



## **COUNCIL MEETING AGENDA**

*Tuesday, April 2, 2019*

*7:00 P.M.*

**COUNCIL CHAMBERS – CIVIC SQUARE**

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- 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:
    - *Sale of city owned lands.*
  - personal matters about an identifiable individual, including municipal or local board employees:
    - *Non-union vacancy.*
    - *City of Welland Heritage Advisory Committee.*
  
- 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 March 19, 2019 and Special Council Meeting of March 26, 2019 (*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**
  - 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 PRESENTATION(S) - Nil**



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

**19-6** Jeannette Kulik, Professor Dental Programs, Meagan Pitoscia and Hailey Sims, Senior Dental Hygiene Students, Niagara College re: National Dental Hygienists Week.

**(Background information included in Council members agenda).**

### **4.3 AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORT(S) - Nil**

### **4.4 LEGISLATED PUBLIC HEARINGS PURSUANT TO THE *PLANNING ACT***

**13-117A** Complete application has been submitted by the CITY OF WELLAND to amend the Official Plan, Section 4.2.3.10 Affordable Housing to update the policies to protect the existing rental stock of housing and protect affordable housing. The new policy will replace the existing Affordable Housing policy in the City's Official Plan. This policy amendment will apply to all lands within the City of Welland.

**(See Report P&B-2019-17 pages 12 to 28)**

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

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

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

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

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

**(Councillor Van Vliet)**

**19-14** WHEREAS the remuneration for the Mayor and members of Council have not been reviewed in a number of year.

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to establish a committee to review the remuneration of Welland City Council; and further THAT the committee consists of residents and City of Welland staff.

**(Councillor Green)**

**18-87** THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to establish an interim control bylaw for the period of up to 12 months in regards to any new or expanded marijuana grow operations within Welland; and



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THAT Welland City Council directs staff to conduct a full review of all zoning bylaws in regards to marijuana grow operations on industrial, agricultural and rural employment land designations; and further THAT Welland City Council directs staff to prepare a report for council consideration on options for further enhancements to setbacks and municipal best practices to ensure the comfort and enjoyment of residents within their properties.

### **(Councillor Green)**

- 19-22** THAT THE COUNCIL OF THE CITY OF WELLAND requests that the Niagara Region take prompt action to address safety design issues at the intersection of Moyer and Schisler Roads; and THAT Welland City Council requests the Niagara Region implement interim safety measures such as reduced speed limits while design and construction work commence; and THAT this work is done on an expedited basis and that the Council of the City of Welland be briefed on its progress; and further THAT the needed safety improvements and/or intersection redesign occur to ensure the safety of the travelling public at this high speed intersection.

### **(Councillor Richard)**

- 19-5** THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to review and make recommendations to update the Grants & Special Assistance policy to increased controls, adherence of criteria and principles in the issuance of permissive grants; and THAT Welland City Council requests a review of the 15% for funding be reviewed and it be established that if an annual operating grant application is not received by the deadline, then it is to not be accepted or included within the recommendation to Welland City Council; and further THAT Welland City Council requests this` review be conducted and presented to Council before September 2019.

### **(Councillor McLeod)**

- 19-15** WHEREAS Central Station Education Initiative has been provided a 10 year lease to achieve its business plan; AND WHEREAS the community has a vested interest in its success. NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND requests an annual presentation to Council, in order to provide an update on the success of the Central Station Education Initiative, in advance of the City of Welland's annual budget deliberations.



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### **(Councillor Spinosa)**

**19-22** THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to investigate installing Way Finding Signs in the Downtown and Health and Wellness Cluster areas; and further  
THAT staff create a report to bring back to Council by August 1, 2019.

**7.3 Call for Notices of Motion (for introduction at the next scheduled Council meeting)**

### **8. CORPORATION REPORTS**

**8.1 Mayor's Report**

**8.2 Chief Administrative Officer's Report**

### **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 2<sup>nd</sup> day of April, 2019. Ref. No. 19-1

### **10. ADJOURNMENT**



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### **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)**

**1 2. General Committee Report to Council - March 26, 2019**

**2 - 4 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**

**RECOMMENDATION:**

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.

**5 - 9 TRANS-2019-01 Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas - Solar Lighting Initiative. Ref. No. 19-13**

**RECOMMENDATION:**

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

**3. Budget Review Committee Report to Council - Nil**

**4. Staff Reports**

**10 - 11  
Remove From  
Block** Gen. Mgr., Human Resources & Legislative Services, R. Mantesso - Municipal - Mayor and Members of Council appointments to Chairs and Advisory Committees. Ref. No. 02-160

**12 - 28  
Remove From  
Block** P&B-2019-17 Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - Application for Official Plan Amendment (OPA 21) - City of Welland - Affordable Housing Policies. Ref. No. 13-117



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- 29 - 38**                    **TRAF-2019-04** Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - Update to the Traffic and Parking By-law: Part VIII - City Permits. Ref. No. 19-22 (See By-law 1)
- 39 - 41**                    **FIN-2019-09** Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas - Artificial Turf Conversion, Led Lighting Upgrade Young's Sportsplex. Ref. No. 10-108 (See By-laws 2 & 3)

### 3. NEW BUSINESS

- 42 - 56**                    1. Donna Woiceshyn, Chief Executive Officer, Niagara Regional Housing (NRH) re: NRH 2018 4th Quarter Report to Board of Directors. Ref. No. 10-130

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from Niagara Regional Housing (NRH) dated February 15, 2019 regarding the NRH 2018 4<sup>th</sup> Quarter Report.

- 57**  
Remove From  
Block                    2. Alaina Gauthier, Professor, Dental Programs, Niagara College re: Request to declare April 6 - 12, 2019 as “National Dental Hygienists Week”. Ref. No. 19-6

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND proclaims April 6 - 12, 2019 as “National Dental Hygienists Week” in the City of Welland.

- 58 - 61**                    3. Pixing Zhang, Falun Data Association of Ontario re: Request to declare the month of May 2019 as “Falun Data Month”. Ref. No. 19-6

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND proclaims the month of May 2019 as “Falun Dafa Month” in the City of Welland.

- 62**                            4. Shawn Raimondo, Hippie New Year Organizing Committee re: requesting Special Occasion Permit for Hippie New Year event being held at Club Richelieu, Welland on April 20, 2019. Ref. No. 19-20

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND has no objection for the issuance of a Special Occasion Permit to Hippie New Year to be held at Club Richelieu on April 20, 2019; and further

THAT Welland City Council designates “Hippie New Year” as one of municipal significance; and further

THAT Welland City Council delegates in accordance with its Delegation of Powers Policy, the authority to the City Clerk, or designate, the power to support applications for Special Occasion Permits for all future events to Hippie New Year and to designate such events as one(s) of municipal significance.



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- 63**            5. Memorandum from Steve Zorbas, General Manager, Corporate Services, Chief Financial Officer/Treasurer re: 2019 Dividend from Welland Hydro-Electric Holding Corp. Ref. No. 99-43

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND, as sole Shareholder of Welland Hydro-Electric Holding Corp., requests and accepts excess funds of \$500,000 by way of a dividend from Welland Hydro-Electric Holding Corp., notwithstanding the terms of the Shareholder Declaration.

- 4. BY-LAWS**  
**MAY BE VIEWED IN THE CLERK'S DIVISION PRIOR TO THE MEETING IF DESIRED.**
1. A By-law to amend By-law 89-2000, being a By-law Regulating Traffic and Parking within the City of Welland (Part 1 - Definitions, Part III - Stopping, Standing, Parking and Part VIII - City Permits. Ref. No. 19-22  
(See Report TRAF-2019-04)
  2. A By-law to authorize entering into a contract with Ritchfield Inc. for artificial turf at Youngs Sportsplex. Ref. No. 10-108  
(See Report FIN-2019-09)
  3. A By-law to authorized LED Lighting upgrades at Youngs Sportsplex. Ref. No. 10-108  
(See Report FIN-2019-09)

**GENERAL COMMITTEE REPORT TO COUNCIL**

On Tuesday, March 26, 2019, the General Committee met with the following members in attendance: Chair, L. Van Vliet, F. Campion, J. Chiocchio, T. DiMarco, J. Larouche (until 9:22 p.m.), D. McLeod, A. Moote, C. Richard, and G. Speck.

**The General Committee recommends Council approval on the following matters:**

**19-19**

THAT THE GENERAL COMMITTEE receives for information the presentation by Todd Brown, President/Principal Planner and, Dennis Kwan, Planner, Monteith Brown Planning Consultants, regarding the Parks and Recreation Master Plan presentation.

**19-27**

THAT THE GENERAL COMMITTEE receives for information the presentation by Sandy Mocsan, President, Rose Festival regarding the 2019 Rose Festival.

**18-88**

THAT THE GENERAL COMMITTEE receives for information the 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.

Respectfully submitted,



TARA STEPHENS  
City Clerk



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.PI., 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.

