



**MINUTES OF THE
FEBRUARY 1, 2022 COUNCIL MEETING
CIVIC SQUARE, COUNCIL CHAMBERS
60 EAST MAIN STREET**

Council met in Committee-of-the-Whole closed to the public at 6:19 p.m. and in open session at 7:11 p.m. and again in Committee-of-the-Whole closed to the public at 10:34 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

Councillors J. Chiocchio (6:59 p.m.), T. DiMarco, B. Fokkens (until 10:50 p.m.), B. Green, M.A. Grimaldi, J. Larouche (until 10:50 p.m.), J. Mastroianni, D. McLeod, A. Moote (in person), C. Richard, G. Speck, and L. Van Vliet.

Members of Staff and Others Present:

Chief Administrative Officer, S. Zorbas
City Clerk, T. Stephens
Director of Finance/CFO/Treasurer, S. Fairweather
Fire Chief & Community Emergency Management Coordinator, A. Eckhart
Director of Infrastructure Services, SM. Millar
Director of Planning and Development Services, G. Munday
Director of Community Services, R. Axiak (until 8:45 p.m.)
Manager of Economic Development, L. DeChellis
Manager of Planning Services, R. Larocque (until 6:57 p.m.)
Manager, Traffic/Parking/By-laws, A. Khan (7:26 p.m. - 9:45 p.m.)

2022 - 22**22-25**

Moved by Van Vliet and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 6:19 p.m. to consider:

- litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and
 - *Hunter's Pointe*.
- proposed or pending acquisition or disposition of land by the municipality or local board;
 - *126 Colbeck Drive*.

CARRIED**2022 - 23****22-25**

Moved by Mastroianni and Larouche

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 7:10 p.m. without report.

CARRIED**THE FOLLOWING ITEM WAS ADDED:**

22-40 Public Hearing: Application for Official Plan Amendment (OPA No. 39) and Zoning By-law Amendment (File No. 2021-11) submitted by the Biglieri Group on behalf Queensville Developments for lands located on the south side of Forks Road, west of Tumblewood Place, legally described as Humberstone CON 4PT Lot 25 RP 59R16282 Part 2 Geographic Township of Thorold, in the City of Welland, Regional Municipality of Niagara, municipally known as 129 Forks Road.

THE FOLLOWING ITEMS WERE DELETED:

22-13 Report TRANS-2022-01: Temporary Transit Service Reductions Due to COVID-19.

22-19 Report CS-2022-01: Space Reallocation and Service Adjustment.

LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT

Councillor Van Vliet presided as Chair of the Public Hearing:

22-41 A complete application has been made by OAN ARCHITECTS INC. on behalf of 2688277 ONTARIO INC. to rezone Plan 45 Lot 299 to 303 NP593 for lands at 162 Hagar Street from the existing Community Commercial Corridor - CC2 to Site Specific Community Commercial Corridor – CC2 in Zoning By-law 2017-117. The purpose of the Amendment is to permit street-townhouse dwellings, increase the permissible front yard setback, interior side yard setback and permit an increased lot coverage. The Official Plan designation is Low Density Residential.

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

Osama Abo Nassar, OAN Architect Inc., 22 Hellems Avenue, Welland, ON L3B 3B7 on behalf of the applicant.

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.

Councillor Van Vliet presided as Chair of the Public Hearing:

22-40 A complete application has been made by THE BIGLIERI GROUP on behalf of QUEENSVILLE DEVELOPMENTS to rezone and redesignate Humberstone Con 4 Pt Lot 25 RP 59R16282 Part 2 Geographic Township of Thorold, in the City of Welland, Regional Municipality of Niagara with no municipal address. The property is proposed to be rezoned from the existing Environmental Control Area (ECA) to Low Density Residential (RL2) in Zoning By-law 2017-117. Furthermore, the property is proposed to be redesignated from the existing Core Natural Heritage System to Low Density Residential in City of Welland Official Plan. A concurrent consent to sever application is being made to create four (4) new lots for single family homes fronting onto Forks Road. The purpose of the Amendments are to permit four (4) single detached homes.

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

Mike Pettigrew, The Biglien Group, 2472 Kingston Road, Toronto, ON M1N 1V3 on behalf of the applicant.

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.

2022 - 24

22-1 Moved by Grimaldi and Chiocchio

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of January 18, 2022 and Special Council Meeting of January 25, 2022, as circulated.

CARRIED

2022 - 25

11-108 Moved by McLeod and Green

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B-2022-06 being a quarterly summary Report of approved Community Improvement Plan Incentive Applications between October 1, 2021 and December 31, 2021.

CARRIED

2022 - 26

13-117 Moved by McLeod and Green

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report CLK-2022-03: Affordable Housing Advisory Committee; and

THAT Welland City Council approves the establishment of an Affordable Housing Advisory Committee; and

THAT Welland City Council approves the Terms of Reference as attached as "Appendix I"; and further

THAT Welland City Council directs the City Clerk to begin recruitment for the Affordable Housing Advisory Committee.

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13-117 Moved by McLeod and Speck

THAT Welland City Council update the Terms of Reference mandate to include "To provide assistance in increasing the diversity and supply of affordable housing units in the City of Welland".

