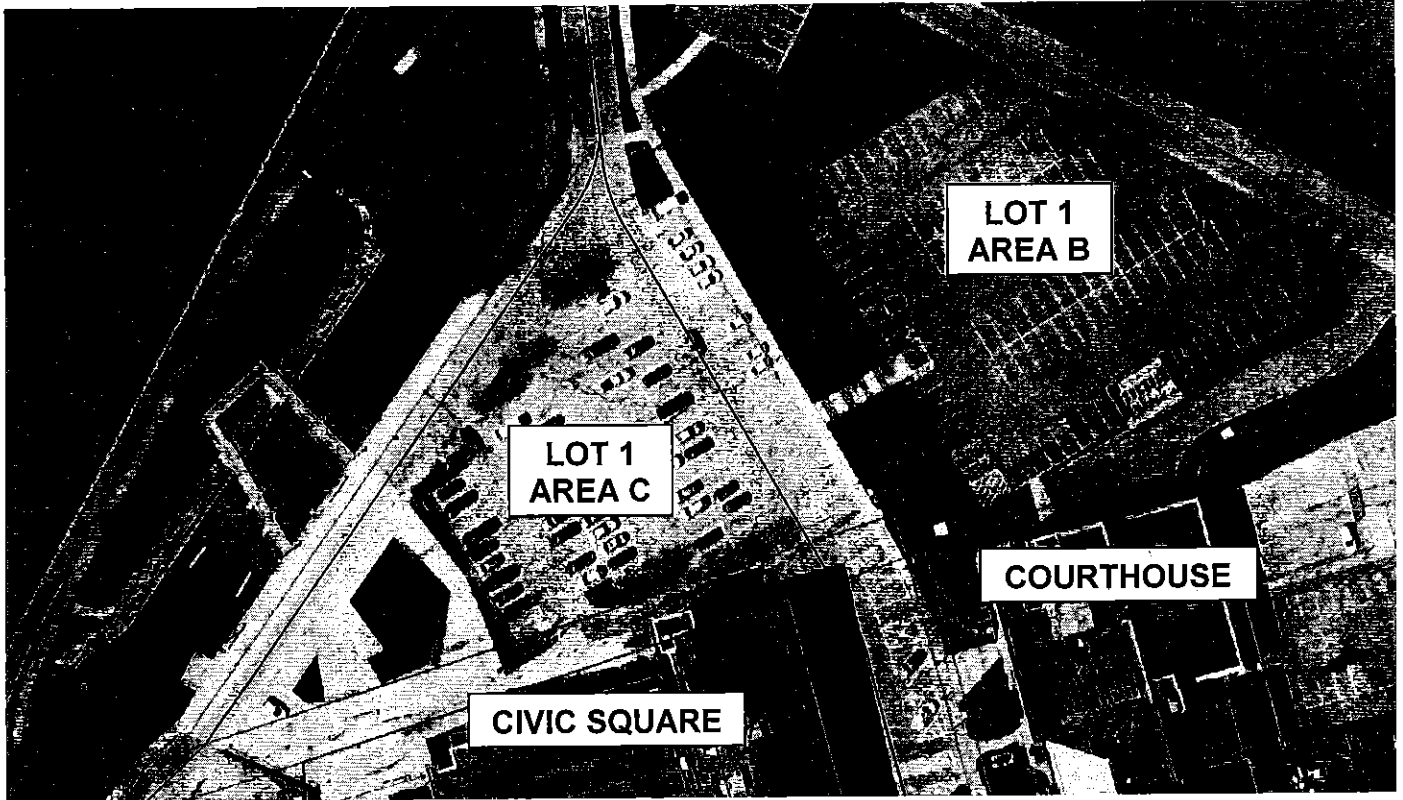
SUMMARY AND CONCLUSION:

Parking Lot 1 Area C behind Civic Square is one of the busiest parking lots in the City and is primarily used by patrons attending the Courthouse, Civic Square and Library. In addition, patrons coming to the downtown core for longer than two hours also use this parking lot. Allowing permit parking in Lot 1 Area C will reduce the daily parking capacity and patrons visiting the area may need to park in the lower parking lot, Lot 1 Area B. For those with mobility issues, using the lower lot may be difficult as this lot is not fully accessible. Based on the above reasons staff is recommending that parking permits in Lot 1 Area C not be permitted.



