



COUNCIL MEETING AGENDA

Tuesday, August 6, 2019

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

1. COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (4:30 p.m.) (See yellow tab)

- A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization:
 - *Brownfield redevelopment opportunity.*
- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board:
 - *Gadsby property transaction.*
 - *Property along the waterway.*
- A trade secret or scientific, technical, commercial or financial that belongs to the municipality or local board and has monetary value or potential monetary value:
 - *Regional governance Review update.*
- A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization:
 - *Bid opportunities at the Welland International Flatwater Centre (WIFC).*
- Proposed or pending acquisition or disposition of land by the municipality or local board:
 - *Potential disposition of property.*
 - *Purchase from and sale of property 28-40 East Main Street, City of Welland.*
- Personal matters about an identifiable individual, including municipal or local board employees and Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board:
 - *Personnel update.*

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



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3.4 ADOPTION OF MINUTES

Regular Council Meeting of July 9, 2019 (*Previously Distributed*).

3.5 CALL UPON THE CITY CLERK TO REVIEW COMMITTEE-OF-THE-WHOLE ITEMS (IN-CAMERA) TO BE ADDED TO BLOCK

3.6 DISCLOSURES OF INTEREST

3.7 COUNCILLORS TO DETERMINE AGENDA ITEMS AND BY-LAWS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE-OF-THE-WHOLE (OPEN) (See pink tab)

4. ORAL REPORTS AND DELEGATIONS

4.1 PRESENTATIONS

19-28 Medal and certificate presentation by Mayor Campion to John Kwekkeboom for the Sovereign's Medal for Volunteers.

19-48 Megan McGlashan, Environics re: Governance Review update.
(Background information included in Council members agenda).

19-95 Mario Patitucci, Adesso Design Architects re: Civic Square Front and Parkette projects.
(Background information included in Council members agenda).

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

19-94 Susan Sommerville, Welland resident re: 155 Gadsby Avenue, Welland.
(Background information included in Council members agenda).

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

09-152 Councillor McLeod, Chair, Town and Gown Committee - meeting of July 23, 2019.

4.4 LEGISLATED PUBLIC HEARINGS/MEETINGS - Nil

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

6. BY-LAWS (SEE AGENDA INDEX)



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7. NOTICES OF MOTION

7.1 Councillor matters discussed with staff for reporting purposes

7.2 Notices of Motion (previously submitted for discussion)

(Councillor Spinosa)

19-91 THAT THE COUNCIL OF THE CITY OF WELLAND creates a volunteer recognition wall at a municipal site that highlights the dedicated people and groups that donate their time and resources to this community; and further THAT Council directs staff to create a report on criteria for nomination.

(Councillor Green)

03-59 THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to review the Clean Yards By-law and to forward a report to General Committee on any possible changes. Further to focus specifically on additional fines and immediate action for repeat offenders for both long grass and refuge on property.

(Councillor Green)

99-99 WHEREAS Merritt Island park is a destination park in the City of Welland, and a gateway to our trail system containing a parking lot, restrooms, multiuse building and a playground; and
WHEREAS land space is limited, and the parking lot typically at capacity.
THEREFORE IT BE RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to start a public consultation process on the design of a new park area and that a report come to General Committee by the end of 2019; and
THAT the report include replacement of the current park infrastructure and enhancements due to the loss of parkland; and further
THAT Welland City Council requests the Niagara Region to pay all associated costs, which include, public notice, public consultation and reconstruction of the park, enhancements to compensate for the loss of parkland, parking and full replacement of washrooms and new facility to replace former Merritt Island building.

(Councillor McLeod)

19-93 THAT THE COUNCIL OF THE CITY OF WELLAND requests that staff provide a service level review of snow removal and identify areas of improvement, providing costs associated with increase service delivery.



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(Councillor McLeod)

19-92 WHEREAS the declaration and sale of surplus land is procedurally defined in policy.

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND requests the following: an updated declaration and sale of surplus land policy; a purchasing process for surplus lands be clearly defined in policy and be readily available to the public; and further

THAT the policy identify how it will maximize public communication of the declaration, sale and purchase of public lands.