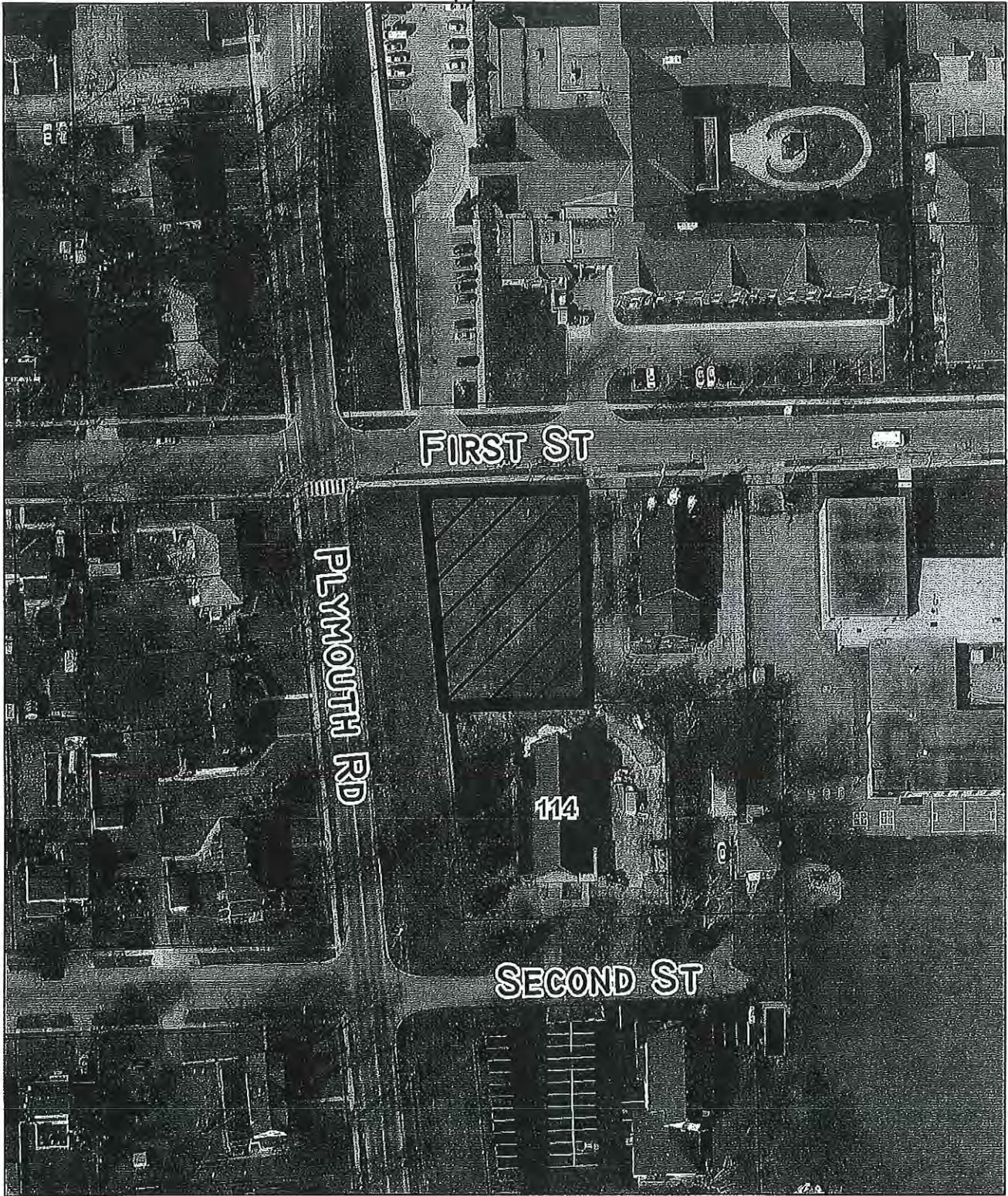
**SUMMARY AND CONCLUSION:**

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.

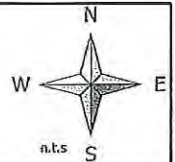
Given the development potential of the subject lands, the City's Policy regarding City-owned land sales should be followed and a fair market value established. As the lands have already been declared surplus by Council Resolution, an interested party could make a formal written offer for the property. 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





10  
**CITY OF WELLAND**  
**COUNCIL MEMBERS TO BE**  
**APPOINTED TO ADVISORY, BOARDS & COMMISSIONS**  
**2018-2022**

<b>ABC's</b>	
Welland Community Wellness Complex Advisory Committee	<p>1.</p> <p><b><u>Membership</u></b> - One (1) City Councilor</p> <p><b><u>Purpose</u></b> - to serve in an advisory capacity to staff and City Council on matters pertaining to the facilities, programs and services at the Welland Community Wellness Complex.</p> <p><b><u>Meeting Schedule</u></b> - typically the 1st Thursday of each month; subject to change.</p>
Welland Public Library Board	<p>1.</p> <p>-</p> <p><b><u>Membership</u></b> - one (1) of whom shall be a member of Council.</p> <p><b><u>Purpose</u></b> - to operate the Welland Public Library.</p> <p><b><u>Meeting Schedule</u></b> - normally meets the third Monday of each month from September to June.</p>

**CITY OF WELLAND**  
**COUNCIL MEMBERS TO**  
**BE APPOINTED**  
**REGIONAL AD HOC COMMITTEES**  
**2018 – 2022**

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**Transportation Steering Committee**

1.

Council to choose one Councillor to become a member of this Committee – per Regional letter dated November 27, 2018.

**Meeting Schedule** – 6 week cycle, Tuesdays at 9:30 am.

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APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

**COUNCIL****INFRASTRUCTURE AND DEVELOPMENT SERVICES**

13-117

**REPORT P&B-2019-17  
APRIL 2, 2019**

**SUBJECT: APPLICATION FOR OFFICIAL PLAN AMENDMENT (OPA 21) – CITY OF WELLAND  
AFFORDABLE HOUSING POLICIES**

**AUTHOR: RACHELLE LAROCQUE, BES, M.Sc., MCIP, RPP  
PLANNING SUPERVISOR**

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

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

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information purposes Report P&B-2019-17 regarding application for Official Plan Amendment 21 for the City's Affordable Housing Policies.

**ORIGIN AND BACKGROUND:**

The City completed an application for Official Plan Amendment and associated draft Official Plan Amendment on January 31, 2019. The application was deemed complete on January 31, 2019.

The purpose of the Official Plan Amendment is to update the City's Affordable Housing Policies to provide clarity to the policies, as well as work to further protect the City's rental housing stock. The policies clarify and provide greater direction as to when and how the City will support the conversion of rental units to condominium or freehold units.

The application was circulated to Agencies and City Departments, as well as a notice placed in the newspaper, in accordance with the requirements of the Planning Act. A Public Information Meeting was held on March 14, 2019. One (1) resident and one Council member attended the meeting. The following comments and questions were provided:

- Wanted the definition of "affordable housing" according to the Canadian Mortgage and Housing Corporation;
- Wanted information on how affordable housing units were created;
- Wanted clarification on the Region's role in creating affordable housing units; and,

- Information on what prompted the changes to the policies.

At the time of writing this report, one letter was received from a member of the public which included proposed clarifications to the Official Plan Amendment. Those comments have been reviewed and some minor modifications to the policies have been made which reflect the comments received.

The Statutory Public Meeting under the Planning Act is being held on April 2, 2019. The Public Meeting will provide an opportunity for interested parties to comment and/or raise concerns, and for Council Members to inquire about applications.

This report is intended to provide Council background information regarding the subject applications. Staff will bring a Recommendation Report for Council's consideration at a future meeting.

#### **FINANCIAL CONSIDERATION:**

There are no costs associated with the implementation of this application.

#### **OTHER DEPARTMENT IMPLICATIONS:**

Other City Departments have been circulated the applications for Review and Comment. Any comments, requirements, and/or recommendations received will be incorporated into the final Recommendation Report.

#### **SUMMARY AND CONCLUSION:**

The Planning Act requires a Statutory Public Meeting be held to provide an opportunity for public input and discussion regarding the Applications. This Report is intended to provide background information for the Public Meeting.

Therefore, it is recommended that Council receives Report P&B-2018-59 for information purposes.

#### **ATTACHMENTS:**

Appendix I - Draft Official Plan Amendment

Appendix I

**AMENDMENT NO. 21**

**to the**

**OFFICIAL PLAN**

**of the**

**CORPORATION OF THE CITY OF WELLAND**

**DRAFT**

**DAY, MONTH, 2019**

**THE CORPORATION OF THE CITY OF WELLAND  
BY-LAW NUMBER 2019-**

**A BY-LAW TO AUTHORIZE THE ADOPTION  
OF OFFICIAL PLAN AMENDMENT NO. 21**

**WHEREAS** the Official Plan of the Corporation of the City of Welland was adopted by the City of Welland on May 4, 2010.

**AND WHEREAS** the Regional Municipality of Niagara gave partial approval to the Official Plan on October 21, 2011.

**AND WHEREAS** the Ontario Municipal Board gave partial approval to the Official Plan on June 24, 2014.

**AND WHEREAS** the Council of the Corporation of the City of Welland deems it expedient to amend the Official Plan.

**AND WHEREAS** the Regional Municipality of Niagara is the approval authority for Amendments to the Official Plan of the Corporation of the City of Welland.

**AND WHEREAS** the Regional Municipality of Niagara has exempted Official Plan Amendment No. 21 to the Official Plan of the Corporation of the City of Welland from approval in accordance with the Memorandum of Understanding between the Regional Municipality of Niagara and the Corporation of the City of Welland.

**NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF WELLAND ENACTS AS FOLLOWS:**

1. That the Corporation of the City of Welland hereby adopts and approves Official Plan Amendment No. 21 for the Corporation of the City of Welland.
2. That Staff is hereby authorized and directed to give Notice of Council's adoption of Amendment No. 21 to the Official Plan of the Corporation of the City of Welland in accordance with Section 17(23) of the Planning Act.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS DATE DAY OF MONTH, 2019.**

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**Amendment No. 21**  
**to the**  
**Official Plan**  
**of the**  
**Corporation of the City of Welland**

This Amendment to the Official Plan for the City of Welland, which was adopted by the Council of the Corporation of the City of Welland on DATE and to which no appeal was filed, came into effect on DATE pursuant to Section 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

Date: .....

\_\_\_\_\_

GRANT MUNDAY, B.A.A., MCIP, RPP  
MANAGER OF DEVELOPMENT APPROVALS  
INFRASTRUCTURE AND DEVELOPMENT SERVICES  
THE CORPORATION OF THE CITY OF WELLAND

**AMENDMENT NO. 21 TO THE OFFICIAL PLAN OF THE  
CORPORATION OF THE CITY OF WELLAND**

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## **PART A - THE PREAMBLE (This does not constitute part of the Amendment)**

### **TITLE AND COMPONENTS**

This document, when approved in accordance with the Planning Act, shall be known as Amendment No. 21 to the Official Plan of the Corporation of the City of Welland.

Part "A", the Preamble, does not constitute part of this Amendment.

Part "B", the Amendment, consists of the text changes.

Part "C", the Appendices, which does not constitute part of this Amendment, contains the background data, planning considerations and public involvement associated with this Amendment.

### **PURPOSE OF THE AMENDMENT**

The purpose of the Official Plan Amendment is to protect the existing rental stock of housing in the City and to protect affordable housing.

### **LOCATION**

This Amendment applies to all lands within the City of Welland where multiple residential dwellings are permitted.

### **BASIS**

The City has reviewed the Affordable Housing Policies in the Official Plan and has identified ways to ensure the long-term protection of these units. As such, an Amendment is required to the Official Plan to clarify the situations where condominium conversions will be supported by the City.

## **PART B - THE AMENDMENT**

All of the Amendment entitled PART B - THE AMENDMENT, consisting of the following Policies, constitutes Amendment No. 21 to the Official Plan of the Corporation of the City of Welland.

### **LAND USE POLICIES**

#### **4.2.3.10 Affordable Housing**

- i. The City will work with the Regional Municipality of Niagara, not-for-profit housing agencies and the private sector to ensure that a sufficient supply of housing is provided which is affordable to low and moderate income households.
- ii. The City will target 30% of all new housing units constructed over the long term to consist of affordable housing units to be constructed in both intensification areas and throughout the built-up area and also in Greenfield areas.
- iii. The City will also consider ~~alternative requirements for residential lot standards and required floor space~~ the inclusion of regulations in the Zoning By-law which would support the provision of affordable housing.
- iv. ~~Conversion of Rental accommodation. The City will support the Region in discouraging the conversion of rental accommodation to condominium ownership where the vacancy rate is less than 3% or the ownership housing being provided is not considered to be affordable.~~
- v. The demolition or conversion to freehold or condominium ownership of residential rental properties containing six or more dwelling units shall not be permitted unless all of the following conditions are satisfied:
  - a. The rental vacancy rate by dwelling/structure type for the City of Welland as defined and reported yearly through the CMHC Rental Market Survey has been at or above 3 per cent for the preceding two-year reporting period;
  - b. The building for which conversion is proposed meets the requirements of the property standards by-law, the Ontario Building Code, and any other applicable law, or will be upgraded in accordance with these standards and requirements;
  - c. Where demolition occurs, replacement rental housing units are provided for those units that are demolished; and
  - d. The requirements of any applicable Provincial legislation or regulation, as amended, are met.