ATTACHMENTS:

Appendix 1 – Map of Parking Lots behind City Hall

APPENDIX I



Lot Name	# of Parking Spaces
Lot 1, Area B	92
Lot 1, Area C	70

APPROVALS	
GENERAL MANAGER	
TREASURER	
CITY MANAGER	JFL

COUNCIL

INFRASTRUCTURE AND DEVELOPMENT SERVICES

09-102

**REPORT P&B-2020-16
MARCH 10, 2020**

**SUBJECT: 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**

**AUTHOR: RACHELLE LAROCQUE, B.E.S., M.Sc., MCIP, RPP
PLANNING SUPERVISOR**

**APPROVING
MANAGER: GRANT MUNDAY, B.A.A., MCIP, RPP
MANAGER OF DEVELOPMENT APPROVALS**

**APPROVING G.M.: TRAVERS FITZPATRICK
GENERAL MANAGER
INFRASTRUCTURE AND DEVELOPMENT SERVICES**

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND approves an Extension to Draft Plan Approval for the North Village Subdivision (File: 26T-14-09001) for an additional one (1) year to March 29, 2021; and,

That Welland City Council approves a policy amendment to allow for North Village to be provided with an Extension to Draft Plan of Subdivision Approval for one (1) year which exceeds the one (1) year extension provided through Policy SER-012-0014.

ORIGIN AND BACKGROUND:

The North Village Subdivision was Draft Approved by the City of Welland effective March 29, 2011. The original Approval was for a period of three years, lapsing on March 29, 2014. The Approval was subject to 32 Conditions which must be met prior to the Plan being registered. In January 2014, the Owner requested a two-year extension to Draft Plan Approval. After circulation, Regional Niagara required that several Conditions of Draft Plan approval be amended. Council extended Draft Plan Approval for one year and amended the Draft Plan Conditions. On March 24, 2015, Council extended Draft Plan Approval for a further two years to

March 29, 2017. On March 7, 2017, Council extended Draft Plan Approval for one additional year to March 29, 2018. On March 5, 2019, Council extend Draft Plan Approval for one additional year to March 29, 2020.

In accordance with the Memorandum of Understanding amongst the local municipalities, Niagara Region and the Niagara Peninsula Conservation Authority (NPCA), all requests for Extensions to Approvals of Draft Plans of Subdivision are to be circulated to the Region and NPCA for comment. This is to ensure that any Conditions of Draft Plan Approval comply with current policies.

COMMENTS AND ANALYSIS:

Draft Plan Approval is scheduled to lapse on March 29, 2020. Staff was provided with a request for Extension of Draft Approval on January 9, 2020. As per City's Policy SER-012-0014, only one (1) additional extension to draft plan approval would be considered by Council unless there was a request for an amendment to this policy. The information provided by the applicant has identified that previous phases of this subdivision have been registered, and this is the last phase of development remaining. The conditions of approval have all been met, however, registration has not moved forward because the final lot and block layout has not been finalized.

Regional Niagara provided comments on January 17, 2020 wherein they indicated that all their conditions have been met through previous phases, and therefore, they have no objections to the extension of this subdivision.

FINANCIAL CONSIDERATION:

All costs associated with the development of this property will be borne by the Developer.

OTHER DEPARTMENT IMPLICATIONS:

There are no implications to other Departments related to this request for Extension of Draft Plan Approval.