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

8. CORPORATION REPORTS

8.1 Mayor's Report

8.2 Chief Administrative Officer's Report

9. CONFIRMATORY BY-LAW

A By-law to adopt, ratify and confirm proceedings of the Council of the Corporation of the City of Welland at its meeting held on the 6th day of August, 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:

Referred from the July 9, 2019 Council Meeting

- 1 -87** **P&B-2019-34** Manager of Development Approvals, G. Munday - Application for Official Plan Amendment (File No. OPA 20), Zoning By-law Amendment (File No. 2019-01) and Draft Plan of Subdivision (File No. 26T-14-19001) - T. Johns Consulting (Gorge Holdings, owner) - for lands on the west side of Niagara Street, south of Quaker Road, north of Trelawn Park and at the end of Wellandvale Drive, municipally known as 897 Niagara Street. Ref. No. 19-65

2. COMMITTEE AND STAFF REPORTS

1. Business Arising from Committee-of-the-Whole (closed)

2. General Committee Report to Council - Nil

- 88** **3. Town and Gown Committee Report to Council - July 23, 2019.**

4. Staff Reports

- 89-94** **CAO-2019-12** Chief Administrative Officer, G. Long – Pre-approval of 2020 capital projects for road resurfacing, playground equipment, splash pads and baseball diamond surface improvements.
(See By-law 8)

- 95 – 96** **FIN-2019-18** Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas - Real Tax Recovery Specialists. Ref. No. 19-4/19-38
(See By-law 1)

- 97 – 103** **TRAF-2019-12** Manager, Engineering Services, C. Anders - Update to Traffic and Parking By-law 89-2000. Ref. No. 19-22 (See By-law 2)



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- 104 – 113** **P&B-2019-38** Manager of Development Approvals, G. Munday - Request for Extension to Draft Plan Approval - Dain City Subdivision - Dain City Developments, north side of Forks Road, east of Canal Bank Street (File: 26T-14-06002). Ref. No. 06-126
- 114 – 118** **P&B-2019-39** Manager of Policy Planning, R. Di Felice - Application for Tax Increment Grant Program Community Improvement Plan for the Downtown and Health and Wellness Cluster - 1969578 Ontario Ltd. 5, 25 and 49 Denistoun Street. Ref. No. 10-76 (See By-law 3)
- 119 – 132** **P&B-2019-40** Manager of Development Approvals, G. Munday - Modification to City of Welland request to Province of Ontario for Designation of Provincially Significant Employment Lands. Ref. No. 19-81
- 133 – 243** **R&C-2019-08** Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas - 2019 Parks, Recreation & Culture Master Plan. Ref. No. 19-19
- 244 – 247** **ENG-2019-31** Manager, Engineering Services, C. Anders - Crack Sealing Program 2019. Ref. No. (See By-law 4)

NEW BUSINESS

- 248 - 271 1.** Nora Reid, Secretary/Treasurer, City of Welland Heritage Advisory Committee re: Designation of the Feeder Canal Junction Lock as having Cultural Heritage Value or Interest under the Ontario Heritage Act. Ref. No. 05-50

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information and supports the recommendation by the City of Welland Heritage Welland to designate the Feeder Canal Junction Lock as having Cultural Heritage Value to the City of Welland.

- 272 - 326 2.** Ann-Marie Norio, Regional Clerk, Region of Niagara re: Report PDS 27-2019: Niagara Housing Statement Final Summary Report. Ref. No. 10-130

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Region of Niagara dated July 19, 2019 regarding Report PDS 27-2019: Niagara Housing Statement Final Summary Report.



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327 - 330 3. Rhiannon Barry, Bethlehem Housing and Support Services re: Requesting permission to sell raffle and 50/50 tickets in the City of Welland. Ref. No. 19-3

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND grants permission to the Bethlehem Housing and Support Services to sell raffle and 50/50 tickets in the City of Welland under authority of Lottery Licenses M811189 and M811190.

4. BY-LAWS

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

1. A By-law to amend By-law 2006-193, being a By-law to establish and regulate fees and charges for various services or activities and use of property as provided by the municipality, to establish rates effective January 1, 2019; and to repeal By-law 2019-13. Ref. No. 19-38
(See Report FIN-2019-18)
2. A By-law to amend By-law 89-2000, being a By-law regulating Traffic and Parking with the City of Welland (Schedule "I" - Municipal/Private Property). Ref. No. 19-22
(See Report TRAF-2019-12)
3. A By-law to authorize execution of an Agreement for Tax Increment Grant Program (Community Improvement Plan) for 5, 25 and 49 Denistoun Street (File No. DHWC 2019-07). Ref. No. 10-76
(See Report P&B-2019-39)
4. A By-law to enter into contract with 788893 Ontario Limited O/A Niagara Crack Sealing for the 2019 Roadway Crack Sealing Program. Ref. No. 19-97
(See Report ENG-2019-31)
5. A By-law to amend appointment By-laws 2018-48, 2018-49 and 2018-50; and to repeal By-law 2019-3. Ref. No. 19-22/19-23
(Housekeeping By-law for appointment of officers)
6. A By-law to authorize entering into a License Agreement with the St. Lawrence Seaway Authority to access Seaway Haulage Road for emergency purposes (License No. 66-1562). Ref. No. 19-96
(Access road for emergency purposes).
7. A By-law to accept the proposal from the Welland Downtown Business Improvement Area to produce and manage the 2019 Summer Concert Series at Merritt Park/Amphitheatre concert series. Ref. No. 99-90/99-99
(Report R&C-2018-09 - Resolution No. 2018-417 - December 18, 2018).



