



COUNCIL MEETING AGENDA

*Tuesday, May 21, 2019
7:00 P.M.*

COUNCIL CHAMBERS – CIVIC SQUARE

- 1. COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (5:25 p.m.)
(See yellow tab)**
 - Litigation or potential or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and
 - *Welland Tennis Club.*
 - Personal matters about an identifiable individual, including municipal or local board employees;
 - *Non union vacancies.*
 - *Citizens appointment to the following:*
 - Senior Citizens Advisory Committee*
 - Welland Arenas Advisory Committee*
 - Waterway Advisory Committee*
 - Accessibility Advisory Committee*
 - Transit Advisory Committee*
 - Market Square Advisory Committee and*
 - Town and Gown Committee.*
 - *Personnel matters.*

- 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 May 7, 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)**



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COUNCIL CHAMBERS – CIVIC SQUARE

4. ORAL REPORTS AND DELEGATIONS

4.1 PRESENTATIONS

Plaque presentation by Mayor Campion to Erik Nickel, General Manager, Infrastructure and Development Services/City Engineer - recognition award for his long service with The Canadian Association of Municipal Administrators.

19-28 Kevin Tessier, Raimondo + Associates Architects Inc. re: update on boat rental facility concepts.

(Background information included in Council members packages).

4.2 DELEGATION(S) (maximum 5/10/5 policy) - Nil

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

4.4 LEGISLATED PUBLIC HEARINGS/MEETINGS - Nil

5. COMMITTEE-OF-THE-WHOLE (OPEN)

(to discuss items removed from Agenda Block)

6. BY-LAWS (SEE AGENDA INDEX)

7. NOTICES OF MOTION

7.1 Councillor matters discussed with staff for reporting purposes

7.2 Notices of Motion (previously submitted for discussion)

(Councillor Spinosa)

19-75 THAT THE COUNCIL OF THE CITY OF WELLAND recognizes its responsibility to the community and environment by becoming paper free by the end of the year 2019; and further

THAT Welland City Council directs staff to create a report on suitable replacements for paper.

(Councillor Moote)

19-76 THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to develop a climate action plan with the goal of mitigating the City's impact on climate change and preparing for its anticipated effect.

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



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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 21st day of May, 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 - May 14, 2019.

2 - 3 CAO-2019-04 Chief Administrative Officer, G. Long - Strategic Priorities for 2019-2022. Ref. No. 15-48

RECOMMENDATION

THAT THE COUNCIL OF THE CITY OF WELLAND reconfirms the current five (5) Strategic Priorities for the 2019-2022 Council term being:

1. Canal Lands and Waterway Redevelopment
2. Financial Management and Sustainability
3. City Infrastructure
4. Business Development and Job Creation
5. Communications, Community Engagement, and Organizational Culture.

3. Budget Review Committee Report to Council - Nil

4. Staff Reports

4 - 9 CAO-2019-05 Chief Administrative Officer, G. Long - Rotary Club of Welland and City of Welland Memorandum of Understanding. Ref. No. 99-99 (See By-law 1)

10 CAO-2019-06 Chief Administrative Officer, G. Long - 2019 Civic Square Concert Series - Music in the Piazza. Ref. No. 19-77

11 - 12 CAO-2019-07 Chief Administrative Officer, G. Long - Safe Needle Disposal. Ref. No. 19-78



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- 13 - 15** **TRANS-2019-02** Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas - Investing in Canada Infrastructure Program Application, Public Transit Funding Stream - New Operations Facility. Ref. No. 19-13
- 16** **CLK-2019-12** Gen. Mgr., Human Resources and Legislative Services, R. Mantesso - Authorization of Absence - Councillor Bonnie Fokkens. Ref. No. 02-160
- 17** **CLK-2019-13** Gen. Mgr., Human Resources and Legislative Services, R. Mantesso - Authorization of Absence - Councillor Mary Ann Grimaldi. Ref. No. 02-160
- 18 - 19** **F&ES-2019-02** Chief, Fire and Emergency Services, B. Kennedy - Supply and delivery of Breathing-Air Cylinders. Ref. No. 19-15 (See By-law 2)
- 20 - 22** **ENG-2019-22** Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - 2019 Pollution Prevention Control Plan - Update & Wastewater Master Servicing Plan. Ref. No. 19-60 (See By-law 3)
- 23 - 53** **P&B-2019-21** 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 (See By-law 4)
- 54 - 58** **P&B-2019-22** Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - Request for Extension to Draft Plan Approval and request for Redline Revision - Forks Common Subdivision - 1650725 Ontario Limited, south side of Forks Road, east of Crescent Drive (File: 26T-14-97004). Ref. No. 04-94
- 59 - 60** **TRAF-2019-09** Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - Retroactive - Residential Rodent Control Rebate Program. Ref. No. 19-22
- 61 - 64** **TRAF-2019-10** Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - Update to Traffic and Parking By-law 89-2000. Ref. No. 19-22 (See By-law 5)



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3. NEW BUSINESS

1. Don Marinucci, Rose City Sports & Entertainment Inc. re: Request to waive Noise By-law Fee. Ref. No. 06-150

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the request for an exemption from the City of Welland Noise By-law submitted by Rose City Sports and Entertainment Inc. beginning on July 10, 2019 and through to July 13, 2019 and on July 18, 2019 through to July 21, 2019 between the hours of 11:00 a.m. and 11:30 p.m. for a music festival set to take place at the Niagara Region Exhibition, 1100 Niagara Street, Welland.

- 65 2. Pamela Fuselli, Interim CEO, Parachute re: Request to declare June 3 to 9, 2019 as “Parachute Safe Kids Week”. Ref. No. 19-6

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND declares June 3 to 9, 2019 as “Parachute Safe Kids Week” in the City of Welland.

- 66 3. Carmela Radice, Deputy Clerk re: Town and Gown Advisory Committee Report from the May 15, 2019 Meeting. Ref. No. 09-152

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND contributes \$1500.00 to the 2019 Building Bridges Town and Gown Symposium; and further THAT Welland City Council requests that the \$1500.00 comes from the Clerk’s Department Conference - Convention Fund.

4. BY-LAWS

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

1. A By-law to authorize entering into a Memorandum of Understanding with the Rotary Club of Welland. Ref. No. 99-99
(See Report CAO-2019-05)
2. A By-law to authorize acceptance of tender from 3635112 Canada Inc. O/A M & L Supply Fire & Safety. Ref. No. 19-15
(See Report F&ES-2019-02)



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3. A By-law to authorize entering into contract with GM Blueplan Engineering Limited to provide engineering services for the 2019 Pollution Prevention Control Plan Update and Wastewater Master Servicing Plan. Ref. No. 19-60
(See Report ENG-2019-22)
4. A By-law to authorize the adoption of Official Plan Amendment No. 21.
Ref. No. 13-117
(See Report P&B-2019-21)
5. A By-law to amend By-law 89-2000, being a By-law Regulating Traffic and Parking within the City of Welland (Schedule XVII - Municipal Parking Lots and Schedule XXXIV - Residential Parking Permit Only). Ref. No. 19-22
(See Report TRAF-2019-22)
6. A By-law to authorize entering into a Design-Build Contract with Mettko Ltd. to provide project management services relating to Firehall 1 and 2. Ref. No. 19-15
(See Report FIN-2019-11 from the May 7, 2019 Council meeting)
7. A By-law to authorize the purchase of one compact sweeper with suction hose attachment from Cubex Limited. Ref. No. 19-46
(See Report FIN-2019-10 from the May 7, 2019 Council meeting)

GENERAL COMMITTEE REPORT TO COUNCIL

On Tuesday, May 14, 2019, the General Committee met with the following members in attendance:
Chair, J. Larouche, F. Campion, J. Chiochio, T. DiMarco, B. Green, D. McLeod, A. Moote (7:50 p.m.),
C. Richard, G. Speck and L. Spinosa.

The General Committee recommends Council approval on the following matters:

19-28

THAT THE GENERAL COMMITTEE receives for information the presentation by Sue Barnett, Chair/Welland Trustee, District School Board of Niagara and Laura Byers, CEO, Education Foundation of Niagara regarding the update on District School Board of Niagara Schools.

15-48


THAT THE GENERAL COMMITTEE receives for information the presentation by Gary Long, Chief Administrative Officer regarding Strategic Priorities.

Respectfully submitted,



TARA STEPHENS
City Clerk

GENERAL COMMITTEE
OFFICE OF THE CAO

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

15-48

REPORT CAO-2019-04
MAY 14, 2019

SUBJECT: STRATEGIC PRIORITIES FOR 2019-2022

AUTHOR: GARY LONG, CAO

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND reconfirms the current five (5) Strategic Priorities for the 2019-2022 Council term being:

1. Canal Redevelopment
2. Financial Management and Sustainability
3. City Infrastructure
4. Business Development and Job Creation
5. Communications, Community Engagement, and Organizational Culture

ORIGIN AND BACKGROUND:

A strategic planning process was initiated in early 2015 with Council, staff, and the community. From this process, key themes emerged that were summarized into the following five (5) strategic priorities:

1. Canal Redevelopment
2. Financial Management and Sustainability
3. City Infrastructure
4. Business Development and Job Creation
5. Communications, Community Engagement, and Organizational Culture

A strategic priorities workshop was held with Council and City staff in the fall of 2016 to review the progress in achieving action items, discuss key issues and emerging trends, and have Council re-confirm their strategic priorities for the balance of their term.