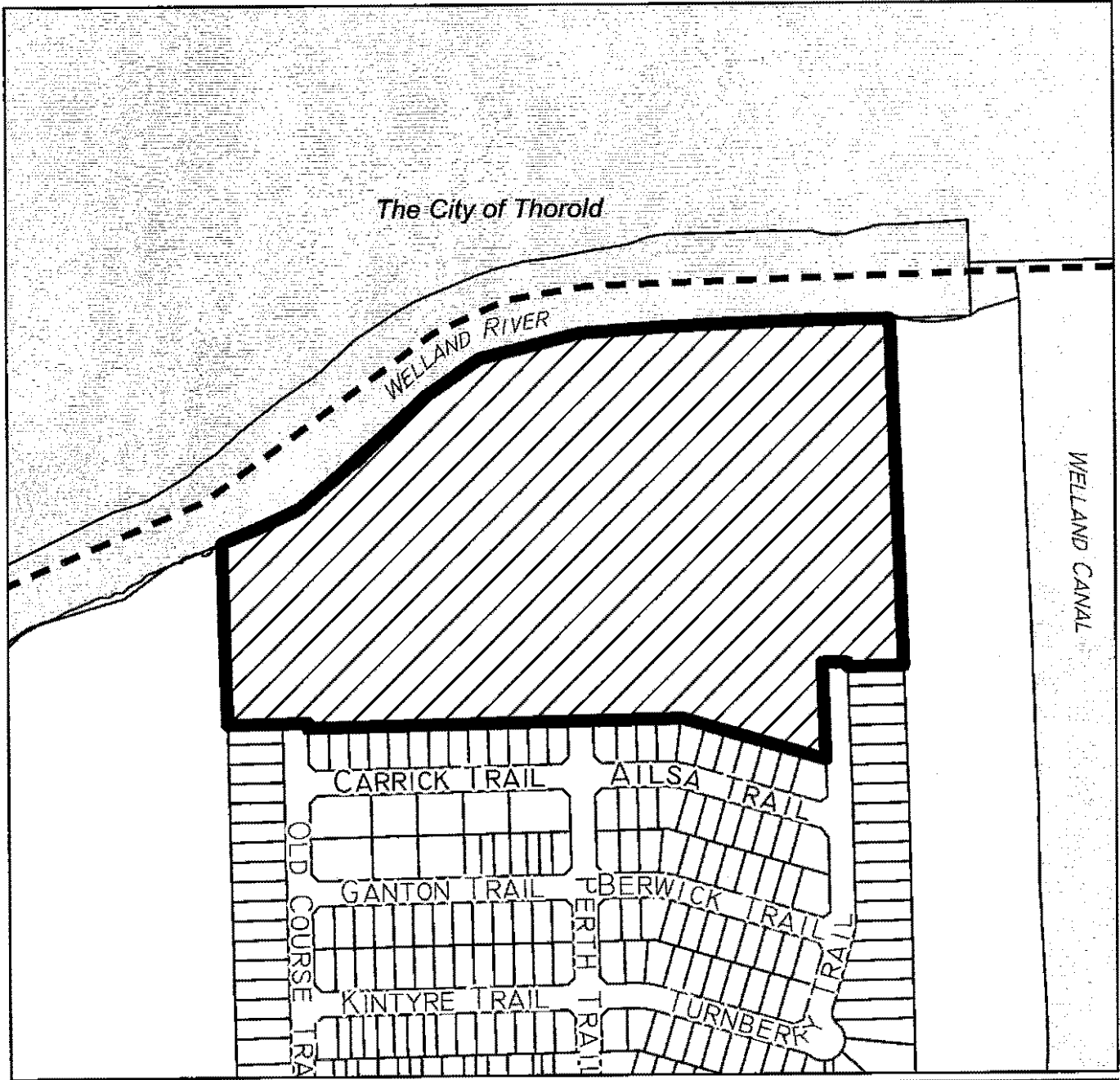
SUMMARY AND CONCLUSION:

Staff recommends a one (1) year extension to the North Village Subdivision Draft Plan Approval to March 29, 2021.