YEAS: Councillors Larouche, Green, Speck, Chiocchio, McLeod, DiMarco, Richard, Grimaldi, Mastroianni, Fokkens, Moote and Mayor Campion.

NAYS: None.

CARRIED

13-117 Moved by Speck and Mastroianni

THAT Welland City Council include one Regional Councillor to the committee composition.

YEAS: Councillors Green, Speck, Chiocchio, Mastroianni and Mayor Campion.

NAYS: Councillors Larouche, McLeod, DiMarco, Richard, Grimaldi, Fokkens, Moote and Van Vliet.

LOST

13-117 Moved by Fokkens and Larouche

THAT Welland City Council reduce one (1) Municipal Councillor and replace with (1) Welland Regional Councillor.

YEAS: Councillors Larouche, Green, Speck, Chiocchio and Fokkens.

NAYS: Councillors McLeod, DiMarco, Richard, Grimaldi, Mastroianni, Moote, Van Vliet and Mayor Campion.

LOST

FOLLOWING THE VOTES ON THE AMENDING MOTIONS, THE MAIN MOTION WAS PUT AS AMENDED AND

YEAS: Councillors Larouche, Green, Speck, Chiocchio, McLeod, DiMarco, Richard, Grimaldi, Mastroianni, Fokkens, Moote, Van Vliet and Mayor Campion.

NAYS: None.

CARRIED

2022 - 27

16-109 Moved by Larouche and McLeod (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Region of Niagara dated January 21, 2022 regarding Report WMPSC-C-41-2021 - Every Other Week Garbage Collection Diversion Impact - Full Year Analysis.

CARRIED

2022 - 28

21-22

Moved by Fokkens and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report TRAF-2022-07: Stop signs at St. Lawrence Drive and Gretel Place; and THAT Welland City Council directs staff to adopt a proposed petition process outlined in this report for unwarranted stop sign(s) installation(s) in the City.

CARRIED

2022 - 29

21-28

Moved by Moote and Speck

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report CLK-2022-02: LGBTQ2+ Advisory Committee; and THAT Welland City Council approves the establishment of a LGBTQ2+ Advisory Committee; and THAT Welland City Council approves the Terms of Reference as attached as "Appendix I"; and further THAT Welland City Council directs the City Clerk to begin recruitment for the LGBTQ2+ Advisory Committee.

CARRIED

2022 - 30

21-143

Moved by Larouche and McLeod (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Niagara Peninsula Conservation Authority regarding the Board Meeting Highlights - December 17, 2021.

CARRIED

2022 - 31

22-6

Moved by Larouche and McLeod (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND declares March 20, 2022 as "Francophone Day" in the City of Welland.

CARRIED

2022 - 32

22-22

Moved by Fokkens and Mastroianni

WHEREAS the agreement with TransCab has defined limits that do not reach the full City limits; and WHEREAS the TransCab system was designed to provide service for areas not served by regular transit buses including Dain City/Vaughan Road; and WHEREAS the TransCab agreement only extends to Nugent Road in Dain City and not to the City Limits North on Nugent Rd; and WHEREAS there are no sidewalks or bike lanes along this area of Forks Road and during winter months, pedestrians would be forced to walk on the snow plowed highway, including winter days when there is less daylight time and visibility is poor; and WHEREAS there are businesses between Nugent Road and the Dain City Limits that would benefit from hiring residents that rely on the transit system, as well as benefiting residential homes for essential transit services if they do not qualify for the WellTrans system. NOW THEREFORE IT BE RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to update the contract with 4500 Taxi to include direct door-to-door service to the City Limits of Forks Road, and further THAT staff will review all areas of Welland that are not covered by the Transcab Service in the areas and report back to Council with a recommendation to include up to City Boundaries, providing door-to-door Transcab service within the areas of Daimler and St Lawrence (north of Quaker Rd) in the north end, Cooks Mills in the east end, and Dain City/Vaughan Rd in the South end.

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22-22 Moved by McLeod and Moote
THAT Welland City Council defers the notice of motion to the February 15, 2022 Council Meeting for a report to Council.

YEAS: Councillors Green, McLeod, Mastroianni, Moote and Mayor Campion.

NAYS: Councillors Speck, Chiochio, DiMarco, Richard, Grimaldi, Fokkens and Van Vliet.

LOST

22-22 Moved by Moote and Mastroianni
THAT Welland City Council directs staff enter into a contract with 4500 Taxi to include direct door-to-door service to City limits of Forks Road until February 15, 2022.

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22-22 Moved by McLeod and Green
THAT the contract be prepared with an end date of February 28, 2022.

YEAS: Councillors Green, Speck, McLeod, Richard, Grimaldi, Mastroianni, Fokkens, Moote, Van Vliet and Mayor Campion.

NAYS: Councillors Chiochio and DiMarco.

