



## **COUNCIL MEETING AGENDA**

*Tuesday, August 22, 2017*

*7:00 P.M.*

**COUNCIL CHAMBERS – CIVIC SQUARE**

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- 1. COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (5:35 p.m.)  
(See yellow tab)**
  - Security of the property of the municipality or local board.
    - *Inventory update.*
  - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.
    - *Youngs Sportsplex Solar Panels.*
    - *Sale of Land.*
    - *Cordage Green update.*
  - Proposed or pending acquisition or disposition of land by the municipality or local board.
    - *Lease of Merritt Island offices.*
  - Personal matters about an identifiable individual, including municipal or local board employees.
    - *Non-union vacancy.*
    - *Ward 5 vacancy discussion.*
  
- 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 July 25, 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**



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**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)**

#### **4. ORAL REPORTS AND DELEGATIONS**

##### **4.1 PRESENTATIONS**

###### **Community Recognition**

Plaque presentation by Councillor P. Chiocchio re: 2017 Float Fest.

Plaque presentation by Mayor Campion to Trinity Tutti.

**17-37** Ray Chamberlain, Water Quality Coordinator re: Annual Drinking Water Quality Management System Management Review.

##### **4.2 DELEGATION(S) (maximum 5/10/5 policy)**

**10-108** Dan Berger, Global Spectrum Facility Management, Limited re: 2017 Youngs Sportsplex Budget.

##### **4.3 AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORTS**

**09-104** Councillor J. Chiocchio, Chair, Audit Review Committee - meeting of July 25, 2017.

**17-47** Councillor P. Chiocchio, Chair, Nominating Committee - meeting of August 22, 2017.

##### **4.4 LEGISLATED PUBLIC HEARINGS/MEETINGS - Nil**

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

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



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### **7. NOTICES OF MOTION**

#### **7.1 Councillor matters discussed with staff for reporting purposes**

#### **7.2 Notices of Motion (previously submitted for discussion)**

**(Councillor P. Chiocchio)**

**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 J. Chiocchio)**

**17-90** THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to prepare a report for Council consideration regarding re-establishing Christmas lights and decorations throughout the downtown core for the 2017 holiday season.

**(Councillor J. Chiocchio)**

**17-97** THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to investigate and put a conceptual plan together to develop a beach type and water sport park at the Lincoln Street Docks; and  
THAT costs associated including Municipal Funding, Grants available through both Provincial and Federal Funding and stakeholders that may want to participate; and further  
THAT this project, if approved by Council be executed by Spring/Summer 2018.

**(Councillor Carl)**

**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 City Council before 2018 budget deliberations begin.



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### **(Councillor Larouche)**

**16-22** THAT THE COUNCIL OF THE CITY OF WELLAND requests to rescind the following motion, previously approved by Welland City Council on July 19, 2016:

THAT THE COUNCIL OF THE CITY OF WELLAND requests a 3 way stop sign to be placed at the corner of Goodwillie Drive and Wellandvale Drive due to the safety concerns of the local residents.

### **(Councillor Fokkens)**

**09-75** THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to prepare a report for the September 26, 2017 General Committee meeting that breaks down the current cost of the WIFC Capital project - including monies received from TO2015 that are included in the capital project cost, and other sources of revenue.

### **(Councillor Fokkens)**

**17-4** THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to include in their capital close out reports, the information on the various capital funding sources and if the total capital expenditures exceed 10% of original Council approved budget, explanation for over expenditures; and further

THAT Welland City Council directs staff to prepare a report to list the details of expenses and reasoning/explanation for the over expenditure which would result in the need to fund from the capital over/under account or from other capital projects.

### **(Councillor Fokkens)**

**17-22** THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to review the requirement and costs for having By-law Officers work weekends with minimum cost effect to the city budget, to be included in the 2018 Budget considerations.

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

## **8. CORPORATION REPORTS**

### **8.1 Mayor's Report**

### **8.2 Chief Administrative Officer's Report**



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### **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 22<sup>nd</sup> day of August, 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:**

Deferred from the Council Meeting of July 25, 2017.