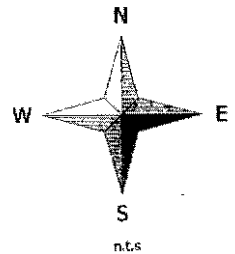
ATTACHMENTS:

- Appendix I - Key Map
- Appendix II - Request for Draft Plan Extension
- Appendix III - Relevant Correspondence

File No. 26T-14-09001



KEY MAP



SUBJECT LANDS



Infrastructure and
Development Services
Planning Division

VIA E-MAIL ONLY

January 17, 2020

File: D.11.11.SD-20-0003

Grant Munday, MCIP, RPP
Manager of Development Approvals
Infrastructure and Development Services
Corporation of the City of Welland
60 East Main Street, Welland, ON L3B 3X4

Dear Mr. Munday:

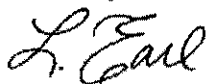
**Re: Extension of Draft Plan of Subdivision
City File No.: 26T-14-09001
Applicant: 2090572 Ontario Inc.
North Village Subdivision
City of Welland**

Regional Development Services staff has reviewed the request for extension of draft approval for the North Village Draft Plan of Subdivision. Original draft approval became effective in 2011 with subsequent extensions of draft approval in which the latest one is set to expire on March 29, 2020. The following Provincial and Regional comments are offered to assist the City in considering the extension request.

It is the Region's practice to consider up to two year extensions to draft plan approval. This allows for regular review of the proposal in light of the most recent policies and/or infrastructure considerations and to modify and/or update conditions of approval if necessary. In reviewing this request, Regional staff notes that the applicant has requested a one year extension as Phases 1 & 2 of this larger subdivision development have been completed and Phase 3 nearing final build-out, the applicant intends to register and service this last Phase later this year. Regional staff have previously provided a clearance of draft plan conditions in our correspondence dated March 15, 2018. As such, staff notes that all Regional and Provincial interests have been accommodated and would offer no objection to the one year extension of draft approval as requested.

If you have any questions or wish to discuss these comments, please contact myself at extension 3387. Please send notice of Council's decision on this application.

Sincerely,



Lindsay Earl, MES, MCIP, RPP
Senior Development Planner

cc: Susan Dunsmore, P.Eng., Manager, Development Engineering, Niagara Region



NIAGARA PENINSULA
CONSERVATION
AUTHORITY

250 Thorold Road West, 3rd Floor, Welland, Ontario L3C 3W2
Telephone 905.788.3135 | Facsimile 905.788.1121 | www.npca.ca

March 1, 2019

(Email Only)

Ms. Rachelle Larocque, MCIP, RPP
Planning Supervisor
Corporation of the City of Welland
60 East Main Street
Welland, ON, L3B 3X4

Our File No. MPR 6.17.60/PLDAPE20100134

Dear Ms. Larocque

**Re: Niagara Peninsula Conservation Authority (NPCA) Comments
Request for Extension to Draft Plan Approval
North Village Subdivision
2090572 Ontario Inc.
File Number: 26T-14-09001**

The NPCA has received a request to extend Draft Plan Approval for the above subdivision for one year. The plan was Draft Approved effective March 29, 2011. The developer is requesting the extension to provide additional time for review.

In reviewing the current request, NPCA staff note that Conditions 27 and 28 continue to reflect current NPCA policies. Therefore, NPCA staff have no objection to extending Draft Plan Approval for one year.

I trust this information is helpful. If you have any questions, please let me know.

Regards,

A handwritten signature in cursive script that reads "David Deluce".