COMMENTS AND ANALYSIS:

The strategic priorities, endorsed by the 2015-2018 Council, have produced tremendous results that are moving the City forward and repositioning us for the future. It is the recommendation of the City's Corporate Leadership Team (CLT) that the five (5) strategic priorities continue to be the

framework for Council decision-making to guide the 2019-2022 term. These priorities remain relevant for the current challenges and opportunities facing the City and the many projects and strategic initiatives ongoing.

FINANCIAL CONSIDERATION:

There is no financial impact associated with this recommendation. Any capital project or strategic initiative undertaken, or that is ongoing, is funded from Council approved operating and capital budgets.

OTHER DEPARTMENT IMPLICATIONS:

Council's strategic priorities provide a road map for the organization as well as a line of sight that allows staff to see how their day-to-day responsibilities and area of expertise connects with Council decision-making and the overall strategic direction of the City. CLT are committed to ensuring that there is organizational alignment to deliver on Council priorities. To this end, CLT and City staff are to be commended for being focused and disciplined on getting results through a team driven culture of collaboration and committing to customer service excellence as the standard.

SUMMARY AND CONCLUSION:

Five strategic priorities have guided Welland City Council and staff since 2016. They are as follows: 1) Canal Redevelopment, 2) Financial Management and Sustainability, 3) City Infrastructure, 4) Business Development and Job Creation, and 5) Communications, Community Engagement, and Organizational Culture. These priorities have produced very positive, noticeable and impactful "City building" results as well as creating a focused public sector organization committed to innovation and a team culture and recognized nationally and internationally for its openness and transparency. It is recommended that Welland Council stays the course, builds on the record of success, and re-confirms the current strategic priorities framework for this new term of Council.

ATTACHMENTS:

N/A.

COUNCIL
OFFICE OF THE CAO

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

99-99
REPORT CAO-2019-05
MAY 21, 2019

**SUBJECT: ROTARY CLUB OF WELLAND AND CITY OF WELLAND
MEMORANDUM OF UNDERSTANDING**

AUTHOR: GARY LONG, CAO

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND enters into a Memorandum of Understanding with the Rotary Club of Welland for the naming and development of a new Rotary Club of Welland Park; and further

THAT Welland City Council directs the Clerk to prepare the necessary By-law to enter into the Memorandum of Understanding with the Rotary Club of Welland.

ORIGIN AND BACKGROUND:

The Rotary Club of Welland is celebrating their 100th anniversary on April 1st, 2020. To commemorate their Centennial, the Rotary Club of Welland wanted to have a Legacy Project that would reflect the mandate and ideals of Rotary and have a long-lasting impact and benefit for Welland residents and visitors. In the spring of 2018, Rotary announced the details of a contest to encourage local organizations to develop a Legacy Project with the winning proposal receiving \$100,000.

The Rotary Club received many proposals, including one from the City of Welland. The Rotary Club Subcommittee overseeing the Legacy Project initiative recommended to the Rotary Club Board of Directors that the City's submission be accepted as the winning proposal.

A Memorandum of Understanding (MOU) between the Rotary Club of Welland and the City of Welland has been developed that provides background information and sets out the terms and commitments of Rotary and the City, including details regarding the contribution of \$100,000. A copy of this MOU is attached. Also, the Rotary Club of Welland held a reception at the Welland Museum on April 1st to promote their upcoming Centennial year celebrations and to reveal a high level conceptual plan of what the new park could look like. A copy of this plan is attached to this report.

COMMENTS AND ANALYSIS:

As outlined in the MOU, the park area known as Lincoln Street Docks, will be renamed Rotary Club of Welland Park. It is envisioned that the naming and development of the new Rotary Club

of Welland Park will be an integral part of the City's multi-phased canal redevelopment strategy focused on funding new initiatives and amenities to enhance the City's waterfront experience and cultural activities for local residents and create an inter-regional tourist destination to bring more visitors to our City. Phase 1, implemented in the summer of 2018, included a new skateboard park, and the placement of new recreational amenities. Phase 2 is currently underway and will include the construction of a new community boathouse made from repurposed and reconfigured shipping containers, public parking improvements, and a concrete pad for food vending trucks. The City's popular canoe-kayak rental program will be relocated to this new boathouse in the spring of 2020. Council have also passed a motion of support of creating a new pickle ball court at this park and staff are in the process of working on design concepts.

It is also recommended that permanent public washrooms and change rooms be included as part of a future phase as well as recommendations from the City's Parks, Recreation & Culture Master Plan.

FINANCIAL CONSIDERATION:

As per the MOU, the Rotary Club of Welland will provide \$100,000 to the City of Welland over a period not to exceed five years, starting in 2020. This contribution is to be used by the City for the development of the Rotary Club of Welland Park.

OTHER DEPARTMENT IMPLICATIONS:

Staff from Administration, Engineering, Public Works/Parks, and Recreation and Culture have had meetings with representatives from the Rotary Club to discuss this project and to finalize the MOU. It is recommended that a working group of City staff be formed to assign key tasks and responsibilities to move this project forward to ensure it is ready for spring 2020. This working group will inform and engage Rotary through the conceptual and development process.

SUMMARY AND CONCLUSION:

It is recommended that the City enter into a MOU with the Rotary Club of Welland for the development of the Rotary Club of Welland Park. This is a Legacy Project for Rotary to help celebrate their Centennial in 2020. The MOU sets out terms and obligations of the partnership including the contribution from Rotary of \$100,000.

ATTACHMENTS:

Appendix I - Memorandum of Understanding – Rotary Club of Welland and City of Welland

Memorandum of Understanding
Between
The Rotary Club of Welland (Club)
and
The Corporation of the City of Welland (City)

This Memorandum of Understanding (MOU) sets out the terms and understanding between the Rotary Club of Welland and the Corporation of the City of Welland with respect to the naming and development of Rotary Club of Welland Park (Park).

Background

In 1920, The Rotary Club of Welland was chartered as Club number 644 worldwide. Since that time, Welland Rotary has raised funds for the betterment of the local and international communities. Within the local community, the Club has supported numerous organizations to assist with youth, mothers and children in need, health, education and literacy.

Since 2000, over \$400,000 has been donated to the local community through such organizations as Big Brothers Big Sisters, Niagara Nutrition Partners, Children's Safety Village, Rose City Kids, Habitat for Humanity Niagara, Niagara College, Welland YMCA, Welland Hospital Foundation, the District School Board of Niagara, and the Niagara Catholic District School Board.

The Club's first of many contributions to the local hospital took place in 1935 with the purchase of an incubator. Since that time, the Club donated in excess of \$115,000 to the Welland Hospital. Other public organizations receiving funding have included the Welland Museum (\$8,000), and the Welland Public Library (\$27,000).

The Club has had a direct relationship with the City of Welland since early in the last century, supporting the construction of what became known as the Cross Street Pool in 1939-1940. Partnerships have included the donations of \$25,300 for two Handi-trans buses in the mid-1980s and early 1990s, playground and ice rink contributions, all totaling over \$33,000.

100th Anniversary Legacy Project

The Rotary Club of Welland, in planning for its Centennial on April 1, 2020, is looking for a Legacy Project. In the early spring of 2018, the Club requested proposals from the public, Rotarians, and former Rotarians. It was stated that the project should reflect the Objects of Rotary. These ideals, in summary, include: Making a Difference, Service Above Self, Community Service, and Goodwill that can, in the broadest sense, benefit Welland residents and visitors to this great City. The Club plans to contribute up to \$100,000 for this initiative.

The Club received several proposals, including one from the City. The ideas were evaluated, and a recommendation was made to support the initiative proposed by the City of Welland. Several meetings were held with senior City staff to clarify the terms of the proposal.

Purpose

This Memorandum of Understanding lays out the terms of the 100th Anniversary Legacy contribution by the Club and the contribution and agreement by the City.

Welland Rotary Commitments

The Club will provide the City with contributions totaling \$100,000 over a period not to exceed five (5) years, starting in 2020. This (these) payment(s) will be used by the City for the development of what is referred to as Rotary Club of Welland Park, and for no other purposes unless specified in this MOU. This contribution can be used by the City to leverage additional funding opportunities. It is agreed that no further payments will be required of the Club for this purpose to the City; however, the Club may contribute over time to other initiatives related to Rotary Club of Welland Park. The City will absolve the Club from any maintenance (ongoing or otherwise) for anything within or related to Rotary Club of Welland Park as well as from any claims of liability related to the Park.

Rotary Club of Welland Park

The parcel of lands located on the west side of the Welland Recreational Waterway, lying south of Lincoln Street and as shown on Schedule "A" attached to this MOU shall be hereinafter referred to as Rotary Club of Welland Park in perpetuity.

City Commitments

- The City shall refer to the subject lands as Rotary Club of Welland Park in perpetuity. No other naming rights will be afforded to these lands and the Club will not be required to renew or pay additional funds for this naming right. This would not prevent the City from soliciting naming rights for any structure within the Park or leveraging the partnership with the Club.
- The City shall erect and maintain a significant sign at the Lincoln Street entrance to Rotary Club of Welland Park recognizing, including this recognition in print and digital material as Rotary Club of Welland Park, with the Club having a final say in the design and materials.
- The City will provide and maintain a suitable location within the Park as an *area of reflection* and pay for a structure and dedication plaque(s) which would recognize the Club's history and contribution to the community with final design, input, and approval by the Club. It is anticipated that this location would be in keeping with Rotary's themes regarding peace and its Objects. This location is to serve as an innovative and welcoming community space, and include public furniture such as the relocated Rotary bench, plus take advantage of opportunities to feature public artwork, environmental, social, cultural, heritage, and youth-related themes.
- The City shall install and maintain secondary signs at other entrances/exits to the Park, and on associated Greater Niagara Circle Route signs, to note the Park, and feature Welland Rotary/Rotary International logos.
- The City agrees to include the Park in its promotional materials, including the Wellness Guide and other media such as TV screens, website, and at suitable events.
- The City agrees that the Club will not be charged any City fees for the use of Rotary Club of Welland Park nor have any obligation for costs associated with this MOU.
- The City agrees that the Club can contribute to and develop other initiatives within and related to Rotary Club of Welland Park.