**PART C - THE APPENDICES**

The following appendices do not constitute part of Amendment No. 21 to the Official Plan of the Corporation of the City of Welland, but are included only as information supporting the amendment.

- APPENDIX I - Affidavit
- APPENDIX II - Notice of Adoption
- APPENDIX III - Minutes of Public Meeting
- APPENDIX IV - Staff Report
- APPENDIX V - Council Resolution (Certified)

DRAFT

**APPENDIX I - AFFIDAVIT**

IN THE MATTER OF SECTION 7, ONTARIO  
REGULATION 543/06

AND

IN THE MATTER OF THE ADOPTION OF  
OFFICIAL PLAN AMENDMENT NO. 21 BY BY-  
LAW 2019-XX PASSED BY COUNCIL OF THE  
CORPORATION OF THE CITY OF WELLAND  
ON DATE b

I, Grant Munday of the City of Welland in the Regional Municipality of Niagara, make oath and say as follows:

1. I am the Manager of Development Approvals, Infrastructure and Development Services of the Corporation of the City of Welland.
2. That in accordance with Section 17(15) of The Planning Act, as amended and Section 3 of Ontario Regulation 543/06, Notice of the Public Meeting was published in the Niagara This Week newspaper on Thursday, February 21, 2019. I hereby certify that the required Public Meeting was held on Tuesday, April 2, 2019 by the Council of the Corporation of the City of Welland.
3. A list of all persons or public bodies which made oral submissions at the Public Meeting is attached as Schedule "A" to this Affidavit.
4. That in accordance with Section 17(23) of The Planning Act, as amended, and Ontario Regulation 543/06, the requirements for the giving of Notice of Adoption of the Amendment have been complied with.
5. That in accordance with Section 7(7) of Ontario Regulation 543/06, the decision of Council is consistent with the Policy Statements issued under sub-Section 3(1) of the Act and conforms to any applicable Provincial Plan or Plans.

Sworn before me at the City of Welland  
in the Regional Municipality of Niagara,  
this DATE day of MONTH, 2019.

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**SCHEDULE "A" TO APPENDIX 1 - AFFIDAVIT**

List of individuals who made oral submission at the Statutory Public Meeting conducted April 2, 2019 concerning Amendment No. 21 to the Official Plan of the Corporation of the City of Welland.

INDIVIDUALS WHO MADE ORAL SUBMISSIONS - NAME/TITLE

DRAFT

**APPENDIX II - NOTICE OF ADOPTION**

**CITY OF WELLAND  
NOTICE OF ADOPTION OF  
AMENDMENT NO. 21 TO THE  
OFFICIAL PLAN OF THE CORPORATION OF THE CITY OF WELLAND**

Take notice that the Council of the Corporation of the City of Welland passed By-law 2019-XX, being a By-law to adopt Amendment No. 21 to the Official Plan on MONTH, DATE, 2019 under Section 17(23) of The Planning Act, as amended.

The Purpose of Amendment No. 21 is to amend Section 4.2.3.10 Affordable Housing in the City's Official Plan.

The Effect of the amendment is to protect the City's existing rental stock of housing and protect affordable housing units.

Pursuant to Section 17(23.1)(a) of the Planning Act, as amended, City Council took into consideration all written and oral presentations made to it before rendering a decision.

Any person or agency may appeal, to the Local Planning Appeal Tribunal, in respect to the Amendment to the Official Plan by filing with the Clerk of the City of Welland, no later than MONTH, DATE, 2019, a notice of appeal setting out the specific part of the proposed Amendment to the Official Plan to which the appeal applies, set out the reasons for the appeal and be accompanied by the fee prescribed under the Local Planning Appeal Tribunal Act in the amount of \$300.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

The proposed Amendment to the Official Plan is exempt from approval by the Regional Municipality of Niagara and the Decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Only individuals, Corporations or public bodies may appeal a Decision of the municipality to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated Association or Group. However, a notice of appeal may be filed in the name of an individual who is a member of the Association or the Group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Plan was adopted, the person or public body made oral submissions at a Public Meeting or written submissions to the Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

A copy of the Amendment and Staff Report are available for inspection by the public as of DATE REPORT AVAILABLE FOR PUBLIC at Infrastructure and Development Services - Planning Division, 60 East Main Street, Welland during regular office hours.

Dated at the City of Welland this DATE day of MONTH, 2019.

GRANT MUNDAY, B.A.A., MCIP, RPP  
MANAGER OF DEVELOPMENT APPROVALS  
INFRASTRUCTURE AND DEVELOPMENT SERVICES  
OF THE CORPORATION OF THE CITY OF WELLAND

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**APPENDIX IV - STAFF REPORT**

NOTE: Incorporate additional written comments received after date of report.

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**APPENDIX V - COUNCIL RESOLUTION**

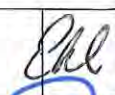


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COUNCIL

INFRASTRUCTURE AND DEVELOPMENT SERVICES

TRAFFIC DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT TRAF-2019-04  
APRIL 2, 2019

19-22

**SUBJECT:** UPDATE TO THE TRAFFIC AND PARKING BY-LAW:  
PART VIII – CITY PERMITS

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

**APPROVING MANAGER:** CHRIS ANDERS, P. ENG  
MANAGER, ENGINEERING SERVICES

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

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**RECOMMENDATIONS:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information **REPORT TRAF-2019-04** Update to the Traffic and Parking By-law: Part VIII – City Permits; and further,

THAT Welland City Council directs the City Clerk to amend the Traffic and Parking By-law 89-2000 as amended, as follows:

DELETE the following from PART I – DEFINITIONS:

“City Engineer” means General Manager of Engineering, Public Works and Transportation Services for The Corporation of the City of Welland, or a person designated by the City Engineer;

“snow clearing exemption permit” means a permit issued under Section 8.3 by the City of Welland, which indicates the permit number, expiry date and allows the holder of the permit to park on the designated roadway during snow clearing operations;

ADD the following to PART I – DEFINITIONS:

“City Engineer” means the General Manager/ City Engineer of Infrastructure and Development Services for the Corporation of the City of Welland, or a person designated by the City Engineer;

“Residential Parking Permit” means a permit issued under Section 8.2 by the City Engineer or official designate, which indicates the roadway, permit number, expiry date and allows the vehicle(s) registered to the permit to park on the designated roadway;

“Road Occupancy Permit” means a permit issued under Section 8.1 by the City Engineer or official designate;

“Snow Clearing Exemption Permit” means a permit issued under Section 8.3 by the City Engineer or Official designate, which indicates the roadway or municipal parking lot, permit number, expiry date and allows the vehicle registered to the permit to park on the designated roadway or municipal parking lot;

DELETE the following from PART III – STOPPING, STANDING AND PARKING

3.13.12 no person shall park a detached trailer on any highway without a city permit:

ADD the following to PART III – STOPPING, STANDING AND PARKING

3.13.12 no person shall park a detached trailer on any highway without a Road Occupancy Permit;

DELETE Section 5.6 Road Closure Approval

ADD the following:

5.6 Road Closure Approval

The City Engineer or official designate has the authority to temporarily close a highway for a period of up to three (3) days subject to the requirements of Part VIII, Section 8.1 Road Occupancy Permits, on highways under the jurisdiction of the City of Welland as per the Ontario Municipal Act, 2001, S.O. 2001, Chapter 25.

DELETE PART VIII – CITY PERMITS and replace with Appendix I

### **ORIGIN AND BACKGROUND:**

Due to the ambiguity of Part VIII within the Traffic and Parking By-law, Staff felt it was necessary to thoroughly review the section to add clarity and direction to front line staff.

### **COMMENTS AND ANALYSIS:**

Part VIII – City Permits is the section of the by-law that regulates road occupancy permits, residential parking permits and snow clearing exemption permits.

A road occupancy permit are required for the following reasons:

- Social events which is likely to require the temporary closing, obstruction or encumbering of part or all of the roadway
- Construction, placing of materials or complete any work within the City right of way

A residential parking permit only allows those with a valid permit to park on a specific roadway.

A snow clearing exemption permit allows a vehicle to remain on the roadway during snow clearing operations.

A majority of the proposed changes are minor in nature. For example: the by-law previously referred to the Road Occupancy Permit as a City Permit. Residential Permits and Snow Clearing Exemption Permits were referred to as On-street Parking Permits. Using their proper names will allow residents to search the by-law and find exactly what they are applying for.

The most significant changes proposed are:

8.2.2 The Residential Parking Permit shall be specifically validated for vehicle(s) which are registered to the person(s) who own or reside at the property located on the street for which the permit is issued and will not be valid for any other vehicle(s). Consideration for corner lots: a Residential Parking Permit may be validated for either street which abuts the property at the discretion of the City Engineer or official designate;

Reasoning: The proposed change allows an owner/ tenant of a corner property to obtain a Residential Parking Permit for either street that abuts their property.

8.2.8 The City Engineer or official designate may issue a Residential Parking Permit at their discretion.

Reasoning: The proposed change gives the City Engineer or official designate the authority to issue a Residential Parking Permit in situations that are not covered by the by-law. For example: compassionate care. A permit may be issued to a family member that needs to park on-street to administer care. Under the current by-law, the family member would not qualify and would need to find alternative parking.

8.3 No person shall park a vehicle upon any highway or municipal parking lot as to interfere with the clearing of snow from the highway or municipal parking lot without a valid Snow Clearing Exemption Permit.

Reasoning: The proposed change would allow residents to purchase snow clearing exemption permits for within our parking lots.

8.3.9 The City Engineer or official designate may issue any Snow Clearing Exemption Permit at their discretion.

Reasoning: The proposed change gives the City Engineer or official designate the authority to issue a Residential Parking Permit in situations that are not covered by the by-law.

The proposed changes to the Residential Permit Parking were discussed with the Town and Gown Committee. The committee supports the proposed changes to the Residential Permit Parking.

**FINANCIAL CONSIDERATION:**

There are no financial implications related to this report.

**OTHER DEPARTMENT IMPLICATIONS:**

Legal Services and the Clerks Department would be required to update the By-laws with the changes noted in this report.

**SUMMARY AND CONCLUSION:**

While many of the changes contained in this report are minor and administrative in nature, the key changes outlined will have a significant impact on City Staff and residents. City Staff will have clear direction on how to apply the by-law and will be able to provide solutions to unique situations when they arise. When residents review the by-law, they will be able to search without confusion and find exactly what they are looking for. The proposed changes to the Residential Permit Parking outlined in this report were discussed with the Town and Gown Committee. The committee members supports the proposed changes.