David Deluce, MCIP, RPP
Senior Manager, Plan Review & Regulations (ext. 224)

cc: Ms. Lindsay Earl, MCIP, RPP, Niagara Region (email only)

VIA E-MAIL ONLY

January 17, 2020

File: D.11.11.SD-20-0003

Grant Munday, MCIP, RPP
Manager of Development Approvals
Infrastructure and Development Services
Corporation of the City of Welland
60 East Main Street, Welland, ON L3B 3X4

Dear Mr. Munday:

**Re: Extension of Draft Plan of Subdivision
City File No.: 26T-14-09001
Applicant: 2090572 Ontario Inc.
North Village Subdivision
City of Welland**

Regional Development Services staff has reviewed the request for extension of draft approval for the North Village Draft Plan of Subdivision. Original draft approval became effective in 2011 with subsequent extensions of draft approval in which the latest one is set to expire on March 29, 2020. The following Provincial and Regional comments are offered to assist the City in considering the extension request.

It is the Region's practice to consider up to two year extensions to draft plan approval. This allows for regular review of the proposal in light of the most recent policies and/or infrastructure considerations and to modify and/or update conditions of approval if necessary. In reviewing this request, Regional staff notes that the applicant has requested a one year extension as Phases 1 & 2 of this larger subdivision development have been completed and Phase 3 nearing final build-out, the applicant intends to register and service this last Phase later this year. Regional staff have previously provided a clearance of draft plan conditions in our correspondence dated March 15, 2018. As such, staff notes that all Regional and Provincial interests have been accommodated and would offer no objection to the one year extension of draft approval as requested.

If you have any questions or wish to discuss these comments, please contact myself at extension 3387. Please send notice of Council's decision on this application.

Sincerely,



Lindsay Earl, MES, MCIP, RPP
Senior Development Planner

cc: Susan Dunsmore, P.Eng., Manager, Development Engineering, Niagara Region

APPROVALS	
GENERAL MANAGER	/
CFO	/
CAO	/

20-62

COUNCIL
INFRASTRUCTURE AND DEVELOPMENT SERVICES

REPORT P&B-2020-17
MARCH 10, 2020

**SUBJECT: RENAMING OF WELLINGTON STREET NORTH
BETWEEN EAST MAIN STREET TO MAJOR STREET**

**AUTHOUR: MICHAEL HORSLEY
PLANNING TECHNICIAN II**

**APPROVING SUPERVISOR: GRANT MUNDAY, B.A.A., MCIP, RPP
MANAGER OF DEVELOPMENT APPROVALS**

**APPROVING G.M.: TRAVERS FITZPATRICK, GENERAL MAMAGER,
INFRASTRUCTURE AND DEVELOPMENT SERVICES/**

RECOMMENDATIONS:

1. THAT THE COUNCIL OF THE CITY OF WELLAND renames Wellington Street North between East Main Street to Major Street as Atlas Avenue; and,

2. THAT Welland City Council authorizes the Mayor and Clerk to sign the By-law authorizing the road name change.

ORIGIN AND BACKGROUND:

With reference to Appendix I, II and III, Wellington Street North originally started at East Main Street and went northerly to and stopped at the intersection of Major Street. Traffic would either turn left or right on Major Street. If turning right on Major Street it would then be followed by another quick left onto Atlas Avenue to continue north bound.

In 2010 the City completed the realignment of this section of Wellington Street North to continue northerly into Atlas Avenue. This eliminated the need to stop while traveling north bound. Major Street now ends at the intersection of Wellington Street North.

Wellington Street North now runs into Atlas Avenue and there is no real divide between the two road segments. One road name should be established from a practical point of view as well as for 911 emergency response.

COMMENTS AND ANALYSIS:

There is already an existing road named Wellington Street that runs from East Main Street southerly to Lincoln Street. To ensure compliance with 911, the naming of streets should not use north/south or east/west to help avoid confusion for response times.

There are no public addresses assigned to Wellington Street North which will prevent any confusion or inconveniences from current property owners needing to change their address. The Atlas name is historical for Welland from the previous steel manufacturing industry and there is an existing business located at 90 Atlas Avenue that would not require changing by keeping the Atlas Avenue name.