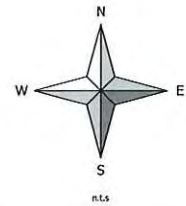
Dated this ____ day of May 2019,

Rotary Club of Welland
David Alexander, President
P.O. Box 681 Welland ON L3B 5R4
www.wellandrotaaryclub.com

The Corporation of the City of Welland
Frank Campion, Mayor
60 East Main St., Welland, Ontario, L3B 3X4
www.welland.ca



"Schedule A"



Infrastructure and
Development Services
Planning Division

COUNCIL
OFFICE OF THE CAO

APPROVALS	
GENERAL MANAGER	
CFO	[Signature]
CAO	[Signature]

REPORT CAO-2019-06
MAY 21, 2019

SUBJECT: 2019 CIVIC SQUARE CONCERT SERIES - MUSIC IN THE PIAZZA 19.77

AUTHOR: GARY LONG, CAO

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report CAO-2019-06, 2019 Civic Square Concert Series – Music in the Piazza.

ORIGIN AND BACKGROUND:

The Office of the Mayor and CAO will be providing a free lunch time summer concert series at Welland Civic Square in July and August. "Music in the Piazza" will be a pilot project for 2019 and is being created is to bring more residents and visitors to our downtown core, showcase Welland/Niagara bands and musicians, and to profile Civic Square as a lively and dynamic public space for community events, cultural activities and entertainment.

The concerts will be free of charge and will be held over the noon hour on the following seven dates: July 5th, July 12th, July 19th, July 26th, August 9th, August 16th, and August 23rd. The following line up has been tentatively confirmed: Repeatles; Be Cuz; Heather Glabb; Jessica Wilson; British Invasion Band; Fifty Revival Oldies, and O'Phelans Irish Band.

Local resident and concert promoter Don Romano (R & B Productions) has offered his expertise to produce the summer concert series and confirm arrangements with the performers.

FINANCIAL CONSIDERATION:

The total cost of the summer concert series is \$2,500. This includes \$1,800 to cover the fees of the performers, \$200 for incidentals, and \$500 for production costs. This amount will be funded through the Mayor and CAO's 2019 City Promotions Budgets.

OTHER DEPARTMENT IMPLICATIONS:

The bands and musicians will be responsible for providing and setting up their own equipment. City staff will assist in providing additional picnic tables and will be available on the concert dates to assist with access to electrical supply.

SUMMARY AND CONCLUSION:

"Music in the Piazza" will be a free lunch hour summer concert series held in Welland Civic Square in July and August to bring residents and visitors to the City's downtown core and better utilize Civic Square as a creative space that brings people together. It will be a pilot project for 2019.

ATTACHMENTS:

N/A.

COUNCIL
OFFICE OF THE CAO

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

19-78
REPORT CAO-2019-07
MAY 21, 2019

SUBJECT: SAFE NEEDLE DISPOSAL

AUTHOR: GARY LONG, CAO

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report CAO-2019-07, Safe Needle Disposal.

ORIGIN AND BACKGROUND:

This is a brief report to update Council on recent roundtable meetings the City has organized with key stakeholders to discuss the safe disposal of needles in our community. To date, two meetings have been held and another roundtable meeting is scheduled for May 22, 2019.

The following organizations have been represented: Positive Living Niagara, Harm Reduction Society, Office of Jeff Burch MPP, John Howard Society, Niagara Public Health, and The Hope Centre. Mayor Campion and City staff from Engineering, Public Works/Parks, Human Resources, Administration, and Corporate Communications have also attended these meetings. Niagara Regional Police have confirmed that they will have a representative attend the May 22nd meeting.

COMMENTS AND ANALYSIS:

The purpose of these meetings has been to share information and gain a better understanding of the issue, to find out what each agency or organization is doing, to discuss ways to better coordinate efforts and to increase public education and awareness of safe needle disposal in our community.

Many of the organizations listed, including City of Welland Public Works/Parks staff, have received training on needle handling and safe disposal of needles and are actively picking up discarded needles.

There was also a discussion about the importance of having needle exchange programs with community partners and local pharmacies, as well as identifying ideal but discreet locations for sharps containers. City staff are identifying "hot spots" based on the quantity of needles found in certain areas and this information will be mapped to determine the best locations for sharps containers. Niagara Public Health will provide the City with two sharps containers to supplement containers located throughout the City and with community agencies. City staff may come back to Council in the near future to request funding to purchase additional containers.

FINANCIAL CONSIDERATION:

There is no financial impact associated with this report.

OTHER DEPARTMENT IMPLICATIONS:

City staff from the Mayor and CAO's office, Engineering, Public Works/Parks, Human Resources, Administration, and Corporate Communications will continue to work together to support the City's involvement in this issue and to work with local agencies as part of a broader community action plan.

SUMMARY AND CONCLUSION:

Discarded needles, and the safe handling and disposal of these needles, has become a challenging issue for many communities. The City of Welland and local agencies have been meeting to coordinate efforts.

ATTACHMENTS:

N/A.

COUNCIL
CORPORATE SERVICES
TRANSIT DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

19-13

REPORT TRANS-2019-02
MAY 21, 2019

SUBJECT: INVESTING IN CANADA INFRASTRUCTURE PROGRAM APPLICATION, PUBLIC TRANSIT FUNDING STREAM – NEW OPERATIONS FACILITY

**AUTHOR: DAVE STUART, MBA,
TRANSIT MANAGER**

**APPROVING G.M.: STEVE ZORBAS, CPA, CMA, B.Comm, DPA,
GENERAL MANAGER, CORPORATE SERVICES, CHIEF FINANCIAL OFFICER/TREASURER**

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND receives report TRANS-2019-02 for information and directs staff to apply to the Investing in Canada Infrastructure Program, Public Transit Stream, for a new Transit Operations Facility design and construction project.

ORIGIN AND BACKGROUND:

In March, 2018, Ontario signed an Integrated Bilateral Agreement with the federal government for \$11.8 billion in federal funding under the Investing in Canada Infrastructure Program (ICIP) across four streams; 1) Public Transit, 2) Green Infrastructure, 3) Community, Culture and Recreation, and 4) Rural and Northern Communities.

The first stream the government opened was the Rural and Northern Communities stream and now the government has initiated intakes for funding within the Public Transit Stream. The goal of this stream is to support new urban transit networks, service extensions, and the supporting infrastructure to ensure these transit initiatives are successfully implemented. This Public Transit Stream features \$8.3 billion in federal funding and \$7.3 billion in provincial funding, which will be available to all municipalities that have been operating municipal transit services since 2015.

Staff are preparing an application to this program for the study/design and construction of a new Transit Operations Facility. This submission is being reviewed and augmented by the Corporate Leadership Team to ensure all forms meet the requirements and intent of the program. The guidelines of the program encourage municipalities to submit projects, which increase connectivity to existing transit infrastructure and/or collaborate with other transportation initiatives.

COMMENTS AND ANALYSIS:

The Public Transit Stream is open to any municipality in Ontario, which has submitted ridership data to the Canadian Urban Transit Association (CUTA) since 2015. Based on Welland Transit's share of total ridership in Ontario in 2015, the maximum amount the city can realize for funding would be approximately \$19.6 million. This is comprised of following funding sources;

Government Funding Source	Amount
Federal (40% support)	\$ 7,836,000
Provincial (33.3% support)	\$ 6,530,000
Municipal (26.7% support)	\$ 5,225,000
Total Available Funding	\$ 19,591,000

Funding can be directed to new construction of transit infrastructure and rolling stock (buses) employed to enhance the public transit system within our municipality. To be eligible, the projects must meet several criteria, including;

- Capital components must be owned by the applicant
- Projects must be substantially completed by March 31, 2027
- Projects are to be identified within the municipality's Asset Management Plan
- Projects must meet or exceed accessibility standards
- Projects must meet or exceed applicable energy efficiency standards
- Projects exceeding \$10 million must include a 'Climate Lens Assessment' with application

In addition, ideas and efforts to improve collaboration with other municipalities, and better facilitate synergies with regional transit networks, will enhance a submission.

All projects will be initially assessed by the Province and, if they meet the criteria, will be nominated to the federal government for approval. In addition to the criteria noted above, the Province will conduct a financial risk assessment to ensure municipal resources are available to support the project completion, including coverage of any potential cost overruns. Thus, this project requires a Financial Plan to manage the expenditures of the design and build of the Operations Facility, as additional funding cannot be requested to address any unforeseen expenses.

Based on the requirements of the program, staff are recommending an application be submitted for the design and build of a new Transit Operations Facility. This will replace the current facility, located at 75 Federal Rd., which would be demolished when operations commence in the new building. Further, the new building would include infrastructure to assist Public Works (fueling station access), our Fire department (remote Emergency Dispatch Room), as well as meeting rooms suitable for corporate functions and training.

The timeline for the flow of funding will allow staff time to complete any required Environment Assessments, and assist in the preparation of a Financial Risk Assessment Plan. These requirements, coupled with the time required to construct the facility, should not pose any concerns meeting the March 31, 2027 substantial completion date.