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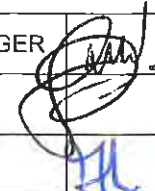

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8. A By-law to authorize entering into contract with Rankin Construction Inc. for extension of the road resurfacing/reconstruction 2019.
(See Report CAO-2019-12)

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCIL**INFRASTRUCTURE AND DEVELOPMENT SERVICES****REPORT P&B-2019-34****July 9, 2019**

SUBJECT: APPLICATION FOR OFFICIAL PLAN AMENDMENT (FILE NO. OPA 20), ZONING BY-LAW AMENDMENT (FILE NO. 2019-01) AND DRAFT PLAN OF SUBDIVISION (FILE NO. 26T-14-19001) – T. JOHNS CONSULTING (GORGE HOLDINGS, OWNER) – FOR LANDS ON THE WEST SIDE OF NIAGARA STREET, SOUTH OF QUAKER ROAD, NORTH OF TRELAWN PARK AND AT THE END OF WELLANDVALE DRIVE, MUNICIPALLY KNOWN AS 897 NIAGARA STREET

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

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

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND adopts Official Plan Amendment No. 20 to designate a portion of the lands on the west side of Niagara Street, south of Quaker Road, north of Trelawn Park and at the dead end of Wellandvale Drive, more specifically described as Part of Lot 231, Geographic Township of Thorold, now in the City of Welland, municipally known as 897 Niagara Street from Regional Shopping Node to Low Density Residential and Environmental Protection Area; and further,

THAT Welland City Council Approves Zoning By-law Amendment to Zoning By-law 2017-117 for a portion of the lands on the west side of Niagara Street, south of Quaker Road, north of Trelawn Park and at the dead end of Wellandvale Drive, more specifically described as Part of Lot 231, Geographic Township of Thorold, now in the City of Welland, municipally known as 897 Niagara Street from Regional Shopping (RS) to Site Specific Low Density Residential 1 and Neighbourhood Open Space (O1); and further,

THAT no further notice under the Planning Act are required as the proposed changes to the proposed Zoning By-law Amendment are minor, as per Section 34(17) of the Planning Act; and further,

THAT Welland City Council Approves the Draft Plan of Subdivision for 25 residential units, subject to the following conditions:

1. That the Owner enter into a Subdivision Agreement with the City of Welland.

19-65

2. That no grading or onsite works commence prior to the registration of a subdivision agreement on the property.
3. That all necessary easements required for utility purposes be granted to the appropriate Authority free of all encumbrances.
4. That the development comply with the City of Welland's Municipal Standards.
5. That Block 29 be dedicated to the City, free and clear of all encumbrances.
6. That the applicant submit a Geotechnical Investigation to provide recommendations on the suitability of the soil for the construction of the type of building(s) proposed. The report must reference subsurface information to geodetic elevations.
7. Parkland Dedication shall be established in accordance with By-law 2014-101. If a 5% Cash-in-Lieu of Parkland method is utilized, the Developer shall establish the value of land for each lot, to the satisfaction of the City, prior to execution of the Subdivision Agreement. The values shall be determined by an Appraiser in accordance with City Policy as of the day before the day the first building permit is issued for the development.
8. That all costs associated with the installation of the subdivision will be at the expense of the owner.
9. An emergency access/pedestrian walkway shall be provided from Niagara Street to the new roadway, 'Street A' and shall be given to the City once constructed. The emergency access/pedestrian walkway shall be constructed with a 1.5 metre concrete sidewalk and a decorative asphalt platform.
10. That the roadway shall be a modified standard road being an 18 metre road width, as per City requirements.
11. That the developer pay \$300.00 per lot for future tree planting.
12. That the developer install, at their expense, a solid board on board privacy fence along the northerly line of Street 'A' and extend eastward to the most easterly point of Lot 11.
13. That the developer shall install at their expense a 1.5 metre black chain link fence along the rear of Lots 19 to 25 and the flankage of Lots 18, 19, and 25.
14. That the Owner install at their expense a 1.8 metre solid board by board privacy fence along the rear of Lots 11 to 18.
15. The City of Welland accepts the proposal of offsetting wetland area by the developer by proposed planting on the City property known as Trelawn Park in accordance with the approved drawing and in accordance with the City of Welland Parks Department requirements.
16. The Developer shall not use the local residential streets for construction access. A Regional Entrance Permit is required and a construction entrance shall be