CARRIED

FOLLOWING THE VOTE ON THE AMENDMENT, THE AMENDMENT WAS PUT AS AMENDED AND

CARRIED

FOLLOWING THE VOTES ON THE AMENDMENTS, THE MAIN MOTION WAS PUT AS AMENDED AND

CARRIED

2022 - 33

22-22 Moved by Fokkens and Green
WHEREAS the Empire development of the Dain East subdivision will add 1,320 additional homes that will only have access to Forks Road; and
WHEREAS the new development South of Forks Rd across from the Dain East Development has added approximately 80 new residential homes, accessed from Forks Road; and
WHEREAS the traffic impact study for Forks Road is not scheduled until 2027; and further
WHEREAS the traffic increases due to construction vehicles, the addition of new homes and future new homes present safety issues for the residents exiting from Crescent Drive onto Forks Road.
NOW THEREFORE IT BE RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to report on creating a 3-way stop at Forks Road and Crescent Drive.

CARRIED

2022 - 34

22-30 Moved by Larouche and McLeod (in block)
1. THAT THE COUNCIL OF THE CITY OF WELLAND accepts the tender of Infrastructure Intelligence Services Inc. in the amount of \$169,685.00 (plus HST) being the lowest of eight (8) bid submissions received for the 2022 CCTV Program – Wastewater & Stormwater Gravity Sewers project; and
2. THAT Welland City Council directs staff to prepare the necessary By-law and documents to execute the project; and further
3. THAT Welland City Council authorizes the Mayor and Clerk to execute all necessary documents to execute the project.

CARRIED

2022 - 35**22-40**

Moved by McLeod and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B-2022-08 regarding application for Official Plan Amendment (OPA No. 39) and Zoning By-law Amendment (File No. 2021-11) for lands on the south side of Forks Road, west of Tumblewood Place, more specifically described as Con 4 Pt Lot 25 RP 59R16282 Part 2 Geographic Township of Thorold, in the City of Welland, Regional Municipality of Niagara, municipally known as 129 Forks Road.

CARRIED**2022 - 36****22-41**

Moved by Mastroianni and Fokkens

THAT THE COUNCIL OF THE CITY OF WELLAND approves application for Zoning By-law Amendment to Zoning By-law 2017-117 for lands on the north side of Hagar Street, west of Crowland Avenue, east of Duncan Street and south of LaSalle Street, legally described as Plan 45 Lot 299 to Lot 303, municipally known as 162 Hagar Street from Community Commercial Corridor 2 – CC2 to Site Specific Community Commercial Corridor 2 – CC2.

CARRIED**2022 - 37****22-42**

Moved by Moote and Grimaldi

1. THAT THE COUNCIL OF THE CITY OF WELLAND authorizes City staff to enter into a Cost Sharing Agreement with the Regional Municipality of Niagara for the amount of \$1,241,836.25 (excluding HST) for the Quaker Road Watermain Design and Construction (Clare Avenue – Rice Road); and further
2. THAT Welland City Council authorizes staff to fund the Quaker Road Watermain Design (Clare Avenue – Rice Road) in the amount of \$18,098.02 (including 1.76% HST) funded through the 2019 Cast Iron Watermain Replacement account # 10-910-19215; and further
3. THAT Welland City Council preapproves the Quaker Road Watermain Construction (Clare Avenue – Rice Road) for the amount of \$1,245,594.55 (including 1.76% HST) as a 2023 Capital Project to be funded by the Water/Wastewater Reserve Fund; and further
4. THAT Welland City Council directs staff to prepare the necessary By-law and documents for the Cost Sharing Agreement; and further
5. THAT Welland City Council authorizes the Mayor and Clerk to execute all necessary documents for the Cost Sharing Agreement.

CARRIED**2022 - 38****22-25**

Moved by McLeod and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 10:34 p.m. to consider:

- proposed or pending acquisition or disposition of land by the municipality or local board;
 - *126 Colbeck Drive.*

CARRIED**2022 - 39****22-25**

Moved by Richard and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 10:53 p.m. without report.

CARRIED

BY-LAWS

Moved by Larouche and McLeod (in block)

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, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

22-30

BYL 2022 - 13

A By-law to authorize entering into contract with Infrastructure Intelligence Services Inc. for the 2022 CCTV Program - Wastewater & Stormwater Gravity Sewers Project.

22-48

BYL 2022 - 14

A By-law to exempt certain lands from Part-Lot Control - Parts 1 and 2 on Plan 59R-17087, Part of Lots 123 & 124, Plan 655 (27 & 31 Rose Avenue), City of Welland, Regional Municipality of Niagara.

CARRIED

Moved by Van Vliet and Moote

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, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

22-41

BYL 2022 - 15

A By-law to amend City of Welland Zoning By-law 2017-117 (File No. 2021-13) 162 Hagar Street.

22-42

BYL 2022 - 16

A By-law to authorize entering into a cost sharing agreement with the Regional Municipality of Niagara for the Quaker Road Watermain Design and Construction (Clare Avenue - Rice Road).

CARRIED

Moved by Van Vliet 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.

22-1

BYL 2022 - 17

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 1st day of February, 2022.

CARRIED

Council adjourned at 10:54 p.m.

These Minutes to be approved and adopted by Motion of Council this 15th day of February, 2022.

MAYOR

CITY CLERK