**ATTACHMENTS:**

APPENDIX I – PART VIII – CITY PERMITS

PART VIII

CITY PERMITS

8.1

Road Occupancy Permits

8.1 (a)

No person shall conduct a social event which is likely to require the temporary closing, obstruction or encumbering of part or all of such highway unless Road Occupancy Permit has been obtained for such purpose from the City Engineer or official designate and until signs, barricades and other safety measures have been set up or installed, and, if necessary, until alternative traffic routes have been established in accordance with the provisions of Section 8.1.2.

8.1 (b)

No person shall commence construction, place materials or complete any work over, on, under or adjacent to any city highway which is likely to require the temporary closing, obstruction or encumbering of part or all of such highway unless a Road Occupancy Permit has been obtained for such purpose from the City Engineer or official designate and until signs, barricades and other safety measures have been setup or installed, and, if necessary, until alternative traffic routes have been established in accordance with the provisions of Section 8.1.2.

8.1.2

All applications for a Road Occupancy Permit required under Section 8.1 shall be made on the forms provided by the City Engineer or official designate and shall be accompanied by such other supportive materials as may be required by the City Engineer or official designate, and by an administration fee as set out the City of Welland Fees and Charges By-law, as amended;

8.1.2 (a)

The applicant shall notify the Niagara Regional Police outlining the specifics of any social event;

8.1.2 (b)

The applicant shall be responsible for appropriate levels of traffic control in consultation with Niagara Regional Police and the City of Welland Traffic and Parking Operations Division;

8.1.2 (c)

The applicant shall obtain approval of the Regional Municipality of Niagara for the use of any Regional Roads within the route;

8.1.2 (d)

The applicant shall provide proof of liability insurance coverage ranging from \$1 Million to \$5 Million. Such coverage shall name the Corporation of the City of Welland as an additional insured and hold the City of Welland harmless from



any liability arising out of the use of City roads. The minimum limit of coverage shall be determined as follows:

- i) \$1 Million – Processions Using Sidewalks Only;
- ii) \$2 Million - Major Parades, Dances, Street Festivities, Athletic Races, Marches, Walkathons, Filming and Sidewalk Sales;
- iii) \$5 Million – Construction or placement of materials upon a highway.

8.1.3 Higher, lower limits or exemption of liability as outlined in section 8.1.2 (d), may be established by the City Engineer or official designate when deemed necessary.

8.1.4 Proof of Liability of Insurance shall be presented to the the City Engineer or official designate at least 5 days prior to the date of the event.

8.1.5 If the event/construction/placement of material to be undertaken necessitates a temporary highway closure, the applicant for the Road Occupancy Permit shall take such steps as are reasonable and necessary to advise and accommodate all persons who will be affected by the temporary closure of the highway.

8.1.6 If the event/construction/placement of material to be undertaken does not necessitate a temporary highway closure, an application for a Road Occupancy Permit required under this section shall be made at least fifteen (15) working days before the date of the event/ construction/ placement of material. If the event/ construction/ placement of material to be undertaken necessitates a temporary highway closure, an application for a Road Occupancy Permit required under this section shall be made at least thirty (30) working days before the date of the event/ construction/ placement of material.

8.1.7 When a Road Occupancy Permit has been issued, the permit holder shall, during the course of the event/ construction/ placement of material:

- a) maintain a reasonable safe alternate route for vehicular and pedestrian traffic;
- b) provide and maintain reasonable local access routes for all property owners or occupants whose access will be affected by the proposed event/ construction/ placement of material;

- c) erect and maintain all barricades, signs, covers, lights, flagmen and other safety warning devices that may be provided by the City of Welland, as per comments supplied by the City of Welland Traffic and Parking Operations Division to protect the vehicular and pedestrian traffic;

- 8.1.8 Where a Road Occupancy Permit holder fails to comply with any of the provisions of Section 8.1, the City Engineer or official designate may perform the works necessary to effect compliance with this section and all costs and expenses incurred thereby shall be borne by the Road Occupancy Permit holder.
- 8.1.9 No Road Occupancy Permit holder shall remove, relocate, conceal from view or interfere with any traffic signs, safety barricades, guard rails, post and wire delineation in the course of carrying out the event/ construction/ placement of material. If a Road Occupancy Permit holder requires temporary removal or relocation of any of the above, he shall notify the City Engineer or official designate and upon approval the Road Occupancy Permit holder shall carry out the work required.
- 8.1.10 All event/ construction/ placement of material under a Road Occupancy Permit issued under this section shall be carried out in a manner which is satisfactory to the City Engineer or official designate.
- 8.1.11 When a hazardous condition arises during the course of the event/ construction/ placement of material undertaken by a Road Occupancy Permit holder, the permit holder shall immediately notify the City Engineer or official designate and any affected utility company of the condition.
- 8.1.12 When a hazardous condition arises during the course for the event/ construction/ placement of material undertaken by a Road Occupancy Permit holder, the City Engineer or official designate may order the road closed, the event halted or other appropriate remedial action to be taken.
- 8.1.13 Upon completion of the event/ construction/ placement of material, the Road Occupancy Permit holder shall restore the highway affected by the event to the condition acceptable to the City Engineer or official designate.
- 8.1.14 Notwithstanding the provision of Section 8.1.14, the restoration of the highway may be carried out by the City of Welland, its employees, agent or contractor and the Road Occupancy Permit holder shall reimburse the City of Welland for the costs of the restoration.

- 8.1.15 The Road Occupancy Permit holder shall be responsible for all damages to all existing services when such damages arise out of the event/ construction/ placement of material undertaken by the permit holder.
- 8.1.16 Every person who uses a highway or portion of a highway which has been closed to traffic under this section does so at his own risk and the City of Welland is not liable for any damages sustained by reason of the person using the highway or portion thereof so closed to traffic.
- 8.1.17 The City Engineer or official designate may stop any event/ construction/ placement of material being performed on or under any highway without a Road Occupancy Permit required under Section 8.1.
- 8.1.18 No person shall without lawful authority use a highway or portion thereof closed to traffic and protected pursuant to Section 8.1.
- 8.1.19 No person shall remove or deface any barricade, device, detour sign or notice placed on any highway or portion thereof under Section 8.1.

8.2 Residential Parking Permits (Signed Locations)

- No person shall park a vehicle in a designated area upon any of the highways or parts of the highways set out under Schedule "XXXIV" without the appropriate Residential Parking Permit.
- 8.2.1 All applications for a Residential Parking Permit shall be made on forms provided by the City Engineer or official designate and shall be accompanied by such other supportive materials as may be required by the City Engineer or official designate, and by an administration fee as set out in the City of Welland Fees and Charges By-law, as amended.
- 8.2.2 The Residential Parking Permit shall be specifically validated for vehicle(s) which are registered to the person(s) who own or reside at the property located on the street for which the permit is issued and will not be valid for any other vehicle(s). Consideration for corner lots: a Residential Parking Permit may be validated for either street which abuts the property at the discretion of the City Engineer or official designate;
- 8.2.3 A permit shall be valid for a period of one year from the date of issue.

- 8.2.4 Where a property is located on the highways listed in Schedule "XXXIV" of this by-law, the owner, who does not reside at that address may obtain one Residential Parking Permit for a vehicle registered to the owner.
- 8.2.5 While a vehicle is parked on a highway listed in Schedule XXXIV of this by-law, the Residential Parking Permit shall be on or affixed to the vehicle on the rearview mirror or on the driver's side dashboard.
- 8.2.6 All other provisions contained in this by-law shall still apply to all Residential Parking Permit holders.
- 8.2.7 The City Engineer or official designate may revoke any Residential Parking Permit issued hereunder at any time.
- 8.2.8 The City Engineer or official designate may issue a Residential Parking Permit at their discretion.
- 8.3 Snow Clearing Exemption Permit
- No person shall park a vehicle upon any highway or municipal parking lot as to interfere with the clearing of snow from the highway or municipal parking lot without a valid Snow Clearing Exemption Permit;
- 8.3.1 All applications for a Snow Clearing Exemption Permit shall be made on forms provided by the City Engineer or official designate and shall be accompanied by such other supportive materials as may be required by the City Engineer or official designate and by an administration fee as set out in the City of Welland Fees and Charges By-law, as amended;
- 8.3.2 The Snow Clearing Exemption Permit shall be specifically validated for the vehicle which is registered to the person(s) who own or reside at the property located on the street for which the permit issued and will not be valid for any other vehicle(s). Only one vehicle can be registered to a Snow Clearing Exemption Permit;
- 8.3.3 The Snow Clearing Exemption Permit shall be utilized only on the highway identified and approved by the City Engineer or official designate on the submitted and approved application;
- 8.3.4 A permit shall be valid for a period of one year from the date of issue;

- 8.3.5 While a vehicle is parked pursuant to this section, the issued Snow Clearing Exemption Permit shall be on or affixed to the vehicle on the rearview mirror or drivers side dashboard;
- 8.3.6 All other provisions which apply to the highways contained in this bylaw shall still apply to all Snow Clearing Exemption Permit holders;
- 8.3.7 The City Engineer or official designate may revoke any Snow Clearing Exemption Permit issued hereunder at any time;
- 8.3.8 The City Engineer or official designate is not required to approve Snow Clearing Exemption Permit applications.
- 8.3.9 The City Engineer or official designate may issue any Snow Clearing Exemption Permit at their discretion.

**COUNCIL**  
**CORPORATE SERVICES**  
**FINANCE DIVISION**

APPROVALS	
GENERAL MANAGER	[Signature]
CFO	[Signature]
CAO	[Signature]

10-108

**REPORT FIN-2019-09**  
**APRIL 2, 2019**

**SUBJECT:**           **ARTIFICIAL TURF CONVERSION, LED LIGHTING UPGRADE  
YOUNG'S SPORTSPLEX**

**AUTHOR:**           **ADAM BERES,  
MANAGER OF FLEET, EQUIPMENT AND PURCHASING**

**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 approves the work of converting a natural turf field to artificial at the Young's Sportsplex located at 570 River Road; the recommended proponent being the lowest compliant bidder, Ritchfield Inc.; and further

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate by-laws to enter into an agreement with Ritchfield Inc.; and further

THAT Welland City Council authorizes upgrading the interior lighting to energy efficient LED technology with the assistance of a rebate program available through Welland Hydro.

**ORIGIN AND BACKGROUND:**

Funding to convert the field turf was approved by Welland City Council within the 2018 budget process.

In June of 2018, City of Welland staff accepted as lowest compliant bid; a quotation from MBTW to act as the consultant to help lead this project. The consultant assisted with developing the deliverables for the tender process and provided their internal expertise to perform the evaluations of the tender responses to ensure the City received compliant bids providing best value for this facility.