FINANCIAL CONSIDERATION:

An early estimate of the financial breakdown of the project is as follows:

Project Phase	Estimated Cost
Detailed Design	\$ 1,200,000
Site Preparation	\$ 800,000
Operations Facility Construction	\$ 10,000,000
Contingency Reserve	3,000,000
Total Costs – New Facility	\$ 15,000,000

If the ICIP application is approved, project initiation is expected later this year; however, expenses are not anticipated until early 2020. Staff therefore recommend incorporation of the project into the 2020 Capital Budget. The total contribution required by the City amounts to \$4,005,000, which represents 26.7% of the total \$15,000,000 project.

OTHER DEPARTMENT IMPLICATIONS:

An external project management firm will lead all the phases of this project to oversee the design/construction of the new facility to ensure the project is on time and budget. Contract administration for developing, tendering, and payments will be kept in compliance with the agreed practices of the Finance, Clerks, and Legal departments.

Transit staff will assist in all areas pertaining to the needs of our personnel and equipment, but will require the support of Engineering, Finance, Public Works, and Facilities to successfully manage this project in a timely and fiscally responsible manner.

SUMMARY AND CONCLUSION:

The Investing in Canada Infrastructure Program is a federal infrastructure program designed to create long-term economic growth, build inclusive, sustainable and resilient communities, and support a low carbon economy. The Program's Public Transit Stream will provide a funding opportunity for the design and build of a new Transit Operations Facility and staff recommend submitting an application by May 28, 2019.

ATTACHMENTS:

None.

COUNCIL
LEGISLATIVE SERVICES – CLERKS DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT CLK-2019-12 02-160
MAY 21, 2019

SUBJECT: AUTHORIZATION OF ABSENCE –
COUNCILLOR BONNIE FOKKENS

AUTHOR: TARA STEPHENS, CITY CLERK

APPROVING G.M.: ROSANNE MANTESSO, GENERAL MANAGER
HUMAN RESOURCES AND LEGISLATIVE SERVICES

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND authorizes the absence of Councillor Bonnie Fokkens from the meetings of Welland City Council, for medical reasons, until June 25, 2019.

ORIGIN AND BACKGROUND:

The *Municipal Act, 2001*, section 259 (1) (c) states that the office of a member of council becomes vacant if the member of council is absent from the meetings of Council for three (3) successive months without being authorized to do so by a resolution of council.

Councillor Bonnie Fokkens has advised Council that she will be unable to attend the meetings of Council for a number of weeks due to medical reasons and has requested that her absence be authorized by Welland City Council.

COMMENTS AND ANALYSIS:

Councillor Bonnie Fokkens has been absent from Welland City Council meetings since March 5, 2019. As June 5, 2019, would be considered three (3) successive months, Welland City Council is required to authorize the absence to ensure the Ward six (6) seat does remain filled by Councillor Bonnie Fokkens.

FINANCIAL CONSIDERATION:

None.

OTHER DEPARTMENT IMPLICATIONS:

None.

SUMMARY AND CONCLUSION:

Authorizing the absence of Councillor Fokkens will ensure the ward six (6) seat will not become vacant due to medical reasons.

ATTACHMENTS:

None

COUNCIL
LEGISLATIVE SERVICES – CLERKS DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT CLK-2019-13
MAY 21, 2019

02-160

SUBJECT: AUTHORIZATION OF ABSENCE –
COUNCILLOR MARY ANN GRIMALDI

AUTHOR: TARA STEPHENS, CITY CLERK

APPROVING G.M.: ROSANNE MANTESSO, GENERAL MANAGER
HUMAN RESOURCES AND LEGISLATIVE SERVICES

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND authorizes the absence of Councillor Mary Ann Grimaldi from the meetings of Welland City Council, for medical reasons, for a period of approximately three (3) months, commencing May 28, 2019.

ORIGIN AND BACKGROUND:

The *Municipal Act, 2001*, section 259 (1) (c) states that the office of a member of council becomes vacant if the member of council is absent from the meetings of Council for three (3) successive months without being authorized to do so by a resolution of council.

Councillor Mary Ann Grimaldi has advised Council that she will be unable to attend the meetings of Council for a number of weeks due to medical reasons and has requested that her absence be authorized by Welland City Council.

COMMENTS AND ANALYSIS:

Councillor Mary Ann Grimaldi has been absent from Welland City Council meetings since December 18, 2018. On March 5, 2019, Welland City Council authorized her absence for 12 weeks. As May 28, 2019 would be 12 weeks, Welland City Council is required to authorize and extension to the absence to ensure the Ward one (1) seat does remain filled by Councillor Mary Ann Grimaldi.

FINANCIAL CONSIDERATION:

None.

OTHER DEPARTMENT IMPLICATIONS:

None.

SUMMARY AND CONCLUSION:

Authorizing the absence of Councillor Grimaldi will ensure the ward one (1) seat will not become vacant due to medical reasons.

ATTACHMENTS: None

COUNCIL
WELLAND FIRE & EMERGENCY SERVICES

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

19-15

REPORT F&ES-2019-02
May 21, 2019

SUBJECT: SUPPLY AND DELIVERY OF BREATHING-AIR CYLINDERS

AUTHOR: ADAM ECKHART, BPSA, ECFO, MIFireE, CFEI
DEPUTY FIRE CHIEF, FIRE AND EMERGENCY SERVICES

APPROVING G.M.: BRIAN KENNEDY CMM III, CFEI
FIRE CHIEF, FIRE AND EMERGENCY SERVICES

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the purchase of Scott™ SCBA Cylinders and Equipment from M & L Supply at a cost of \$169,213.00 (taxes included \$191,210.69), being that this offering met the specification and provided the best overall value compared to all other offerings and further;

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate By-laws to enter into a purchase contract with M & L Supply.

ORIGIN AND BACKGROUND:

Whereas, Self-Contained Breathing Apparatus (SCBA), is worn by firefighters during emergency response conditions and protects them from the hazards they face. SCBA is subject to many tests and standards and they are regulated by National Fire Protection Association (NFPA) Standards in the design and selection, and use #1852 and Standard on Occupational Health and Safety #1500. This specification meets or exceeds these standards.

Air Cylinders must be retired after 15-years from the date of manufacture. This purchase will complete the scheduled replacement of this safety equipment.

M & L Supply is providing Air Cylinders from Scott™, who manufactures these items in the United States, Germany, and the United Kingdom. No labour disruption is expected, as the vendor has access to these products at various locations. The inclusive price considers the exchange rate and will not be impacted by origin.

Department personnel are trained in the required cleaning, caring, and inspection of this safety equipment. No new testing or maintenance is required for these cylinders.

Firefighters have provided input to create the current specification and have provided feedback from the SCBA cylinder that they are currently using. Both Joint Health and Safety Committees are in favour of this change, which they agree will provide for a higher degree of safety for the firefighters.

Various inputs have been included in this current specification with an effort to incorporate the most modern life safety designs and systems.

FINANCIAL CONSIDERATION:

Request for Tender was published on the City of Welland Bidding site. Two responses were received and evaluated. Of the two bids the most cost effective was provided by M & L Supply. It is assumed that only two bids were submitted because the equipment is specific to a manufacturer, and is only available through a limited number of vendors.

Bidding Company	Cylinders and Equipment	Difference above Lowest Bid
M & L Supply	\$168,485.00	Low
Dependable	\$184,362.72	\$15,877.82

Air Cylinders and related equipment was an approved 2019 Capital expense for the Fire Department in the sum of \$325,000. This purchase will see the delivery of higher capacity air cylinders, compatible with current breathing apparatus that is operated by Welland Fire and Emergency Services.

Purchasing these cylinders in bulk has provided us with an approximate 35% cost reduction over previously quotation and purchasing history. This quotation also includes discounts from the manufacturer and vendor.

Non-destructive testing is required every five (5) years and there are several vendors who provide this service. There will be no significant increase to the cost of this testing for this new cylinders, as compared to the existing cylinders and the costs to maintain these items are allocated in the operating budget of the department.

OTHER DEPARTMENT IMPLICATIONS:

N/A

SUMMARY AND CONCLUSION:

Self –Contained Breathing Apparatus (SCBA) and the various components are a very important piece of safety equipment for our firefighters protecting them from the hazards they face. Maintenance and replacement schedules are dictated by NFPA and the OHSA . Keeping within these guidelines and as part of our Breathing Air Management Program the department is replacing cylinders. Staff requests that Welland City Council approves the recommendation of purchasing of Scott™ air cylinders and equipment as quoted by M & L supply as incorporated within the Fire Department Capital Budget.

ATTACHMENTS:

N/A

COUNCIL
INFRASTRUCTURE AND DEVELOPMENT SERVICES
ENGINEERING DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT ENG-2019-22
MAY 21, 2019

1A-60

SUBJECT: 2019 POLLUTION PREVENTION CONTROL PLAN
UPDATE & WASTEWATER MASTER SERVICING PLAN

AUTHOR: MIKE KOWALCZYK, C.E.T.
INFRASTRUCTURE PLANNER

APPROVING SUPERVISOR: MARVIN INGEBRIGTSEN, P. ENG.
INFRASTRUCTURE PLANNING & DEVELOPMENT
SUPERVISOR

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

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND receives and approves the proposal from GM BluePlan Engineering Limited, as detailed in Report ENG 2019-22, for engineering services to complete a 2019 Pollution Prevention Control Plan Update & Wastewater Master Servicing Plan at their proposal price of \$153,800 plus HST; and further

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate by-laws to enter into a contract with GM BluePlan Engineering Limited.

ORIGIN AND BACKGROUND:

City Engineering staff have identified the need for an update to the City's current Pollution Prevention Control Plan. The focus of this plan is on the reduction of wet weather flow into the sanitary system, which if gone unchecked, leads to discharge of untreated sewage into the environment, elevated sewage treatment costs and basement flooding. The City's current Pollution Control Plan was prepared in 2001 and no longer accurately represents the many changes that have occurred in the City. These changes include completed capital projects, new development, climate change, treatment requirements, and future growth.