- 1 - 3**      **FIN-2017-16**      Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer,  
S. Zorbas - City of Welland Loan to Welland Hydro Energy Services for  
the Financing of Joint Venture Feed-In-Tariff 4.0 (FIT) Solar Projects.  
Ref. No. 99-43/12-114 (See By-law 1)

#### **2. COMMITTEE AND STAFF REPORTS**

- 1. Business Arising from Committee-of-the-Whole (closed)**
- 2. Audit Review Committee Report to Council - July 25, 2017**

- 4 - 5**      Memorandum from Steve Zorbas, Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer - 2016 Consolidate Financial Statements. Ref. No. 17-4  
**(Background information included in Council members agenda).**

#### **3. Staff Reports**

- 6 - 10**      **TRAF-2017-07**      Gen. Mgr., Infrastructure and Development Services/City Engineer,  
S. Iannello - Update to Traffic and Parking By-law 89-2000 - Update  
to Administrative Penalty By-law 2014-64. Ref. No. 17-22  
(See By-law 2)
- 11 - 12**      **TRANS-2017-06**      Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer,  
S. Zorbas - 2 Mid Size Bus Replacements 2017. Ref. No. 17-13  
(See By-law 3)
- 13 - 15**      **CLK-2017-13**      Gen. Mgr., Human Resources and Legislative Services,  
R. Mantesso - Filling Ward 5 Vacancy. Ref. No. 17-43



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- 16 - 17**            **ENG-2017-27**    Gen. Mgr., Infrastructure and Development Services/City Engineer, S. Iannello - Sidewalk Replacement and New Construction Contract Extension. Ref. No. 17-26 (See By-law 4)
- 18 - 20**            **ENG-2017-28**    Gen. Mgr., Infrastructure and Development Services/City Engineer, S. Iannello - Funding for Stop 19 Trail Upgrade Opportunity. Ref. No. 17-93
- 21 - 22**            **FIN-2017-21**    Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas and Gen. Mgr., Infrastructure and Development Services/City Engineer, S. Iannello - Supply and Delivery one New Trailer Mounted Valve Maintenance Machine with Vacuum System and Hydro Excavating Attachment. Ref. No. 17-46 (See By-law 5)
- 23 - 52**            **P&B-2017-49**    Gen. Mgr., Infrastructure and Development Services/City Engineer, S. Iannello - Application for Official Plan Amendment, Zoning By-law Amendment (File No. 2017-08) and Plan of Subdivision (File No. 26T-14-17003) Napev Construction Limited for lands on the south side of McCabe Avenue, east of Southworth Street, Part Lot 22, Concession 7, Lots 549 to 554, Plan 946; Part Hildred Street, Plan 946; Part Louise Street, Plan 946; Part McLaughlin Street, Plan 946; former Township of Crowland, now in the City of Welland, known municipally as 40 McCabe Avenue. Ref. No. 17-81/17-81Z (See By-laws 6 and 7)

### **3. NEW BUSINESS**

- 53 - 83**            1. Natasha L. Devos, Deputy Regional Clerk, Niagara Region re: Report PDS-C 19-2017: Regional Official Plan Amendment (ROPA 7) - Rural Residential Development Concept. Ref. No. 13-86
- RECOMMENDATION:**  
                         THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Region of Niagara dated July 4, 2017.
- 84 - 89**            2. Laura Bubanko, Regional Clerk, Niagara Region re: Report CSD 42-2017: 2017 Claw Back Percentages and Municipal Tax Adjustments. Ref. No. 17-4
- RECOMMENDATION:**  
                         THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Region of Niagara dated July 27, 2017 regarding Report CSD 42-2017: 2017 Claw Back Percentages and Municipal Tax Adjustments.



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- 90 - 93**      3. Richard Rybiak, Chair, Niagara Central Airport Commission re: Second quarter of 2017 update on its activities and developments at the Niagara Central Dorothy Rungeling Airport. Ref. No. 13-50

#### **RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence dated July 15, 2017 from the Niagara Central Airport Commission regarding the second quarter of 2017 update on its activities and developments at the Niagara Central Dorothy Rungeling Airport.

- 94 - 95**  
**Remove From**  
**Block**      4. Memorandum from Steve Zorbas, Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer re: Youngs Sportsplex (YSP) Funding Source and Deficit for 2017. Ref. No. 10-108

#### **RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND approves the 2017 budget for the Youngs Sportsplex (YSP), attached as Appendix I to memorandum to Council dated August 22, 2017, as recommended by the Facility Management Review Team and as presented by Global Spectrum Facility Management, L.P.; and further THAT Welland City Council approves that the 2017 deficit of \$760,769.80 be funded by the Sports and Culture Infrastructure Capital Reserve Fund (SCICRF).