**COMMENTS AND ANALYSIS:**

Turf Comparison Work

The first round of tenders resulted in bid responses higher than the allotted budget. Working with the consultant, the City was able to amend the deliverables and re-tendered the project, which resulted in the following responses:

<b>Proponent</b>	<b>Bid Amount (including taxes)</b>
Ritchfield Inc.	\$1,272,872.80
39 Seven	\$1,282,634.57
World Wide Turf	\$1,512,163.78
TDI International	\$1,534,265.95
Anthony's Excavating	\$1,586,173.93
Gateman-Milloy Inc	\$1,711,328.45
CSL Group Ltd	\$2,190,226.27

#### LED Lighting Replacement

The overhead lighting is also in need of upgrade to higher efficiency LED to lower energy consumption for this facility and has been considered an integral part of this project.

With the assistance of Welland Hydro staff, budgetary figures were provided for the LED lighting upgrade:

Lighting Upgrade	\$108,120.00
Less Incentive	-\$12,870.00
<b>Net Cost</b>	<b>\$95,250.00</b>

This upgrade should result in energy savings of \$16,658.32 per year based on consumption comparison.

#### FINANCIAL CONSIDERATION:

##### Turf Comparison Work

The consultant was sent the technical responses from the two lowest bidders being Ritchfield Inc. and 39 Seven.

It was recommended that Ritchfield Inc. be selected to perform the work.

In the 2018 Operating Capital Budget Council approved an amount of \$1,485,000 to cover the cost of this project.

Project cost breakdown:

Ritchfield Inc.	\$1,272,872.80
MBTW Consulting Fees	\$39,076.00
<b>Total Funding</b>	<b>\$1,311,948.80</b>

##### LED Lighting Replacement

Staff is recommending the use of uncommitted Capital dollars from the Green Energy Project approved by Council in 2017.

#### OTHER DEPARTMENT IMPLICATIONS:

Staff will liaise with Welland Hydro for applicable rebate incentive applications.

**SUMMARY AND CONCLUSION:**

THAT THE COUNCIL OF THE CITY OF WELLAND approves the above recommendation of selecting Ritchfield Inc. to perform the work of converting the natural turf field to artificial turf at the Young's Sportsplex as lowest compliant bidder; and further

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate by-laws to enter into an agreement with Ritchfield Inc. to perform the turf conversion work; and further

THAT Welland City Council authorizes upgrading the interior lighting to energy efficient LED technology with the assistance of a rebate program available through Welland Hydro using the available Green Energy Projects funding source.

**ATTACHMENTS:**

None





## Q4 (October 1 to December 31, 2018) to Board of Directors

### Recommendation:

**That Niagara Regional Housing Quarterly Report October 1 to December 31, 2018 be APPROVED and FORWARDED to the Public Health and Social Services Committee and subsequently to Regional and Municipal Councils for information.**

Submitted by:

Approved by:

A handwritten signature in black ink, appearing to read 'Donna Woiceshyn', written over a horizontal line.

Donna Woiceshyn  
Chief Executive Officer

A handwritten signature in black ink, appearing to read 'Walter Sendzik', written over a horizontal line.

Walter Sendzik  
Chair

### Directors:

**Henry D'Angela, Chair**  
Regional Councillor  
Thorold

**Betty Ann Baker - Secretary**  
Community Director  
St. Catharines

**Tim Rigby**  
Regional Councillor  
St. Catharines

**James Hyatt, Vice-Chair**  
Community Director  
St. Catharines

**Betty Lou Souter**  
Community Director  
St. Catharines

**Walter Sendzik**  
Regional Councillor  
St. Catharines

**Karen Blackley, Treasurer**  
Community Director  
Thorold

**Paul Grenier**  
Regional Councillor  
Welland

**Selina Volpatti**  
Regional Councillor  
Niagara Falls

**HIGHLIGHTS:**

**Application Activity**

**567** received & processed



**Work Orders**

**3,203** issued



**Capital Program**

48 jobs/projects ongoing

15 public tenders closed

35 contract orders issued



**Rent Arrears**

= \$24,135.76

or

**2.03%** of the monthly rent charges



**Community Resources & Partnerships**

offered supports to

**254**

new referrals



**46**

partners

**Non-Profit Housing Programs**

**66%** deemed HEALTHY



**Rent Supplement / Housing Allowance**

**1,370** units



**Niagara Renovates**

Inspections are complete.  
46 homeowners will receive 2018/2019 funding.



**Welcome Home Niagara**

**19** homeowners received assistance



**Housing First Project**

**27**  
Individuals / families housed



**Appeals**

= **12**  
6 upheld  
5 overturned  
1 no decision required



**New Development**

Carlton - to be complete March 2019  
Roach - construction began



## *VISION*

That the Niagara community will provide affordable, accessible and quality housing for all residents

## *MISSION*

To expand opportunities that make affordable housing an integral part of building healthy and sustainable communities in Niagara

As the administrator of social housing for Niagara Region, Niagara Regional Housing (NRH) works to fulfill our vision and mission through six main areas of responsibility:

1. Public Housing (NRH Owned Units)
2. Non-Profit Housing Programs
3. Rent Supplement Program
4. Affordable Housing Program
5. Service Manager Responsibilities
6. Housing Access Centre and Centralized Waiting List



**Definitions** can be found in the attached Reference Sheet.

## 1. Public Housing (NRH Owned Units)

### **DAY-TO-DAY MAINTENANCE:**

In Q4, **3,203 work orders** were issued, representing \$1,036,642.12. \$69,018.54 of this amount was charged back to tenants who were held responsible for damages.

	2017-Q4	2018-Q1	2018-Q2	2018-Q3	2018-Q4
<b># of work orders issued</b>	2,993	2,566	2,768	3,216	3,203



## Q4 (October 1 to December 31, 2018)

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### CAPITAL PROGRAM:

The Capital Program is responsible for maintaining the Public Housing (NRH Owned Units) asset and planning for future sustainability.

In Q4, 35 contract orders were issued, 15 public tenders closed and purchase orders issued \$2,919,719.64.

The Capital Program was responsible for 39 capital projects valued at \$2,500,000 and nine SHAIIP funded Capital projects valued at \$1,168,000 including:

- Parking lot replacement – one project
- Installation of Heat Control System – eight projects
- Roof replacement – one project
- Designated Substance Survey – one project
- Bathroom renovations – one project
- Foundation repairs – one project
- Investigation of basements – nine projects
- Balcony door replacement - one project
- Design and tender for Domestic Hot Water replacements - three projects

As of December 31, 2018, \$6,400,000 of the \$7,000,000 budgeted (excluding emergency) has been committed and/or actually spent (91%).

As of December 31, 2018, \$1,922,182 of the available \$2,537,580 Social Housing Apartment Improvement Program (SHAIIP) funding was committed and/or actually spent (76%).

### TENANT MOVE OUTS:

#### Move Outs By Reason

Health	4	NRH Transfer	13
Long Term Care Facility	8	Moved to Coop or Non-Profit	1
Deceased	10	Bought a House	1
Private Rental	10	Left Without Notice	3
Voluntarily Left Under Notice	3	Other/None Given	9
Eviction – Tribunal	3	Cease to Qualify	0
		<b>TOTAL</b>	<b>65</b>

In Q4, there were **65 move outs**. Three involved eviction orders granted under the Ontario Landlord Tenant Board (LTB) – Arrears (two), Disruptive Behavior (one). One of the evictions was enforced by the Sherriff.

	2017-Q4	2018-Q1	2018-Q2	2018-Q3	2018-Q4
<b># of move outs</b>	81	67	83	89	65



## Q4 (October 1 to December 31, 2018)

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### ARREARS:

	Dec 31, 2017	Mar 31, 2018	Jun 30, 2018	Sept 30, 2018	Dec 31, 2018
<b>Rent charges for the month</b>	\$1,150,372.27	\$1,167,751.69	\$1,136,607.00	\$1,165,765.00	\$1,187,770.00
<b>Accumulated rent arrears</b>	\$49,045.27	\$48,660.91	\$35,055.56	\$23,378.86	\$24,135.76
<b>Arrears %</b>	4.26%	4.17%	3.08%	2.01%	2.03%

### INSURANCE:

In Q4, there was one claim settled and one property damage claim expected to exceed the \$25,000 deductible.

### COMMUNITY RESOURCES AND PARTNERSHIPS:

In Q4, we had partnerships with **46 community agencies** across Niagara. As a result of these partnerships, more than 200 support and enrichment activities were offered to tenants at NRH sites. Each partnership contributes to tenant lives and, in turn, the success of the Public Housing community as a whole:

- In October of 2018, NRH began a year-long partnership with McMaster University in seven NRH senior communities. The Cardiovascular Health Awareness Program (CHAP) provides on-site blood pressure and diabetes risk assessments to participating seniors. Based on these assessments, volunteers provide health presentations, educational resources and referrals. The study is designed to determine if CHAP services help to improve the health of older adults and lead to fewer emergency and hospital visits.

Also during Q4, NRH Community Programs Coordinators (CPCs) offered support to **254 new referrals of tenants in need of assistance**. Of those new referrals, **56% were considered medium-high need**. In particular, there were more requests for help with arrears. There was also a continued increase in the number of tenants needing help with clutter and bed bugs.



## Q4 (October 1 to December 31, 2018)

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### 2. Non-Profit Housing Programs

As administrator of social housing for Niagara Region, NRH provides legislative oversight for 61 Non-Profit Housing Programs (non-profit and co-operative). Operational Reviews are conducted to determine the overall health of each.

	2017-Q4	2018-Q1	2018-Q2	2018-Q3	2018-Q4
<b>Healthy</b>	43	41	41	41	40
<b>Routine Monitoring</b>	18	18	18	18	17
<b>Intensive Monitoring</b>	1	1	1	1	2
<b>Pre-PID (Project in Difficulty)</b>	1	1	1	1	1
<b>PID (Project in Difficulty)</b>	1	1	1	1	1
<b>TOTAL</b>	<b>64</b>	<b>62</b>	<b>62</b>	<b>62</b>	<b>61</b>

NRH Housing Programs staff continue to work with Federal Housing Providers as they move toward End of Operating Agreements (EOA). On December 31, 2018, the Operating Agreement with Fairview Seniors in St. Catharines expired; a Rent Supplement agreement was successfully negotiated to preserve 14 Rent-Geared-to-Income units.

### 3. Rent Supplement Program

In Q4, there were **1,370 Rent Supplement/Housing Allowance units** across Niagara. In the Rent Supplement program, tenants pay 30% of their gross monthly income directly to the private landlord and NRH subsidizes the difference up to the market rent for the unit. The Housing Allowance program is a short term program that provides a set allowance to help applicants on the wait list.