A Pollution Control Plan is essentially a Wastewater Master Plan that focuses on modifications to the wastewater system, which will assist in the reduction of wet weather flow into the wastewater system, sewer overflows and basement flooding. These modifications can include sewer replacement or rehabilitation and the resulting plan forms the basis of the future capital plan. Due to the similarity to a Master Servicing Plan, staff

have decided to complete a combined Pollution Prevention Control Plan and Wastewater Master Servicing Plan (PCP-MSP) to take advantage of efficiencies and cost savings through the consolidation of this work.

A new PCP-MSP will properly identify 10 year and 80 year forecasting of capital projects pertaining to wastewater infrastructure improvements, reduction of Inflow and Infiltration, and removal of Combined Sewer Overflow (CSO) sites. Identification of future capital projects is also a requirement to apply for and obtain certain Region of Niagara funding opportunities related to Wet Weather Management and CSO reduction projects. Further, an updated Pollution Control Plan is a requirement of the Ministry of the Environment, Conservation & Parks (MECP), for the discharge of untreated wastewater into the environment.

COMMENTS & ANALYSIS

A Request for Proposal to complete the PCP-MSP was advertised publicly and three (3) proposals were received in response. A team comprised of four (4) Engineering staff members have reviewed and scored the three proposals submitted based on technical merit. Once the technical scoring was completed, the costs for each were reviewed and scored. The scores for the technical and cost portions were then evaluated and combined and it was determined that the proposal submitted by GM BluePlan Engineering Limited scored the highest.

GM BluePlan Engineering has significant experience in this type of work and has successfully completed several projects for the City and Niagara Region in the past including the Region's most current Water & Wastewater Master Servicing Plan update, the City's current Asset Management Plan and Sewer By-Law. Staff therefore recommends that GM BluePlan Engineering Limited be selected as the successful consultant.

FINANCIAL CONSIDERATION:

Staff recommends that this project cost of \$153,800 plus HST be funded from the "Pollution Control Plan" (10-330-G62) capital project identified in the approved 2018 Wastewater budget. The approved funding for this project is \$200,000, with \$100,000 of this being funded from Regional cost sharing. The project cost is within the approved budget amount.

OTHER DEPARTMENT IMPLICATIONS:

None

SUMMARY AND CONCLUSION

City Engineering staff have identified the need to update the City's current Pollution Control Plan, which is a plan that focuses on the reduction of wet weather flow into the wastewater system. A current Pollution Control Plan is required by the Niagara Region for cost sharing approval and by the MECP for sewer overflow reporting. Further to this, staff recognize efficiencies in completing a combined Pollution Control Plan – Wastewater Master Servicing Plan and have invited proposals from qualified consultants to complete it.

Three proposals were received, evaluated and scored and the firm GM BluePlan Engineering Limited received the highest combined technical/cost score. Staff therefore recommend that the council of the City of Welland approve the proposal from GM BluePlan Engineering for engineering services to complete a 2019 Pollution Prevention Control Plan Update & Wastewater Master Servicing Plan.

ATTACHMENTS:

None

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCILINFRASTRUCTURE AND DEVELOPMENT SERVICES

13-117

REPORT P&B-2019-21
MAY 21, 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 adopts an Amendment to the Official Plan to amend the City wide policies regarding Affordable Housing.

ORIGIN AND BACKGROUND:

An Application for Official Plan Amendment was submitted by the City of Welland on January 31, 2019 and was deemed complete on the same day.

The purpose of this Official Plan Amendment is to update the City's Affordable Housing Policies (Section 4.2.3.10) to further enhance the policies to protect the City's existing rental stock of housing.

COMMENTS AND ANALYSIS:*The Proposal*

The City submitted the application for Official Plan Amendment on January 31, 2019. The request for Official Plan Amendment is intended to allow for clarification of the City's policies, as well as to provide further protections for the existing housing stock. This policy amendment will apply City-wide.

Development and Agency Comments Received

City of Welland Fire & - No comments.
Emergency Services
(April 17, 2019)

City of Welland - No comments.
Infrastructure and
Development Services –
Building Division
(April 17, 2019)

City of Welland - As the proposed Official Plan Amendment will not affect
Infrastructure and servicing or grading, Engineering has no comments at
Development Services – this time.
Engineering Division
(April 17, 2019)

City of Welland - No comments.
Infrastructure and
Development Services –
Traffic, Parking and By-
laws Division
(April 17, 2019)

Region of Niagara – - Regional Staff have reviewed the proposed amendments
Planning and based on Regional and Provincial policies. They have
Development Services no objection to the proposed amendments.
(March 21, 2019)

- The City's proposed amendment is exempt from
Regional approval.

Public Comments Received

A Public Information Meeting was held on March 14, 2019. One (1) member of the public attended the meeting. Questions regarding the purpose of the amendment and the reasons why the amendment was being proposed were raised. No concerns were raised.

The Statutory Public Meeting under the Planning Act was held on April 2, 2019. The Agent spoke on behalf of the Application. No members of the public made comments.

One letter was received from the public which identified questions and comments regarding the proposed amendment. The comments were reviewed, and the amendment was updated to reflect the comments received.

Planning Analysis

Provincial and Regional Policy

The Provincial Policy Statement encourage the development of complete communities which provide for the needs of all residents. The policies encourage the creation of affordable housing units, in addition to other forms of housing. The purpose is to ensure that communities are built to address the needs of all residents. The Places to Grow Plan also promotes the creation of communities which improve social equity for residents, regardless of their age, income, and abilities. It also encourages communities to achieve a range of housing options for all residents at all stages of life, including the creation of affordable housing and secondary suites.

The Region's Official Plan also includes policies regarding the provision of Affordable Housing. The Region's policies identify that they will work with each municipality to create affordable housing targets based on an analysis of the overall Regional housing market. The Region's policies also direct municipalities to include policies which discourage the conversion or demolition of rental housing units. The policies also encourage municipalities to include Zoning By-law provisions which allow for the creation of secondary suites. The proposed Official Plan Amendment policies include a target of 30% of all new residential units to be considered affordable, which is consistent with the direction of the Region to provide a target in the City's Official Plan. The proposed policies also more clearly identify circumstances upon which the City will support the conversion or demolition of rental housing. The City, through Zoning By-law 2017-117 permits the development of accessory dwelling units.

The proposed amendment is consistent with the Provincial and Regional policies as it will strengthen the protection for rental housing and affordable housing within in the City.

City of Welland Official Plan

The current policies in Section 4.2.3.10 state the following:

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. 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. The City will also consider alternative requirements for residential lot standards and required floor space in the Zoning By-law which would support the provision of affordable housing. The City will support the Region in discouraging the conversion of rental accommodation to condominium ownership where the vacancy rate is less than 3% and the ownership housing being provided is not considered to be affordable.

The proposed policies are as follows:

- 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 the inclusion of regulations in the Zoning By-law which would support the provision of affordable housing.*
- iv. *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.*

The intent of the policies are to clarify and strengthen the City's Affordable Housing policies. The policies also clarify and provide clear criteria upon which the City will support the conversion of rental housing to condominium, or support the demolition of these units. The proposed amendment strengthens the Official Plan, as well meets the intent of the Provincial and Regional policies regarding affordable housing.

The City's Official Plan includes definitions of both Affordable Housing and Low and Moderate Income households, which will assist in guiding the implementation of these policies. The proposed amendments will assist in ensuring that affordable housing is maintained within the City.

City of Welland Zoning By-law 2017-117

The City of Welland's Zoning By-law was updated in 2017 and included provisions for accessory dwelling units. The Zoning By-law permits these units in single-detached, two unit dwellings, and townhouse dwellings, or within an accessory structure on properties with single-detached, two unit, and townhouse dwellings. The regulations only permit one unit per property. The proposed Official Plan Amendment will not create the need for any amendments to the Zoning By-law to ensure compliance with the Official Plan. The Zoning By-law provisions will comply with the amendment, if approved.

FINANCIAL CONSIDERATION:

The proposed amendment will not have any financial implications, however, creating stricter controls surrounding when a condominium conversions will limit the number of

conversions that can occur in the City. Condominium conversions can result in a loss in tax revenues that the City collects, and the restriction of when these can occur will protect the City from this loss.

OTHER DEPARTMENT IMPLICATIONS:

Other City Departments and outside agencies have been circulated the applications. Their comments have been included, where appropriate.

SUMMARY AND CONCLUSION:

Planning staff recommend the approval of the Application for Official Plan Amendment as:

- It is consistent with Provincial policy which promotes the provision and protection of affordable housing units;
- Is consistent with the Region's Official Plan policies which promote the creation of affordable housing, and the protection of rental housing; and,
- Will provide greater protection for the City's rental housing stock and promote the creation of affordable housing units.

ATTACHMENTS:

- Appendix I - Draft Official Plan Amendment
- Appendix II - Relevant Comments

AMENDMENT NO. 21
to the
OFFICIAL PLAN
of the
CORPORATION OF THE CITY OF WELLAND

21, MAY, 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
21st DAY OF MAY, 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 the inclusion of regulations in the Zoning By-law which would support the provision of affordable housing.
- iv. 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)

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 MAY 21, 2019

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.

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.

Grant Munday, Manager of Development Approvals, City of Welland

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 May 21, 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 May 21, 2019 at Infrastructure and Development Services - Planning Division, 60 East Main Street, Welland during regular office hours.

Dated at the City of Welland this 21st day of May, 2019.

