



**MINUTES OF
COUNCIL MEETING, DECEMBER 3, 2019
CIVIC SQUARE, COUNCIL CHAMBERS
60 EAST MAIN STREET**

Council met in Committee-of-the-Whole in open session at 7:10 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

Councillors J. Chiocchio, T. DiMarco, B. Fokkens, J. Larouche, D. McLeod, A. Moote, G. Speck,
L. Spinosa, C. Richard and L. Van Vliet.

Members of Staff and Others Present:

Chief Administrative Officer, G. Long
City Clerk, T. Stephens
Legislative Assistant, C. Viger
Chief, Fire & Emergency Services, B. Kennedy
General Manager, Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas
General Manager, Infrastructure and Development Services, T. Fitzpatrick
General Manager, Economic Development & Recreation & Culture, D. Degazio
Manager of Budgets & Financial Reporting/Deputy Treasurer, E. Pankoff
Manager of Development Approvals, G. Munday

THE FOLLOWING ITEM WAS DELETED:

10-108 Notice of Motion from Councillor DiMarco to be removed from the December 3, 2019 Council meeting and added to the December 17, 2019 Council Meeting.

DELEGATIONS

10-108 Frank DeChellis, Representative, Welland Soccer Club addressed Council regarding Youngs Sportsplex.

10-108 Suzanne DeKay, Representative, Welland Tennis Club addressed Council regarding Youngs Sportsplex.

AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORT

19-4 Councillor McLeod, Chair, Budget Review Committee provided verbal reports on the Budget Review Committee meetings of November 18 and 25, 2019.

LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT

Councillor Van Vliet presided as Chair of the Public Hearing:

19-123 The City of Welland is initiating an application for Zoning By-law Amendment to rezone properties located at 114 and 142 Second Street, 105 First Street, and an unaddressed parcel at the south-east corner of Plymouth Road and First Street to Institutional (INS1) in City By-law 2017-117 as the lands are currently identified as a 'Deferred Area' in this By-law. The lands are currently zoned IN-1 in the former City Zoning By-law 2667.

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.

Grant Munday, Manager of Development Approvals, on behalf of the City of Welland 60 East Main Street, Welland, ON
L3B 3X4

In support of the application:

- Peter Banga, 142 Second Street, Welland, ON L3B 4T9

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

In opposition of the application:

- Daniele Tronko, Church of Higher Consciousness, 114 Second Street, Welland, ON L3B 4T9

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

19-124 Completed applications have been for Official Plan Amendment (OPA 23) and Zoning By-law Amendment submitted by QUARTEK GROUP on behalf of THE STUDENT RESIDENCE INCOME FUND GP INC for lands legally described as PT TWP LT 233, former City of Thorold, now in the City of Welland, municipally known as 585 First Avenue. The lands are located on the west side of First Avenue, north of College Park Drive, and south of Woodland Drive. Request has been made to rezone the lands from Residential Low Density 2 (RL2) to Residential High Density (RH) with a site specific amendment to allow for a reduced lot size of 36 metres, whereas 40 metres is required and to permit a parking ratio of 0.85 spaces per unit, whereas 1 space per unit is required. A total of 18 parking spaces will be provided. The purpose of the application is to permit the construction of a five (5) storey residential apartment building with 21 units.

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.

Leigh Whyte, Manager of Planning, Quartek Group, 91 St. Paul Street, St. Catharines, ON L2R 3M3 spoke on behalf of the applicant.

In support of the application:

- No one spoke to the application.

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

In opposition of the application:

- Allison Steele, 64 Rollins Drive, Welland, ON L3C 6Z8
- Chris O'Toole, 12 College Park Drive, Welland, ON L3C 6Z6

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

13-86 A Complete Application for Official Plan Amendment (OPA 24) has been submitted by THE CORPORATION OF THE CITY OF WELLAND for lands identified as the North-West Expansion Area, to expand the Urban Area Boundary of the City of Welland to include the lands identified on the key map provided, as well as to incorporate textual changes to the City's Official Plan to be in compliance with Provincial Policy with respect to Urban Area Expansions.

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.