	2017-Q4	2018-Q1	2018-Q2	2018-Q3	2018-Q4
<b>Fort Erie</b>	26	27	28	28	28
<b>Grimsby</b>	26	26	26	26	26
<b>Lincoln (Beamsville)</b>	2	13	12	12	11
<b>Niagara Falls</b>	219	228	229	230	230
<b>Niagara-on-the-Lake</b>	-	-	-	-	-
<b>Pelham</b>	24	23	23	22	21
<b>Port Colborne</b>	47	51	53	51	53
<b>St. Catharines</b>	600	657	700	719	732
<b>Thorold</b>	29	32	37	54	53
<b>Welland</b>	199	202	201	197	201
<b>West Lincoln</b>	14	14	15	15	15
<b>TOTAL</b>	<b>1,186</b>	<b>1,273</b>	<b>1,324</b>	<b>1,354</b>	<b>1,370</b>



## Q4 (October 1 to December 31, 2018)

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Variances in the number of Rent Supplement/Housing Allowance units reflects the general management of the program and required take-up/deletion of units due to End of Operating Agreements (EOA), move out of tenants, and/or new units/landlords. Totals will be increasing in the future as some Non-Profit Housing Programs transition into a Rent Supplement agreement upon expiry of their operating agreement. It is unknown which areas will be affected.

### 4. Affordable Housing Program

#### NIAGARA RENOVATES PROGRAM:

The Niagara Renovates program provides assistance to low-to-moderate income homeowners for home repairs, accessibility modifications and the creation of secondary suites in single family homes.

NRH received \$500,000 through the Investment in Affordable Housing - Extension (IAH-E) program for homeowner and secondary suite repairs and \$626,300 for multi-unit repairs, totaling \$1,006,300 for the 2018/2019 period.

Niagara Renovates inspections for 2018-2019 funding are complete. Inspections included all areas inside and outside of the home to ensure compliance with program guidelines. Issues were identified and a detailed Inspection Report was provided to the homeowner. **46 homeowners will receive funding** during this period.

#### HOMEOWNERSHIP PROGRAM – “WELCOME HOME NIAGARA”:

The Homeownership program assists low-to-moderate income rental households to purchase their first home by providing a down payment loan.

In Q4, **19 homeowners** received assistance through Welcome Home Niagara. **Two of these were NRH tenants.**

	2017-Q4	2018-Q1	2018-Q2	2018-Q3	2018-Q4
<b># of homeowners assisted</b>	13	5	9	14	19

#### HOUSING FIRST PROGRAM:

The Housing First program helps people move quickly from homelessness to their own home by providing supports to help difficult to house individuals find and keep housing.

In Q4, **27 individuals/families** were housed through the Housing First program. Since 2012, Housing First has helped 371 individuals/families.

	2017-Q4	2018-Q1	2018-Q2	2018-Q3	2018-Q4
<b># of individuals/families housed</b>	22	17	14	9	27
<b># of Housing First units (at quarter end)</b>	148	165	170	178	184



## Q4 (October 1 to December 31, 2018)

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### RENTAL HOUSING (NEW DEVELOPMENT):

#### NRH New Development

<b>Carlton Street, St. Catharines</b>	<b>Amount</b>	<b>Units</b>
Investment in Affordable Housing-Extension (IAH-E), Year 3	\$5,806,000	45
Investment in Affordable Housing-Extension (IAH-E), Year 4	\$2,888,000	23
Social Infrastructure Fund (SIF), Year 1	\$2,387,817	17
<b>Roach Avenue, Welland</b>		
Social Infrastructure Fund (SIF), Year 3	\$1,200,000	8
<b>TOTAL</b>	<b>\$12,281,817</b>	<b>93</b>

At the end of Q4:

#### Carlton Street

- Envelope work – EIFS (Exterior Insulation and Finish Systems) is complete with some minor deficiencies. Caulking is 98% complete. Flashing of roof parapet is incomplete.
- Civil work – sidewalks poured, asphalt base coat complete
- Landscaping – postponed until spring 2019, topsoil installation 80% complete
- 1st floor – boarding in progress - 60% complete, framing, boarding, taping and sanding to continue
- 2nd floor – apartments - painting of rooms 95% complete, millwork progressing in a stop start fashion due to manufacturing delays at the plant, flooring 90% complete, wall tiles installation on going, electrical devices - 80% complete, plumbing fixture installation ongoing
- 3rd floor – apartments - painting, flooring 95% complete, plumbing fixtures installation on going. Not ready for deficiency inspection.
- 4th floor – apartments - painting 95% complete, flooring complete, handicap washroom floor tiles complete, wall tile installation 90% complete, millwork 90% complete, no further progress in the hallways. Finishing trades 90% complete. Not ready for deficiency inspection.
- 5th floor – apartments - painting generally complete, millwork 95% complete, door installation complete, plumbing and electrical fixtures complete, first coat of paint applied in hallways, T bar ceiling 90% complete, hallway floors incomplete
- Drywall crew – a critical trade that needs continued monitoring. Sufficient human resources is the key to achieving schedule goals.
- Elevator installation progressing, 80% complete
- Commissioning of mechanical system started, cleaning and flushing of lines has started
- Project expected to be complete in March 2019

#### Roach Avenue

- Revised final permit drawings issued December 14, 2018
- Foundation work – basement walls poured, footings on north side being excavated





## Q4 (October 1 to December 31, 2018)

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- 1st floor – core slab delivered and installed December 14, 2018
- Water proofing of basement walls commencing in December
- Project approximately one month behind schedule

### Additional New Development

Investment in Affordable Housing-Extension (IAH-E), Year 2 funding has been allocated to three non-profit organizations and will result in the creation of 40 units for seniors and mental health consumers in Niagara:

	Amount	Units
Gateway Residences of Niagara, Huron Street, Niagara Falls	\$720,000	9
Thorold Municipal Non-Profit, Ormond Street, Thorold	\$1,228,912	14
Stamford Kiwanis, Barker Street, Niagara Falls	\$1,089,088	17
<b>TOTAL</b>	<b>\$3,038,000</b>	<b>40</b>

At the end of Q4:

- Gateway Residence of Niagara and Thorold Municipal Non-Profit – complete and operational
- Stamford Kiwanis – approximately 60% complete. Financing has been approved. Construction to resume in 2019. Occupancy and substantial completion expected summer 2019.

## 5. Service Manager Responsibilities

### APPEALS:

In Q4, **12 appeals** were heard (three more than in 2017-Q4).

- Eight related to ongoing RGI eligibility
  - Six for failure to provide information
    - One where Committee allowed extra time to remove commercial vehicles, and prove they are not getting income from child's business and that child is living at different address. OVERTURNED.
    - One where Committee allowed extra time to provide completed self-employment verification forms for most current three months and proof of having applied for income from Ontario Works. OVERTURNED.
    - Four related to undeclared change-illegal occupant(s). Two UPHELD; two OVERTURNED.
  - One where tenant owed former arrears. Committee allowed extra time to enter into repayment agreements and provide current income information. OVERTURNED.
  - One related to review of Rent-Geared-to-Income eligibility and confirmation that rent was calculated correctly. NO DECISION REQUIRED.



## Q4 (October 1 to December 31, 2018)

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- Four for decisions made by Housing Access (one for Special Priority status and three for Urgent status). All UPHELD.

	2017-Q4	2018-Q1	2018-Q2	2018-Q3	2018-Q4
# of appeals	9	19	9	15	12

### INVESTMENTS:

See Appendix A – Investment Report

## 6. Housing Access Centre & Centralized Waiting List

### APPLICATION ACTIVITY:

# of Applications Received & Processed	567	# of Eligible Applications	538
# of Special Provincial Priority Status Applications	86	# of Ineligible Applications	29
# of Urgent Status Applications	104	# of Cancelled Applications	436
# of Homeless Status Applications	163	# of Applicants Housed	120

In Q4, **436 households were removed** from the Centralized Waiting List because they were no longer eligible, they found alternate housing or we were unable to make contact.

## Q4 (October 1 to December 31, 2018)

### CENTRALIZED WAITING LIST:

		2017- Q4	2018- Q1	2018- Q2	2018- Q3	2018- Q4
		# of households				
<b>A</b>	<b>Rent-Geared-to-Income (RGI) waiting list:</b>					
	Niagara resident RGI waiting list	4,344	4,287	4,562	4,642	4,616
	Applicants from outside of Niagara	657	639	692	758	761
	<b>TOTAL RGI waiting list:</b>	<b>5,001</b>	<b>4,926</b>	<b>5,254</b>	<b>5,400</b>	<b>5,377</b>
	<b>Housing Allowance:</b> a set allowance to help applicants on the waiting list with affordability in the private market until housed in an RGI unit	505	569	605	618	639
<b>A1</b>	<b>RGI waiting list demographics:</b>					
	Seniors	2,061	2,064	2,173	2,236	2,218
	Adults no dependents	1,703	1,630	1,727	1,764	1,761
	Adults with dependents	1,237	1,232	1,354	1,400	1,398
<b>A2</b>	<b>RGI list further segmented (#'s included in A &amp; A1):</b>					
	<b>SPP – Special Provincial Priority (Ministry Priority):</b> helps victims of violence separate permanently from their abuser	101	122	129	129	131
	<b>URG – Urgent (Local Priority):</b> for applicants with mobility barriers and/or extreme hardship where their current accommodation puts them at extreme risk and/or causes hardship	99	104	120	123	116
	<b>HML – Homeless (Local Priority):</b> provides increased opportunity for placement to homeless households	832	842	894	947	954
	<b>SUP – Supportive/Transitional:</b> provides targeted, provisional services to assist individuals to transition beyond basic needs to more permanent housing	19	17	17	13	13
<b>B</b>	<b>In addition, NRH manages:</b>					
	<b>Overhoused:</b> households who are living in subsidized accommodation with more bedrooms than they are eligible for	143	152	167	171	168
	<b>Transfer:</b> households who are currently living in subsidized accommodation and have requested a transfer to another provider	513	518	525	547	535
	<b>TOTAL RGI households on waiting list managed by NRH:</b>	<b>5,657</b>	<b>5,596</b>	<b>5,946</b>	<b>6,118</b>	<b>6,080</b>
<b>C</b>	<b>NRH maintains a waiting list for market rent units (62 Non-Profit Housing Programs):</b>					
	<b>Market:</b> applicants who have applied for a market rent unit in the Non-Profit Housing Programs portfolio	591	578	597	629	647
	<b>TOTAL households on waiting list managed by NRH:</b>	<b>6,248</b>	<b>6,174</b>	<b>6,543</b>	<b>6,747</b>	<b>6,727</b>
	<b>TOTAL individuals on waiting list managed by NRH:</b>	<b>10,449</b>	<b>10,380</b>	<b>11,052</b>	<b>11,496</b>	<b>11,488</b>

**Note:** the above chart includes only those who apply to the Centralized Waiting List and does not capture the full number of those in need of affordable housing in Niagara.