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

APPENDIX III

- MINUTES OF PUBLIC MEETING -

APPENDIX IV - STAFF REPORT

APPENDIX V - COUNCIL RESOLUTION

Rachelle Larocque

From: Jack Tosta
Sent: April 17, 2019 9:58 AM
To: Rachelle Larocque; Ali Khan; Marvin Ingebrigtsen; Cheri Busch
Subject: RE: Application Comments

At this point , we do not have any comments to offer.



Jack Tosta
Chief Building Official
Infrastructure & Development Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2242
www.welland.ca



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From: Rachelle Larocque
Sent: Tuesday, April 16, 2019 3:49 PM
To: Ali Khan <ali.khan@welland.ca>; Marvin Ingebrigtsen <marvin.ingebrigtsen@welland.ca>; Jack Tosta <jack.tosta@welland.ca>; Cheri Busch <cheri.busch@welland.ca>
Subject: Application Comments

Good afternoon,

This is just a reminder that I'll need your comments (if any) for the City's proposed Official Plan Amendment for the Affordable Housing policies. The notice and proposed OPA are attached.

Thanks,



Rachelle Larocque, BES, M.Sc., MCIP, RPP
Planning Supervisor
Planning Division
Infrastructure and Development Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Hours: 8:30am-4:30PM
Phone: (905)735-1700 Ext. 2310 **Fax:** (905)735-8772
www.welland.ca



Rachelle Larocque

From: Marvin Ingebrigtsen
Sent: April 17, 2019 8:58 AM
To: Rachelle Larocque; Ali Khan; Jack Tosta; Cheri Busch
Cc: Scott Richardson; Chris Anders; Erik Nickel
Subject: RE: Application Comments

Hi Rachelle,

As the proposed Official Plan amendments will not affect servicing or grading, Engineering has no concerns with this.

Regards



Marvin Ingebrigtsen, P. Eng.
 Infrastructure Planning & Development Supervisor
 Infrastructure & Development Services - Engineering
 Corporation of the City of Welland
 60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2209 **Fax:** (905)735-8772
www.welland.ca



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From: Rachelle Larocque
Sent: April 16, 2019 3:49 PM
To: Ali Khan <ali.khan@welland.ca>; Marvin Ingebrigtsen <marvin.ingebrigtsen@welland.ca>; Jack Tosta <jack.tosta@welland.ca>; Cheri Busch <cheri.busch@welland.ca>
Subject: Application Comments

Good afternoon,

This is just a reminder that I'll need your comments (if any) for the City's proposed Official Plan Amendment for the Affordable Housing policies. The notice and proposed OPA are attached.

Thanks,

Rachelle Larocque

From: Cheri Busch
Sent: April 17, 2019 1:52 PM
To: Rachelle Larocque; Ali Khan; Marvin Ingebrigtsen; Jack Tosta
Subject: RE: Application Comments

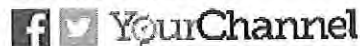
Hi Rachelle:

No comments from the Fire Dept.

Regards, Cheri

**Cheri Busch**

Director of Fire Prevention
 Welland Fire and Emergency Services
 636 King Street, Welland, Ontario L3B 3L1
Phone: (905)735-1700 Ext. 2405 **Fax:** (905)732-2818
www.welland.ca



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From: Rachelle Larocque
Sent: April-16-19 3:49 PM
To: Ali Khan <ali.khan@welland.ca>; Marvin Ingebrigtsen <marvin.ingebrihtsen@welland.ca>; Jack Tosta <jack.tosta@welland.ca>; Cheri Busch <cheri.busch@welland.ca>
Subject: Application Comments

Good afternoon,

This is just a reminder that I'll need your comments (if any) for the City's proposed Official Plan Amendment for the Affordable Housing policies. The notice and proposed OPA are attached.

Thanks,

Via E-mail Only

March 21, 2019

File: D.10.11.OPA-19-007

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

Dear Mr. Munday;

**Re: Regional and Provincial Review Comments
 Official Plan Amendment Application (OPA 21)
 Affordable Housing Policies
 City of Welland**

Thank you for circulating the Region on the City initiated amendment to the City of Welland Official Plan.

The City is proposing changes to City's Official Plan policies regarding Affordable Housing. The proposed changes will protect the existing rental stock of housing and protect affordable housing. Staff notes that the new policy will replace the existing Affordable Housing policy in the City's Official Plan. The amendment is required to clarify the situations where condominium conversions will be supported by the City.

Regional staff have reviewed the draft amendment and provided detailed comments from a Regional and Provincial perspective on each proposed policy. Please see attached (Appendix I).

Regional staff is supportive of the new draft Official Plan policies and notes that the proposed Official Plan Amendment has been reviewed against the Region's exemption criteria, and will not require Regional Approval. Therefore, based on the scope and nature of the Official Plan Amendment, the Region offers no objections to the City's amendment. If you have any questions or wish to discuss these comments, please contact me at extension 3387. Please send notice of Council's decision on the amendment.

Best regards,



Lindsay Earl, MES, MCIP, RPP
 Senior Development Planner

Atch: Appendix I- Regional Comments (Long-Range Planning) – City of Welland (OPA 21)

cc: Ms. Alexandria Tikky, Planner, Long-Range Planning, Niagara Region
 Mr. Pat Busnello, Manager, Development Planning, Niagara Region

Appendix I- Regional Comments (Long-Range Planning) – City of Welland Official Plan Amendment No. 21 (OPA 21)

OPA 21 Policy No.	Policy Text	Corresponding ROP Policy No.	Policy Text	Comment
4.2.3.10 (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.	11.A.8	The Region supports, and encourages the local municipalities to support, not-for-profit housing agencies as well as the private sector in the development of affordable housing for low and moderate income households, individuals who have physical disabilities, and other special needs groups, including those living in a situation of absolute or relative homelessness.	Proposed Policy 4.2.3.10 (i) is supported by Policy 11.A.8 of the Regional Official Plan. For clarity, Regional staff recommend that the City either (a) add a definition for “low and moderate income households” to their Official Plan that is consistent with the Regional Official Plan, or (b) amend the existing definition of “affordable” to include a description of this term.
4.2.3.10 (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.	N/A	N/A	The Region has not yet established affordable housing supply targets within its Official Plan; however, such targets are expected to be provided through the development of the Regional Housing Strategy and the comprehensive review of the Niagara Region Housing and Homelessness Action Plan. Until such time, however, the Region is supportive of the City’s initiative in establishing affordable housing targets within their municipality.

<p>4.2.3.10 (iv)</p>	<p>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% and the ownership housing being provided is not considered to be affordable.</p>	<p>11.A.5</p>	<p>The Region requires the local municipalities to adopt policies discouraging the demolition or conversion of rental housing to condominium ownership in situations where the vacancy rate is less than 3 percent and the ownership housing to be created is not considered to be affordable.</p>	<p>This policy makes reference to "intensification areas", "built-up area" and "Greenfield areas", which seems to encompass all areas within the City's urban boundary. Could the City clarify whether the intention was to <u>prioritize</u> areas for affordable housing development?</p>
<p>4.2.3.10 (v)</p>	<p>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.</p>	<p>11.A.5</p>	<p>The Region requires the local municipalities to adopt policies discouraging the demolition or conversion of rental housing to condominium ownership in situations where the vacancy rate is less than 3 percent and the ownership housing to be created is not considered to be affordable.</p>	<p>Proposed Policy 4.2.3.10 (iv) is supported by Policy 11.A.5 of the Regional Official Plan.</p>
<p>4.2.3.10 (v)</p>	<p>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.</p>	<p>11.A.5</p>	<p>The Region requires the local municipalities to adopt policies discouraging the demolition or conversion of rental housing to condominium ownership in situations where the vacancy rate is less than 3 percent and the ownership housing to be created is not considered to be affordable.</p>	<p>Does the City intend to create a Demolition/Conversion Control By-law as per Section 99.1 of the Municipal Act, 2001 or Section 33 of the Planning Act, 1990 to implement this policy?</p>

	<p>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.</p> <p>c. Where demolition occurs, replacement rental housing units are provided for those units that are demolished; and</p> <p>d. The requirements of any applicable Provincial legislation or regulation, as amended, are met.</p>			
--	--	--	--	--

Rachelle Larocque

From: Ali Khan
Sent: April 17, 2019 8:59 AM
To: Marvin Ingebrigtsen; Rachelle Larocque; Jack Tosta; Cheri Busch
Cc: Scott Richardson; Chris Anders; Erik Nickel
Subject: RE: Application Comments

Rachelle,

I have no concerns too.

Cheers,



Muhammad Ali Khan, M.A.Sc; P.Eng.
 Supervisor Traffic, Parking & Bylaws
 Infrastructure and Development Services
 Corporation of the City of Welland
 60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2202 **Fax:** (905)735-7184
www.welland.ca



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From: Marvin Ingebrigtsen
Sent: April 17, 2019 8:58 AM
To: Rachelle Larocque <rachelle.larocque@welland.ca>; Ali Khan <ali.khan@welland.ca>; Jack Tosta <jack.tosta@welland.ca>; Cheri Busch <cheri.busch@welland.ca>
Cc: Scott Richardson <scott.richardson@welland.ca>; Chris Anders <chris.anders@welland.ca>; Erik Nickel <erik.nickel@welland.ca>
Subject: RE: Application Comments

Hi Rachelle,

As the proposed Official Plan amendments will not affect servicing or grading, Engineering has no concerns with this.