Furthermore, the street signs located currently at the intersection of East Main Street incorrectly indicates Wellington Street only and not North. As part of this renaming, the physically street signs will be posted correctly. The current street sign at the intersection of Major Street is already posted as Atlas Avenue and therefore doesn't require any changes.

FINANCIAL CONSIDERATION:

The cost to register the By-law at the Land Registry Office is \$77.31.
Cost for the sign installation/removal will be minimal and will be absorbed under Traffic operating budget.

OTHER DEPARTMENT IMPLICATIONS:

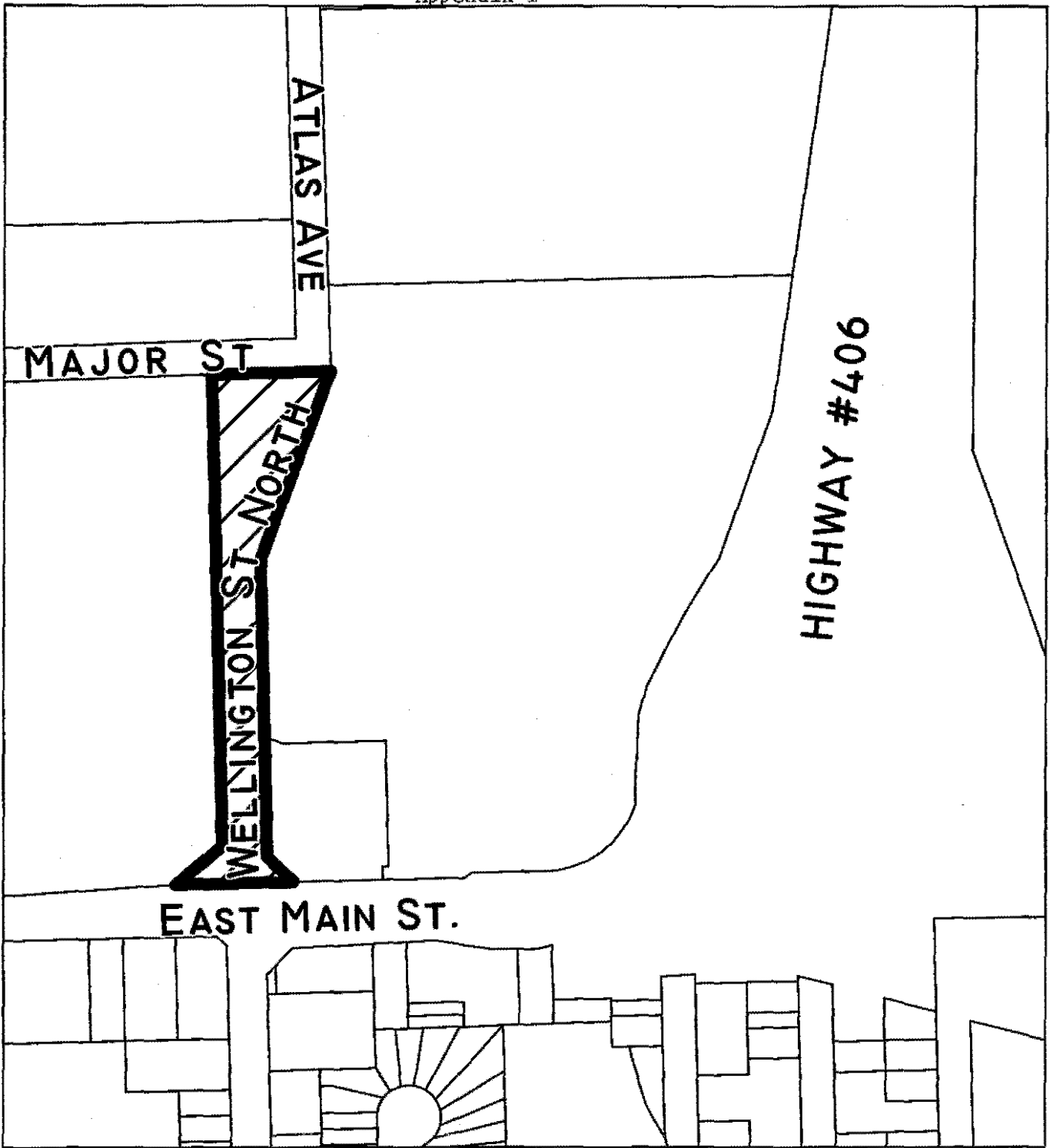
With the exception of new street signs being required, there are no other implications as a result of the contents of this Report.