## Q4 (October 1 to December 31, 2018)

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### ESTIMATED WAIT TIMES:

CITY	SENIORS Age 55 and older		SINGLES Age 16-54		HOUSEHOLDS WITH DEPENDENTS			
	Bachelor	1 Bed	Bachelor	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
	YEARS							
Fort Erie	-	9	2	8.5	2	1	5	-
Grimsby	-	4	-	-	-	-	-	-
Lincoln	-	4.5	-	12	9	8	-	-
Niagara Falls	4	6	-	16	5	3	7	14
Niagara-on-the-Lake	-	6.5	-	-	-	-	-	-
Pelham	-	3.5	-	-	-	-	-	-
Port Colborne	-	4.5	-	13	3	3	3	-
St. Catharines	-	6.5	9	13	3.5	3	9	12
Thorold	-	6.5	-	10	6	8	-	-
Welland	-	5	6	15	5	2.5	7	2
West Lincoln	-	4	-	-	5.5	7	-	-

- no units of this size available in this community

January 2018

Please note:

- wait time information can fluctuate and is an approximation only
- wait times may not reflect the actual time one may wait for affordable housing

Quarterly Report on Cash / Investments / Reserves for Period Ending December 31, 2018

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App A

	This Quarter Balance	Last Quarter Balance	Variance \$	Variance %	Comments
<b>BANK ACCOUNTS</b>					
<b>Current Bank Account:</b> Royal Bank account used for day-to-day operations for the owned units. Also to cash flow various short terms programs funded by Prov and Fed gov't usch as development, homeownership and capital repair programs.	\$6,693,118.16	14,961,182.38	(8,268,064.22)	-55.26%	Since the February 2016 transition to PeopleSoft, day-to-day accounts payable transactions are paid by the Region through PeopleSoft. Reconciliation of the due to the Region account will be performed on a regular basis to transfer amounts due to the Region.
<b>Investment Bank Account:</b> Used to hold funds "In Trust" for designated Housing Providers for capital work.					Interest earned at a rate of RBC Prime minus 1.70% on balances in bank and investment accounts.
A CMHA: Reserves held for CMHA Units.	4,592.36	4,592.36	-	0.00%	
B Ganawageh Capital Fund:	97,971.49	97,971.49	-	0.00%	Withdrawals are made in accordance with approved procedures. Current quarter interest.
C Due (From) Current Account	277,719.84	275,734.45	1,985.39	0.72%	
<b>Total Investment Bank Accounts</b>	<b>380,283.69</b>	<b>378,298.30</b>	<b>1,985.39</b>	<b>0.52%</b>	

# Quarterly Report on Cash / Investments / Reserves for Period Ending December 31, 2018

	This Quarter Balance	Last Quarter Balance	Variance \$	Variance %	Comments
<b>INVESTMENT VEHICLES - FUND ACCOUNTING</b>					
Various investment vehicles are used to protect and optimize the cash that is held for specified purposes. Investments are both short-term and long-term in nature. These funds are intended to ensure continued growth without capital erosion by inflation.					
Current Instruments:					
	2 Year GIC, \$521,565; due date is 05/16/2019; interest rate of 1.63%				interest rate of 1.26% to 1.63%
RBC Investment Savings = \$4,437,374.76	2 Year GIC, \$497,000; due date is 08/15/2019; interest rate of 2.25%				interest rate of 1.45% to 2.25%
	2 Year GIC, \$188,000; due date is 08/17/2020; interest rate of 2.74%				interest rate of 2.65% to 2.74%
	2 Year GIC, \$376,000; due date is 08/20/2020; interest rate of 2.65%				interest rate of 2.60% to 2.65%
	2 Year GIC, \$264,280; due date is 08/21/2020; interest rate of 2.53%				interest rate of 2.53%
<b>1 PASS THROUGH FEDERAL/PROVINCIAL PROGRAM FUNDING</b>					
A AHP - New Development	65,375.90	65,375.90	-	0.00%	
<b>2 ADMINISTRATION FUNDING</b>					
B Affordable Housing Prog & Housing Allowance Prog	-	-	-	0.00%	
C IAH - Admin Fee	1,090,167.09	199,517.61	890,649.48	446.40%	
<b>3 RECONCILIATION</b>					
D Due (From)Current Account	5,160,310.63	6,024,337.39	(864,026.76)	-14.34%	Due to current account
<b>Total</b>	<b>6,315,853.62</b>	<b>6,289,230.90</b>	<b>26,622.72</b>	<b>0.42%</b>	

# Q4 Report on Reserves as at December 31, 2018

Description	Balances at December 31, 2017	Year-to-date Net Transfers from (to) Operating	Year-to-date Capital Transfers	Balance at December 31, 2018
NRH Owned Units Public/Local Housing Corp:	\$ 4,327,035	\$ 389,782	\$ (596,001)	\$ 4,120,816
Niagara Regional Housing:				
Emergency Capital Funding for Housing Providers	1,924,871			1,924,871
Title Normalization for NRH Owned Units	712,381			712,381
New Initiatives, other social housing purposes and any new deposits are added to this category	4,513,047	-	(1,110,000)	3,403,047
<b>Niagara Regional Housing TOTAL:</b>	<b>7,150,299</b>	<b>-</b>	<b>(1,110,000)</b>	<b>6,040,299</b>
<b>Total NRH Capital Reserves</b>	<b>\$ 11,477,334</b>	<b>\$ 389,782</b>	<b>\$ (1,706,001)</b>	<b>\$ 10,161,115</b>
NRH Rent Supplement:	\$ 302,301	\$ (24,000)		\$ 278,301
<b>Total NRH Stabilization Reserves</b>	<b>\$ 302,301</b>	<b>\$ (24,000)</b>	<b>\$ -</b>	<b>\$ 278,301</b>
NRH Employee Future Benefits:	\$ 792,733	\$ -	\$ -	\$ 792,733
<b>Total Future Liability Reserves</b>	<b>\$ 792,733</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 792,733</b>
<b>Total</b>	<b>\$ 12,572,368</b>	<b>\$ 365,782</b>	<b>\$ (1,706,001)</b>	<b>\$ 11,232,149</b>

\* 2018 Budget amounts  
Interest no longer applied by approval of Regional Council (CSD 02-2013).

503 NRH Owned Units Public/Local Housing Corp: This reserve was set-up by the Board of Directors as a Reserve Fund in September 2004 for capital expenses related to the NRH owned units.

502 Niagara Regional Housing  
This reserve includes three major elements: (1) Emergency Capital Funding for Housing Providers - intent to support capital repair program for housing providers; surplus from housing programs should be directed to this component of the reserve; (2) Title Normalization for NRH Owned Units (3) New Initiatives / New Development - \$2.29M is restricted to future development/intensification in Niagara Falls (see 2017 Year-End Transfer) - expected to cover \$810k - 100% costs related to 2019 NF capital project; remainder unrestricted; **Potential acquisition / intensification effort identified by NRH SMT utilizing Provincial SIF funds currently utilizes \$275k of unrestricted balance**

NRH Rent Supplement: This fund was set-up by the Board of Directors in December 2008 (year end) for a new Rent Supplement program. This Rent Supplement program is budgeted annually and withdrawal from the Reserve matches that year's expenditures.

NRH Employee Future Benefits: This fund was set-up by the Board of Directors in 2011 to fund Employee Future Benefits, (retiree benefits, sick leave, vacation, etc.).



### Official National Dental Hygienists Week™ Proclamation

**WHEREAS** 59% of Canadian children and 96% of adults have experienced cavities, and 21% of Canadian adults have experienced periodontal (gum) issues;

**And WHEREAS** research shows a direct link between oral health and overall health and well-being such as periodontal disease being linked to a number of serious illnesses including lung disease, diabetes and heart disease;

**AND WHEREAS** oral health issues are easily preventable and treatable, and Canadians, especially children and seniors, can be greatly assisted through early detection and intervention;

**AND WHEREAS** dental hygiene is the 6th largest registered health profession in Canada with 29,549 registered dental hygienists working in a variety of settings, with people of all ages, addressing issues related to oral health.

**AND WHEREAS** greater awareness of proper oral health practices and the need to regularly visit a dental professional is paramount to ensuring Canadians lead healthier and happier lives.

**AND WHEREAS** promoting the importance of the issues and celebrating the successes of the profession and contributions of dental hygienists will lead to increased public awareness

**NOW THEREFORE, I** \_\_\_\_\_,  
(name)  
\_\_\_\_\_ of \_\_\_\_\_, do hereby proclaim the  
(title) (city/riding)

week of April 6-12, 2019 as:

### National Dental Hygienists Week™

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_,  
(city) (day) (month) (year)

19-6





March 24th, 2019

**Greeting Letter/Proclamation Request to Falun Dafa Month Celebration - the 27<sup>th</sup> Anniversary**

Dear Mayor

I am writing to respectfully request a greeting/proclamation message from you as we pay tribute to the 27<sup>th</sup> anniversary of the introduction of Falun Dafa(also called Falun Gong) to the public.

May 13<sup>th</sup> is the anniversary that is celebrated in over 100 countries including Canada by the followers of Falun Dafa. As part of our annual tradition, we will mark the occasion with festivities and celebrations throughout May to share the peace of Falun Dafa with fellow Canadians.

Worldwide recognition of Falun Dafa includes thousands of awards and proclamations for its promotion of harmony and health through a traditional Chinese self-improvement system. The practice of Falun Dafa helps people improve their spiritual, mental, moral, and physical well-being through meditative exercises and the guiding principles of *Truthfulness, Compassion, and Tolerance*.

Despite the eradication campaign launched against Falun Dafa by the Chinese Communist Party since 1999, Falun Dafa's popularity has not diminished; instead, it is embraced nowadays by people from over 100 countries. As history unfolds itself, the crackdown on spiritual freedom by an authoritarian government is doomed to fail.

In Canada, we are privileged to embrace the values of openness, diversity, and the freedom of conscience and religion. The upright stance on Falun Dafa from our government officials during the past 20 years, including Mayors, Premiers, the Prime Ministers, has encouraged Falun Dafa communities home and abroad, particularly to those who have experienced the harsh persecution in China.

It is in this spirit we will celebrate the 27<sup>th</sup> anniversary this May and extend our gratitude to all Canadians who have been supporting us. We would much appreciate to have your greeting/proclamation message by **May 5<sup>th</sup>, 2019**.