Regards

Rachelle Larocque

From: Travers Fitzpatrick <traversfitzpatrick@gmail.com>
Sent: February 27, 2019 2:03 PM
To: Grant Munday; Rose DiFelice; Rachelle Larocque
Subject: Draft OPA 21
Attachments: Draft OPA 21 - City of Welland.pdf

Hi folks. I have reviewed the draft OPA 21 and have made some comments and suggestions for the document that you may wish to consider.

I'm making these comments as an interested citizen and not on behalf of Doral.

Travers

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

1.2.3.10 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 2. Required floor space in the Zoning By-law which would support the provision of affordable housing.
- iv. Conversion of Rental accommodation. The City will 3. Support the Region in discouraging the conversion of rental accommodation to condominium ownership where the 4. vacancy rate is less than 3% and 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 6. 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.

Page: 6

-
- Number: 1 Author: Date: Indeterminate
Do you want to consider how "affordability" is to be defined or measured?
-
- Number: 2 Author: Date: Indeterminate
I don't recall the Zoning By-law having floor area requirements.
-
- Number: 3 Author: Date: Indeterminate
The City is the approval authority for condos so why even mention the Region?
-
- Number: 4 Author: Date: Indeterminate
-
- Number: 5 Author: Date: Indeterminate
Do you want to consider allowing conversions no matter the vacancy rate where at least 75% of existing tenants have signed binding agreements to purchase their units?
-
- Number: 6 Author: Date: Indeterminate
There appears to be two measurements of vacancy - an absolute 3% in policy iv above and a two year reporting period. The may lead to unnecessary confusion.

APPROVALS	
GENERAL MANAGER	<i>E.N.</i>
CFO	<i>R.L.</i>
CAO	<i>J.H.</i>

COUNCIL**INFRASTRUCTURE AND DEVELOPMENT SERVICES**

04-94

**REPORT P&B-2019-22
MAY 21, 2019**

**SUBJECT: REQUEST FOR EXTENSION TO DRAFT PLAN
APPROVAL AND REQUEST FOR REDLINE REVISION–
FORKS COMMON SUBDIVISION – 1650725 ONTARIO
LIMITED, SOUTH SIDE OF FORKS ROAD, EAST OF
CRESCENT DRIVE (FILE: 26T-14-97004)**

**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 approves an Extension to Draft Plan Approval for the Forks Common Subdivision (File: 26T-14-97004) for one (1) year to June 29, 2020; and further,

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

THAT Welland City Council approves the revised redlined Draft Plan of Subdivision for the Forks Common Subdivision prepared by Chambers and Associates Surveying Ltd and dated May 9, 2019 consisting of 83 single detached dwellings.

ORIGIN AND BACKGROUND:

Forks Common Subdivision, formerly Forks End Subdivision (File 26T-14-97004), consists of fifty-seven (57) single-detached residential lots on the south side of Forks Road, east of Crescent Drive. The proposed Redline Revision would increase the number of units to eighty-three (83) single detached dwellings. The proposed Subdivision received Draft Approval from the Region of Niagara on June 29, 1999. This Approval was for a period of three (3) years to June 29, 2002. Subsequent to the Region granting Draft Approval, the Subdivision approval process was transferred to the

City with several requests for extension of Draft Approval since that time. The proponent has requested a one year extension to their Draft Plan Approval to provide additional time to finalize the engineering revisions associated with the redline revisions.

COMMENTS AND ANALYSIS:

The developer has requested the redline revision to the plan as the lot sizes that were draft approved are not marketable under the current market conditions. The Redline Revised plan includes a greater mix of property sizes, which the developer has indicated will lead to success of the project. The proposed reconfiguration of the lots will continue to meet the minimum lot requirements for the RL2 Zone, and meet the minimum density requirements. Staff are supportive of the proposed Redline Revisions to the Plan, which has been provided as Appendix III to this Report.

Draft Plan Approval is scheduled to lapse on June 29, 2019. The developer has requested an additional year extension to approval to allow them additional time to finalize the engineering design as a result of the Redline Revisions, and to allow time for the Region to address the issues with the Dain City force main. The Region and Conservation Authority have both cleared all the Conditions of Draft Plan Approval. All of the City Conditions of Draft Plan Approval have also been met, and signed Subdivision Agreements are with the City. Staff are supportive of the one year extension as it will allow the technical revisions to be made and reviewed in a timely manner. It will also allow time for the Region to resolve the issues with the current infrastructure.

Should Council not approve the redline revision or the request for one year extension, the developer can register the subdivision as it currently exists and redline revise the plan to increase the number of units after registration occurs. Staff prefer the extension and redline revision proposal as it allows for all engineering details to be reviewed and addressed prior to registration.

FINANCIAL CONSIDERATION:

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

OTHER DEPARTMENT IMPLICATIONS:

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

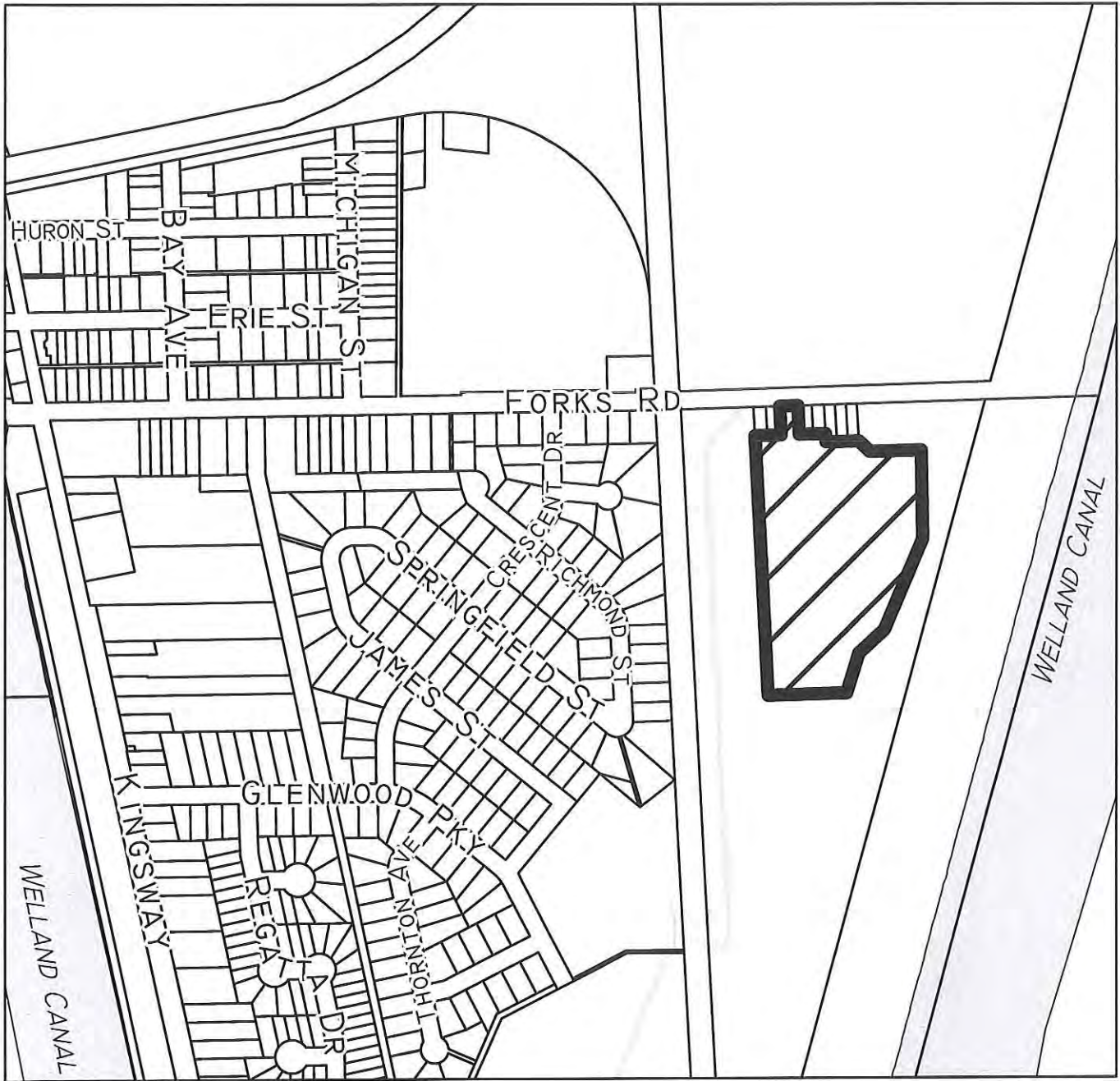
SUMMARY AND CONCLUSION:

Staff recommends a one (1) year extension to the Fusion Homes Draft Plan Approval to June 29, 2020.

ATTACHMENTS:

- Appendix I - Key Map
- Appendix II - Request for Draft Plan Extension
- Appendix III - Redline Revised Plan

26T-14-97004



KEY MAP



SUBJECT LANDS



CITY OF WELLAND
 INFRASTRUCTURE AND DEVELOPMENT SERVICES
 PLANNING DIVISION



QUEENSVILLE
DEVELOPMENTS

May 8, 2019

Rachelle Larocque
Planning Supervisor
City of Welland
60 East Main Street
Welland, ON L3B 3X4

Re: Redline Revision and Extension of Draft Plan Approval

Forks Common Subdivision, File No. 26T-14-97004

The average lot size of our current plan is 50' with many 55's and 60's. Under the current market condition, bigger lots and products are not marketable. To ensure that the project is successful, we request a redline revision in order to reduce lot sizes and allow us to create a more marketable product mix.