Grant Munday, Manager of Development Approvals, on behalf of the City of Welland 60 East Main Street, Welland, ON
L3B 3X4

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:

- Tom Richardson, 40 Queen Street, St. Catharines, ON L2R 5G3
- Greg Hynde, Quartek Group, 91 St. Paul Street, St. Catharines, ON L2R 3M3

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

2019 - 762**19-1** Moved by Richard and Larouche

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of November 19, 2019 and Special Council Meeting of November 25, 2019, as circulated.

CARRIED**2019 - 763****99-43** Moved by Spinosa and Larouche

THAT THE COUNCIL OF THE CITY OF WELLAND approves the \$13.5 million dollar repayment of note receivable from Welland Hydro-Electric System Corporation to the City of Welland.

CARRIED**2019 - 764****10-108** Moved by Van Vliet and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Frank DeChellis, Representative, Welland Soccer Club regarding the Youngs Sportsplex.

CARRIED**2019 - 765****12-113** Moved by Moote and Larouche

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Suzanne DeKay, Representative, Welland Tennis Club regarding the Youngs Sportsplex.

CARRIED**2019 - 766****19-4** Moved by McLeod and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the verbal reports by Councillor McLeod, Chair, Budget Review Committee, regarding its meetings of November 18, 2019 and November 25, 2019.

CARRIED**2019 - 767****19-4** Moved by Larouche and Spinosa (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the Budget Review Committee Reports to Council for October 28, 2019 and November 4, 11, 18 and 25, 2019.

CARRIED**2019 - 768****19-5** Moved by Speck and Chiochio

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B-2019-63; and further

THAT Welland City Council recognizes the economic, social and environmental benefits of its three Community Improvement Plans; and further

THAT Welland City Council requests the City Clerk forward a copy of this Report to the Minister of Municipal Affairs and Housing, Niagara Region for distribution to Regional Council members, all municipalities within the Niagara Region, and KPMG LLP.

YEAS: Councillors Larouche, Speck, Chiochio, McLeod, DiMarco, Richard, Spinosa, Fokkens, Moote, Van Vliet and Mayor Campion.

NAYS: None.

CARRIED

2019 - 769**19-28** Moved by Larouche and Spinosa (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Sonya Wierenga, Executive Director and Bryanna Gleason, Junior Volunteer from Rose City Kids regarding Current Programs and Services at Rose City Kids.

CARRIED**2019 - 770****19-28** Moved by Larouche and Spinosa (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Steven Soos, Resident regarding Restoring Community Watch Groups.

CARRIED**2019 - 771****19-28** Moved by Larouche and Spinosa (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Tammy Maroudas, Territory Manager, Donor Relations regarding Canadian Blood Services - Boxing Day Blood Donor Clinic at Youngs Sportsplex.

CARRIED**2019 - 772****19-48** Moved by Speck and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND approves that the Municipal Modernization Program application for Intake One be submitted to the provincial government.

CARRIED**2019 - 773****19-123** Moved by McLeod and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information purposes Report P&B-2019-59 regarding application for Zoning By-law Amendment for lands on the east side of Plymouth Road, south of First Street, and north of Second Street, more specifically described as 114 & 142 Second Street, 115 First Street, and an unaddressed parcel on the south-east corner of First Street.

CARRIED**2019 -774****19-124** Moved by Spinosa and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information purposes Report No. P&B-2019-60 regarding applications for Official Plan Amendment (OPA 23) and Zoning By-law Amendment (File No. 2019-04) for lands on the west side of First Avenue, north of College Park Drive, and east of Rollins Drive and municipally known as 585 First Avenue.

CARRIED**BY-LAWS**

Moved by Larouche and Spinosa (in block)

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.

19-22**19-23**

BYL 2019 - 144

A By-law to amend By-laws 2018-48, 2018-49 and 2018-50; and to repeal By-law 2019-96.

CARRIED

Moved by Larouche and Moote

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.

19-1

BYL 2019 - 145

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 3rd day of December, 2019.

CARRIED

Council adjourned at 10:55 p.m.

These Minutes to be approved and adopted by Motion of Council this 17th day of December, 2019.

MAYOR

CITY CLERK