SUMMARY AND CONCLUSION:

There is no real divide between the two road segments being Wellington Street North and Atlas Avenue. Staff is recommending that this segment of road be renamed to Atlas Avenue for the reason contained in this report.

ATTACHMENTS:

- Appendix I - Key Map
- Appendix II - Aerial Photo of the Subject Lands 2006
- Appendix III - Aerial Photo of the Subject Lands 2019



LOCATION MAP

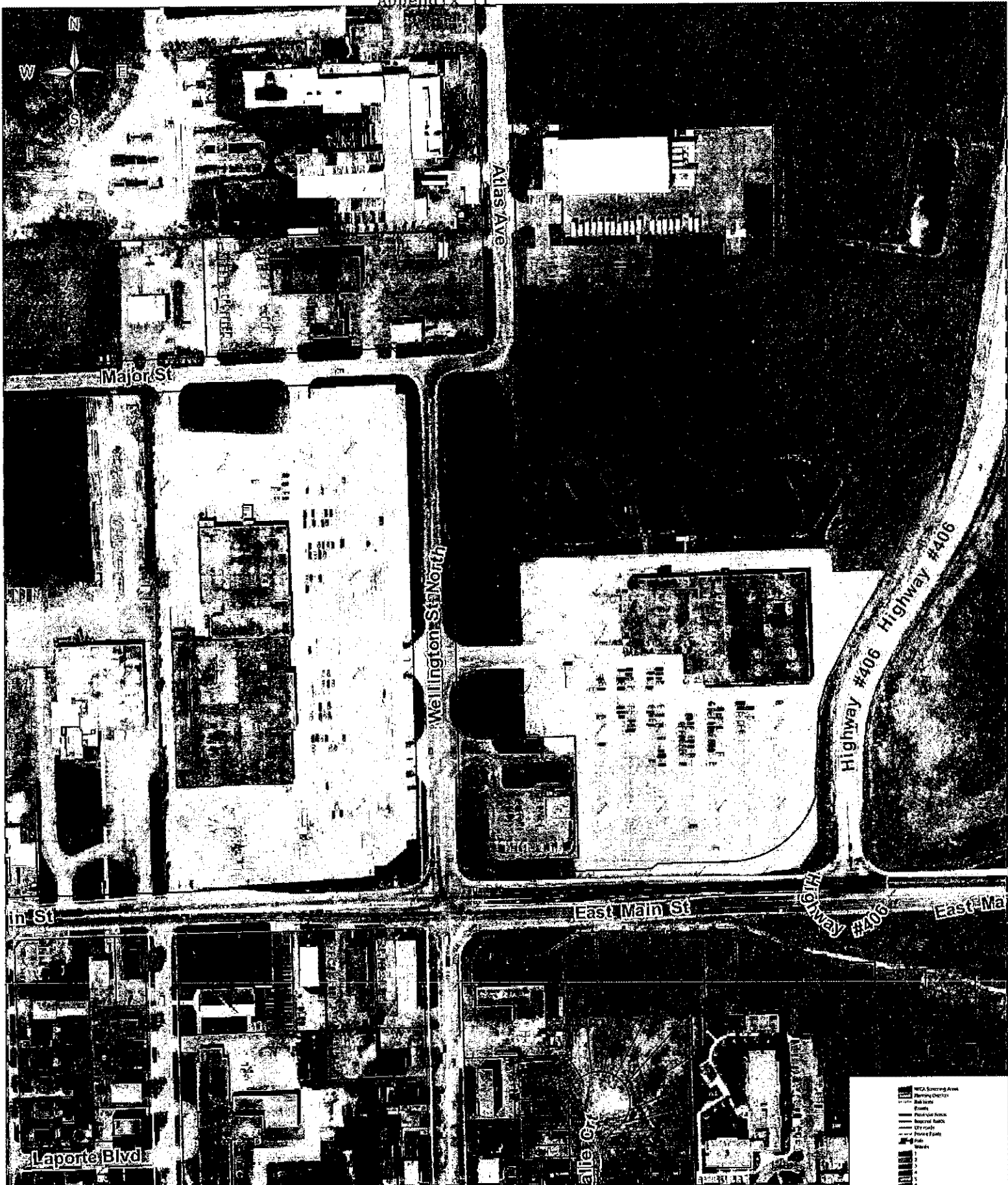
Wellington Street North



SUBJECT LANDS



*Infrastructure and
Development Services*
Planning Division



CITY OF WELLAND INFRASTRUCTURE & DEVELOPMENT SERVICES PLANNING DIVISION

This report was prepared by the author using publically available maps or data of land and the City of Welland or the City of Welland with organizations or users for, express or implied, as to the accuracy or completeness of the data and all information should be verified independently. No part of this document, or information or here appearing thereon, shall be reproduced or distributed without written permission from the City. Copyright © 2009 The Corporation of the City of Welland and its employees.

3/20/09/13/04

2006

Author

mh

Scale: 1:3000

03/03/2020 3:18:02 PM

- WECA Sounding Area
- Planning District
- Rail Lines
- Roads
- Major Rail Lines
- Proposed Paths
- City Parks
- Transit Station
- Water
- Other Features
- Gas Well
- Sewer, Canal
- Site Plan
- Assessment Map Lines
- Restricted Parts
- Proposed
- Park
- City Property
- Subdivision Plans
- Transmittal
- ZONING
- CITY OF WELLAND
- EXCEPT
- ADP
- POWER CABLES
- OTHER CABLES



CITY OF WELLAND