Current draft plan approval will be expired on June 29, 2019. We request an extension for one (1) year to June 29, 2020. This will allow us to finalize the drawings based on redline revision. Also current infrastructure issues in Dain City might have negative impact on public/new home buyers' perceptions on this project. And we understand the Region and City have been proactive on solving the issues. The extension of draft plan approval will provide us with flexibility in terms of timing to launch the project. We believe public perceptions will be changing once the repairs of the infrastructures are progressing.

I trust this satisfies the conditions for our requests. Feel free to contact me if you require additional information.

Sincerely,

Charles Geng
President
Queensville Developments Inc.



COUNCIL MEETING
INFRASTRUCTURE AND DEVELOPMENT SERVICES
TRAFFIC DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT TRAF-2019-09
MAY 21, 2019

19-22

SUBJECT: RETROACTIVE-RESIDENTIAL RODENT CONTROL REBATE PROGRAM

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

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information **REPORT TRAF-2019-09** Retroactive Residential Rodent Control Rebate Program; and further

That Welland City Council approves the Retroactive Residential Rodent Control Rebate Program as proposed in this report.

ORIGIN AND BACKGROUND:

At the May 07, 2019 meeting of Council, the following motion was referred to staff:

“That the Council of the City of Welland approves the Residential Rodent Control Rebate Program to be retroactive to May 1, 2018”.

COMMENTS AND ANALYSIS:

Staff is recommending implementing following procedure for offering rebates to homeowners in possession of receipts for hiring services of pest control contractors since May 01, 2018:

- In order to receive the rebate, the homeowner shall first contact City's Bylaw staff and set up an inspection appointment. By-law Enforcement Officers will inspect the exterior of the property to ensure there is no property standards or clean yards concerns. Any violations must be first taken care of before property owner is eligible for the rebate.

- In order to receive the rebate, the homeowner must submit proof of payment and the original paid invoice for the services provided by a licensed Canadian pest control contractor. The maximum eligible rebate shall be 50% of the total bill up to a maximum of \$200 for rodent pest control services to the exterior property only.
- The rebate will not cover pest control products purchased by the property owner at retail outlets for their own application. Pest control services provided to the interior of the home is also not eligible
- A maximum of \$200 retroactive rebate will be available, per property between May 1, 2018 and May 7, 2019. Eligible properties will also be able to participate in the recently approved program, subject to budget availability.

FINANCIAL CONSIDERATION:

\$25,000.00 was approved during the 2019 Operating Budget deliberations to fund a residential rodent control program in 2019.

Retroactive rebates, if approved by council, will be offered on a first-come, first-serve basis concurrently with the recently approved program, until budget limits are reached.

OTHER DEPARTMENT IMPLICATIONS:

N/A

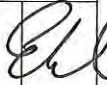


SUMMARY AND CONCLUSION:

The proposed Retroactive Residential Rodent Control Rebate Program will aid residential property owners who hired a professional contractor for exterminating rodent on their properties since May 01, 2018.

ATTACHMENTS:

N/A

COUNCIL
INFRASTRUCTURE AND DEVELOPMENT SERVICES
TRAFFIC DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT TRAF-2019-10
MAY 21, 2019

19-22

SUBJECT: UPDATE TO TRAFFIC AND PARKING BY-LAW 89-2000

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

APPROVING SUPERVISOR: CHRIS ANDERS, P. ENG.
ACTING MANAGER, ENGINEERING SERVICES

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

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND approves REPORT TRAF-2019-10 Update to Traffic and Parking By-law 89-2000; and further

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

ADD the following to Schedule "XXXIV" – Residential Parking Permit Only

COLUMN 1 HIGHWAY	COLUMN 2 SIDE	COLUMN 3		COLUMN 4 PERIOD (TIMES/DAYS)
		FROM	TO	
Plymouth Road	East Side	Nelles Road	92m North of Nelles Road	Any Time

DELETE the following to Schedule "XVII" – Municipal Parking Lots

LOT #	LOT NAME	Control	Rate	TIME OF DAY	MAX STAY
5	Park Street Parking Lot	Monthly Permit	\$35/Month	Monday to Friday 6am to 6pm	12 Hours

ADD the following to Schedule "XVII" – Municipal Parking Lots

LOT #	LOT NAME	Control	Rate	TIME OF DAY	MAX STAY
5	Park Street Parking Lot	Monthly Permit	\$35/Month	Monday to Sunday	24 Hours

ORIGIN AND BACKGROUND:

On this occasion; Schedule XXXIV and Schedule XVII will be affected.

Schedule XXXIV – Residential Parking Permit Only

City Staff has received a petition from residents of Plymouth Road with 60% support (3 out of 5 homeowners) for implementation of residential permit parking. According to homeowners, staff/visitors from Rapelje lodge park on their street, which does not allow parking for their visitors. Staff supports this request and recommend implementing Residential Permit Parking on this street.

Schedule "XVII" – Municipal Parking Lots

Currently, parking in the Park Street lot is only permitted between the hours of 6:00 a.m. and 6:00 p.m. Staff has received request from members of the public to park with permit in this lot overnight. Staff do not see any issues with this request. Staff request Council to approve the necessary amendments to the bylaw. This lot is currently underutilized. Issuing permits will result in additional revenue generated.

COMMENTS AND ANALYSIS:

The proposed amendments to the Traffic and Parking By-law 89-2000 are necessary to define the traffic and parking regulations on the City's roadways.

FINANCIAL CONSIDERATION:

Sign installations/removals will be absorbed by the operating budget. Anticipated revenue from permits in the Park Street parking lot will be approximately \$1200.00 per year.

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:

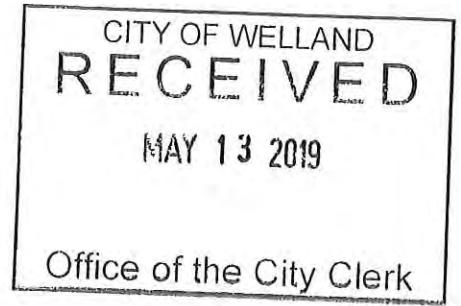
To ensure the appropriate regulations and wording of By-law 89-2000 and By-law 2014-64, Staff recommends the modifications as outlined in this report.

ATTACHMENTS:

Appendix I – Petition from residents
Appendix 2- Map of street

PRESCRIBED FORM OF PETITION

To: The Council of the City of Welland
 c/o City Clerk
 60 East Main Street
 Welland, ON L3B 3X4



I/We the undersigned, petition the Council of the City of Welland as follows:
 To designate Plymouth Road from 232 to 252 as Residential Parking only.

PRINTED NAME	PRINTED ADDRESS	SIGNATURE
IRENE KOWALSKY	232 PLYMOUTH RD	Irene Kowalsky
Phyllis Boddam	236 Plymouth Rd.	Phyllis Boddam
Ana Gmaz	240 Plymouth Rd	Ana Gmaz

By signing this petition, I hereby acknowledge that this petition will become a record belonging to the City of Welland and that all information contained in this petition will be available for viewing by the public and may be reproduced in a future Council Agenda.

19-22

Appendix II





May 15, 2019

Dear Mayor Frank Campion,

On behalf of Parachute, Canada's national charity dedicated to injury prevention, I am writing to you today regarding an official public proclamation recognizing Parachute Safe Kids Week June 3 to 9, 2019.

In Safe Kids Week's 23rd year, we will focus on the topic of preventing harm from children's falls in the home and at play. The week will draw attention to predictable and preventable fall-related injuries in children, and the need to address key hazards for children that cause serious injuries from falls.

Falls are the leading cause of injury to Canadian children. Falling is a normal part of children's development, as they walk, climb, run, jump, play and explore their environment. While most falls do not result in serious injury, each year more than 140,000 children are seen in emergency departments for fall-related injuries. Most of these injuries to children under 5 occur in the home. This week will highlight the evidence-based solutions and injury prevention strategies.

I am requesting that Parachute's Safe Kids Week 2019 be publicly proclaimed in your jurisdiction in order to bring attention and awareness about preventing harmful child falls in the home and at play in your community.

I have enclosed a sample proclamation with suggested text for Parachute Safe Kids Week 2019. I look forward to following up with your office shortly.

Thank you in advance for your consideration and support of child and youth safety.

Sincerely,

Pamela Fuselli
Interim CEO


19-6



REPORT FROM TOWN AND GOWN ADVISORY COMMITTEE

Date: May 16, 2019

To: Mayor and Members of City Council

Cc: Tara Stephens, City Clerk 

From: Carmela Radice, Deputy Clerk

Re: Town and Gown Advisory Committee Report from the May 15, 2019 Meeting

At the May 15, 2018 Council Meeting, Welland City Council passed the following Resolution:

"THAT THE COUNCIL OF THE CITY OF WELLAND receives the correspondence for the City of Thorold; and further that

The Welland City Council supports the collaborated efforts to host the 2019 Town and Gown Annual Conference with the Town of Niagara on-the-lake, City of Thorold and City of St. Catharines."

The Clerk's office has been attending the 2019 Town and Gown Annual Conference preparation meetings since the beginning of the year as per Council's Resolution to support and collaborate with the other City's.

The Town and Gown Advisory Committee passed a recommendation at their May 15, 2019 meeting:

"That the Town and Gown Advisory Committee request that the City of Welland contribute \$1500.00 to the 2019 Building Bridges Town and Gown Symposium June 3 – 6, 2019 and; further that

The Town and Gown Advisory Committee request that the \$1500.00 comes from the City of Welland's Contingency Fund."

The motion at Council's meeting on May 21, 2019 is:

RECOMMENDATION

THAT THE COUNCIL OF THE CITY OF WELLAND contributes \$1500.00 to the 2019 Building Bridges Town and Gown Symposium; and further

THAT Welland City Council requests that the \$1500.00 comes from the Clerk's Department's Conference – Convention Fund.