### **4. BY-LAWS**

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

1. A By-law to authorize financing to Welland Hydro Energy Services for Joint Venture Feed-In-Tariff 4.0 (FIT) Solar Projects. Ref. No. 99-43/12-114  
(See Report FIN-2017-16)
2. A By-law to amend By-law 89-2000, being a By-law regulating Traffic and Parking within the City of Welland (Schedules III, VIII and V). Ref. No. 17-22  
(See Report TRAF-2017-07)
3. A By-law to authorize purchase of two (2) Mid Size Bus Replacements 2017 from Creative Carriage Ltd. (Metrolinx Joint Procurement Initiative). Ref. No. 17-13  
(See Report TRANS-2017-06).
4. A By-law to authorize entering into contract with 1526957 Ontario Limited O/A CTC Contracting for Selective Sidewalk Replacement (Contract Extension). Ref. No. 17-26  
(See Report ENG-2017-27)





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5. A By-law to authorize purchase of one New Trailer Mounted Valve Maintenance Machine from Wachs Canada Ltd. Ref. No. 17-46  
(See Report FIN-2017-21)
6. A By-law to amend By-law City of Welland Zoning By-law 2667 (Napev Construction Limited (File 2017-08) 40 McCabe Avenue. Ref. No. 17-80/17-81Z  
(See Report P&B-2017-49)
7. A By-law to authorize the adoption of Official Plan Amendment No. 14.  
Ref. No. 17-81  
(See Report P&B-2017-49)
8. A By-law to amend Zoning By-law 2667 upon the application of 867962 Ontario Limited to remove the holding symbol “H” from certain lands on the east side of King Street, north of Ontario Road and south of Third Street known municipally as 574 King Street. Ref. No. 10-78
9. A By-law to amend City of Welland Zoning By-law 1538 (Piotr Lukaszczyk, Baby Maria Cristeta Lukaszczyk and Sarah Lukaszczyk - File 2017-09) 335 Biggar Road.  
Ref. No.17-85Z  
(See Report P&B-2017-46 included on the July 25, 2017 Council Meeting)
10. A By-law to appoint a Chief Building Official and Officers and Inspectors/Property Standards Officers under the Building Code Act; and to repeal By-law 2003-159 and to amend By-law 2005-91. Ref. No. 17-24
11. A By-law to amend Zoning By-law 2667 upon the application of Laurent Viger Construction Limited to remove the Holding Symbol “H” from certain lands on the Lots 1 to 20, Part Lots 21 to 24, Part Lots 120 to 123, Lots 124 to 167, Part Lots 168 to 171, Part Lots 198 and 199, Lots 200 to 212, Part Lots 213, 214 and 215, Lot 216, Part Lots 217 and 218, Part Lots 225 to 238, Lot 239, Part Lots 240 and 242, Lots 243 and 244, Part Lots 246, Lots 247 and 248, Part Lots 249 to 268, Lots 269 to 338, Parts Lots 403 to 413, Lots 414 to 416, Part Lot 417, Lots 418 to 442, Part Lots 443 to 457, Part Lot 583, Part Front Street (as Closed by By-law AA2305 and BB09236), Part Birmingham Street, Dominion Street, Roxborough Street, Lawrence Street and Sheffield Avenue (all Closed by By-law AA23015) Plan 947, Part Lot 20, Concession 6, Crowland, Part 1, Plan 59R-12467, Welland Save and except Part 1 on Plan 59R-12881, Lots 1-68 (inclusive) and Blocks 69-78 (inclusive) on Plan 59M-440, City of Welland. Ref. No. 11-107Z
12. A By-law to amend Zoning By-law 667 upon the application of 544063 Ontario Inc. to remove the Holding Symbol ‘H’ from certain lands on the west side of Clare Avenue, south of Fitch Street known municipally as 381 Clare Avenue (Vanier Estates Subdivision - Phase 2) (File 2015-06) Ref. No. 15-100



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13. A By-law to Lay Out, Establish and Name Part 2, Plan 59R-8675 as a Public Road (Gate Street). Ref. No. 17-102
  
14. A By-law to amend Zoning By-law 2667 upon the application of 1650672 Ontario Limited to remove the Holding Symbol “H” from certain lands on the east side of Memorial Park Drive, south of Daisy Street (Canal View Heights Subdivision) (File 2011-04). Ref. No. 11-107