INFRASTRUCTURE & DEVELOPMENT SERVICES
PLANNING DIVISION

This information contained in this document is prepared and published in good faith and to the best of the City of Welland's knowledge. The City of Welland does not warrant the accuracy or completeness of the information and is not responsible for any errors or omissions. The City of Welland is not responsible for any damages or losses resulting from the use of this information. The City of Welland is not responsible for any damages or losses resulting from the use of this information. The City of Welland is not responsible for any damages or losses resulting from the use of this information.

2019

Author
 mh

Scale: 1:3000

03/03/2020 3:11:50 PM

	WPC Existing Road
	Planning District
	Rail Line
	Water
	Provincial Road
	Municipal Road
	City Road
	Private Road
	Water
	15-40% Impervious
	40-60% Impervious
	60-75% Impervious
	75-85% Impervious
	85-95% Impervious
	95-100% Impervious
	Sub-Aerial Photo
	City Photo
	15-40% Impervious
	40-60% Impervious
	60-75% Impervious
	75-85% Impervious
	85-95% Impervious
	95-100% Impervious
	15-40% Impervious
	40-60% Impervious
	60-75% Impervious
	75-85% Impervious
	85-95% Impervious
	95-100% Impervious

20-03

REPORT CLK-2020-08

The following organization has applied for Lottery Licensing and is presented to City Council for approval.

NAME

ADDRESS

Special Olympics Ontario
Welland Pelham

2 Armour Drive
Welland, L3C 2N8

Respectfully submitted by Tara Stephens, City Clerk



RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the application for lottery licensing for Special Olympics Ontario Welland Pelham.