Should you have questions, please contact Ms. Vic Cui,  
Sincerely,

Pixing Zhang, On behalf of Falun Dafa Association Ontario

**Greetings, proclamations and speeches for Falun Dafa Month Celebration 2018 (excerpt):**



Through the promotion of the principles of truthfulness, compassion and forbearance, millions of people around the world have benefitted from the teachings of Falun Dafa. I know this practice has a strong following in Canada's peaceful, pluralistic society. **–Hon. Andrew Scheer, Leader of the Official Opposition, Greetings for Falun Dafa Celebration 2018**

The messages that you deliver of peacefulness, compassion, respect, are the messages that all of us in Canada need to think about every single day. **–Hon. Judy Sgro, MP, Co-Chair of Parl Friends for Falun Gong, speech on Parliament Hill on May 9, 2018**

Through the promotion of the principles of truthfulness, compassion, and forbearance, millions of people around the world have benefitted from the teachings of Falun Dafa. **–Hon. Peter Kent, MP, Co-Chair of Parl Friends for Falun Gong, speech on Parliament Hill on May 9, 2018**

I have great respect for the principles of Truth, Benevolence and Forbearance, which guide the Falun Dafa movement **–Hon. Elizabeth May, leader of the Green Party of Canada, speech/greetings for 2018**

At a time of unrest in many countries, Falun Dafa has much to teach us about peace and harmony. We are fortunate, indeed, to live in a country that embraces freedom, and welcomes us to practice our beliefs. **–Hon. W. Thomas Molloy, Lieutenant Governor, Saskatchewan, Greetings for 2018**

The commitment of Falun Dafa's followers to the tenets of Truthfulness, and kindness, as well as the pursuit of improving oneself through the quiet practice of meditation and gentle movement is admirable  
**– Hon. Sandy Silver, Premier of Yukon, Greetings for 2018**

2018 Municipal Proclamation of Falun Dafa Day	2018 Greetings from Mayors
Mayor Jim Watson, City of Ottawa, ON	Mayor Daryl Bennett, Peterborough, ON
Mayor Jim Diodati, Niagara Falls, ON	Mayor Chris Friel, Brantford, ON
Mayor Bryan Paterson, Kingston, ON	Mayor Walter Sendzik, St. Catharin, ON
Mayor Gordon Krantz, Milton, ON	Mayor Rick Goldring, Burlington, ON
Mayor Rob Burton, Oakville, ON	Mayor Maurizio Bevilacqua, Vaughan, ON
Mayor Al McDonald, North Bay, ON	Mayor John Henry, Oshawa, ON
Mayor Aldo DiCarlo, Amberstburg, ON	Mayor Jeff Lehman, Barrie, ON
Mayor Charlie Clark, Saskatoon, SK	Mayor Taso A. Christopher, Belleville, ON
Mayor Michael Fougere, Regina, SK	Mayor Geoffrey Dawe, Aurora, ON
Mayor Rick Lang, Melfort, SK	Mayor Christian Provenazano, Sault Ste. Marie, ON
Mayor Colin Basron, Kelowna, BC	Mayor Brian Bowman, Winnipeg, MB
Mayor Chris Pieper, Armstrong, BC	Mayor Denis Perrault, Swift Current, SK
Mayor Phil Kent, Duncan, BC	Mayor Lois E. Jackson, Delta, BC
Mayor Rajean Masson, Martinville, QC	Mayor Linda Hepner, Surrey, BC
	Mayor Mike Clay, Port Moody, BC
	Mayor Stuart Houston, Spruce Grove, AB



I'm pleased to join you in celebration of the 26<sup>th</sup> anniversary of Falun Dafa. The principles of Falun Dafa: Truthfulness, Compassion, and Tolerance, are values that we all aspire to achieve in Canada.

**–James Bezan, MP, greetings for Falun Dafa Month 2018**

I support the efforts that you're doing with regards to the peacefulness of the mind, and dealing with the individuals that need that help. **–Larry McGuire, MP, speech for Falun Dafa Day on Parliament Hill on May 9, 2018**

It is my honour to extend heartfelt congratulations to the Falun Dafa Association of Canada on this, the celebration of their 26th anniversary...and truly appreciate their work in sharing the principles of truthfulness, compassion, and tolerance. **–Nathaniel Erskine-Smith, MP, greetings for Falun Dafa Month 2018**

I would like to extend my warmest greeting to those celebrating the twenty-sixth anniversary of the introduction of Falun Dafa to the public...This milestone is a wonderful occasion to highlight the guiding principles of Falun Dafa; *Truthfulness, Benevolence, and Forbearance.*

**–Stephanie Kusie, MP, Greeting for 26<sup>th</sup> Falun Dafa Anniversary, 2018**

As a society, we appreciate values like truthfulness, benevolence and tolerance and recognize those qualities as core principles of Falun Dafa.

**–Hon. Gene Makowsky, MLA, SK. Greeting for 26<sup>th</sup> Falun Dafa Anniversary, 2018**

**We also received greetings from:** Senator Marilou McPhedran, MP Ted Falk, MP Hon. Candice Bergen, MP Dane Lloyd, MP Karen McCrimmon, MP Larry Bagnell, MP Nathaniel Erskine-Smith, MP Karen McCrimmon, MP Peter Julian, MP Stephanie Kusie, MP Dane Lloyd, MP Tom Kmiec, MP Deepak Obhrai, MP Pat Kelly, MP Len Webber, MP Darshan Kang, MP Michael Cooper, MP Kelly McCauley, MP Kerry Diotte, MP Garnett Genuis, MP Mike Lake,

Hon. Jason Kenney, MLA, AB; Saskatchewan Education Minister, Tina Beaudry-Mellor, Saskatchewan MLA Dr. Ryan Meili, Ontario, MPP Sam Oosterhoff, Ontario MPP Hon. Mitzi Hunter, Ontario MP Tina Beaudry-Mellor, Mississauga Councillor Ron Starr, Toronto councillor Josh Matlow, Calgary Councillor Jeromy Farkas,

**Celebration Rally speakers in Ottawa:** MP David Anderson, Hon. Judy Sgro, Hon. Peter Kent, MP Larry McGuire, MP Garnett Genuis, MP Elizabeth May, MP Robert Falcon-Ouellette, MP James Bezan, Senator Thanh Hai Ngo, Former MP David Kilgour, Former MP John Weston, Father Deacon Andrew Bennett, Ms. Sheng Xue

#### **Introduction of Falun Dafa:**

A traditional Qigong exercise based on ancient Chinese values, *Falun Dafa* emphasizes the principles of Truthfulness, Compassion and Forbearance in every practitioner's life. It comprises a set of 5 gentle, tranquil exercises, through which one is able to attain a healthy body and spiritual enlightenment. More than 100 million practitioners all over the world have benefited tremendously from the practice. Falun Dafa activities and classes are open to public and free of charge.



Since its introduction to the public on May 13th, 1992 by its founder, Mr. Li Hongzhi, Falun Dafa has received worldwide recognition for its concerted efforts to promote harmony, tolerance and compassion in society. Those who practise learn to overcome selfishness, think of others first, look inside themselves for causes of conflicts, and elevate their moral character, becoming better and healthier persons and more responsible members of society. Mr. Li, meanwhile, seeks no monetary reward and requires that the practice be available to everyone free of charge.

During the past years, Falun Dafa month has been celebrated and received thousands of awards and proclamations, acknowledging its benefits, both spiritual and physical, to practitioners and the society at large.

Despite a nation-wide state-led persecution against Falun Dafa that was launched in China on July 20th, 1999 by the former Chinese communist leader Jiang Zemin, the popularity of Falun Dafa has not only remained undiminished, but also flourished all over the world. Falun Dafa practitioners—inside and outside China—have responded to persecution with peaceful and persistent efforts to inform the public about the persecution, correct false claims made by the communist regime's propaganda about Falun Gong, and in so doing have provided an outstanding example of virtue and humanity in the face of injustice.

Falun Dafa practitioners across the world have walked a truly moral, righteous and honourable path, winning wide recognition, support and respect. Together, we will commemorate this historical era of millions of Falun Dafa practitioners' righteous deeds and once again, acknowledge Falun Dafa for the benefits it brings to individuals, communities, and the world at large.

For more information, please browse: <http://www.falundafa.ca/> or [www.faluninfo.net](http://www.faluninfo.net)

Dear City of Welland,

In an effort to apply/receive a Public Event Special Occasion Permit from the Alcohol and Gaming Commission of Ontario, we are requesting our Hippie New Year event be designated/endorsed by municipal council or a municipal officer (clerk or other) as an event of municipal significance. We apologize for the short notice relating to this matter; our event is scheduled for 20 April 2019 at Club Richelieu Welland and will commence at 18:30 and finish at approximately 01:00. We did receive an approved non-profit Special Occasion Permit through our partnership with The Hope Centre Welland, however, we may be required to apply for a new permit in our names to release The Hope Centre of any related liabilities/as a contingency. Thank you for your consideration, event details have been outlined below.

- The event is a music fundraiser which plans to draw 1,000 attendees to Club Richelieu Welland; approximately 500 tickets have already been presold through online channels.
- Our headline acts include notable Canadian/Juno nominated artists Tokyo Police Club and Hollerado. We will also be featuring several local acts/promoting the Welland indie-music scene.
- Our charitable affiliations include; The Hope Center Welland, the Owen Harold Memorial Scholarship fund at Notre Dame and One Tree Planted; a group dedicated to replanting deforested areas of the globe. Our ambition is to promote Earth Day, which takes place on 21 April 2019.
- In addition to showcasing musical talents, we are engaging local food vendors, artists, print shops, illustrators and various other Welland-based businesses to take part.
- For the past decade, our event team has helped organize Owenpalooza, an annual fundraiser which raised over \$50,000 for various community organizations and projects. We will be implementing the same model as Owenpalooza; it is proven to work and gives back to the community. A letter of reference from the Harold family could also be arranged.
- The licence holders/permit holder have entered into an agreement to ensure that there is no unreasonable risk to public safety, and no unreasonable risk of non-compliance with the Liquor Licence Act and its regulations by either of the parties. We are offering free shuttle rides home to patrons, hired private security personnel and received PAL insurance. Further, all required event notices have been submitted/received by city departments.

We appreciate your consideration of this request. Kindly refer any questions relating to this matter to Shawn Raimondo by phone at

Sincerely,

Hippie New Year Organizing Committee.



**City of Welland**  
**Corporate Services**  
 Office of the Chief Financial Officer/Treasurer  
 Finance Division  
 60 East Main Street, Welland, ON L3B 3X4  
**Phone:** 905-735-1700 Ext. 2170 | **Fax:** 905-735-4871  
**Email:** steve.zorbas@welland.ca | www.welland.ca

## MEMORANDUM

**TO:** Mayor and Members of Council

**FROM:** Steve Zorbas, CPA, CMA, B.Comm, DPA,  
 General Manager, Corporate Services, Chief Financial Officer/Treasurer

**DATE:** April 2, 2019

**SUBJECT: 2019 Dividend from Welland Hydro-Electric Holding Corp.**

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During the 2019 Budget process, Council approved the inclusion of shareholder dividends in the amount of \$500,000, representing the regular annual standard dividend. This amount is part of the anticipated revenue from Welland Hydro included in the 2019 City of Welland Tax Supported Budget.

In order to access these funds, the sole shareholder of Welland Hydro, the Corporation of the City of Welland, is required to pass a resolution requesting the dividends.

Staff recommends passage of the following motion in order to proceed with requesting the aforementioned dividends:

***THAT THE COUNCIL OF THE CITY OF WELLAND, as sole Shareholder of Welland Hydro-Electric Holding Corp., requests and accepts excess funds of \$500,000 by way of a dividend from Welland Hydro-Electric Holding Corp., notwithstanding the terms of the Shareholder Declaration.***