maintained off of Niagara Street and maintained in good order during all construction phases.

17. That the Subdivision Agreement between the owner and the City contain a provision whereby the owner agrees to implement the approved noise mitigation measures and ensure the required warning clauses be included in all offers and agreements of purchase and sale or lease for each dwelling unit to survive closing in accordance with the *Noise Feasibility study* by HGC Engineering (dated December 4, 2018).
18. In order to ensure that Block 27 along Street 'A' remains as a pedestrian access only, this block shall be zoned OR a 0.3 metre (1 foot) reserve alongside the Regional Road be dedicated to the Region to ensure no future vehicular access can be obtained.
19. Prior to any construction taking place within the Regional Road Allowance, the owner shall obtain a Regional Construction Encroachment and/or Entrance Permit. Applications must be made through the Permits Section of the Niagara Region Public Works Department (Transportation Services Division).
20. That the owner submit a written undertaking to the Niagara Region (Development Services Division) that draft approval of this subdivision does not include a commitment of servicing allocation by the Regional Municipality of Niagara as this servicing allocation will be assigned at the time of registration and any pre-servicing will be at the sole risk and responsibility of the owner.
21. That the owner submit a written undertaking to the Niagara Region (Development Services Division) that all offers and agreements of Purchase and Sale, which may be negotiated prior to registration of this subdivision, shall contain a clause indicating that a servicing allocation for this subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the City.
22. That prior to the final approval for registration of this plan of subdivision, the owner shall submit the design drawings (with calculations) for the sanitary and storm drainage systems required to service this development and obtain Ministry of the Environment Compliance Approval under the Transfer of Review Program.
23. That the owner ensure that all streets and development blocks can provide an access in accordance with the Regional Municipality of Niagara Waste Collection Policies relating to the curbside collection of waste.
24. That prior to approval of the final plan or any on-site grading, the owner shall submit a detailed stormwater management plan for the subdivision and the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment documents entitled Stormwater Management Planning and Design Manual, March 2003 and Stormwater Quality Guidelines for New Development, May 1991, or their successors to the Niagara Region for review and approval:

- a. Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site;
 - b. Detailed erosion and sedimentation control plans.
25. That the Subdivision Agreement between the owner and the City contain provisions whereby the owner agrees to implement the approved plan(s) required in accordance with the approved Stormwater Management Plan.
26. That Block 29 be zoned and designated Environmental Protection Area (EPA).
27. That the subdivision agreement contain wording wherein the owner agrees to implement the mitigation measures and recommendations found throughout the EIS Addendum in addition to those summarized in Section 6.0, including but not limited to:
 - a. Plant translocations as described in the EIS Addendum Section 4.4 be undertaken by a qualified professional prior to any vegetation removal.
 - b. Wildlife salvage/relocation for reptiles and amphibians as described in the EIS Addendum Section 3.3.1 be undertaken by a qualified professional immediately prior to any vegetation removal or filling (grading) of wetland pockets as illustrated in the EIS Addendum Map 2 as SWT2 or other pockets of standing water within the development area.
 - c. Vegetation removal be undertaken between September 1 and March 22, outside of the core breeding bird nesting period.
 - d. Monitoring during and post-construction be carried out as described in the EIS Addendum Section 5.0, including for two years post-construction.
28. That permanent rear-lot fencing be provided for all lots bordering Block 29. A no-gate by-law is recommended to reduce human encroachment and limit the movement of pets into the adjacent natural areas.
29. That the Erosion and Sediment Control (ESC) Plan be provided for Regional Staff approval. The ESC Plan shall include details for, but not limited to, dust suppression and topsoil storage.
30. That the Grading Plan be provided for Regional staff approval.
31. That the Tree Savings Plan be provided for Regional staff approval upon completion of the grading plan. The Tree Savings Plan shall be completed in accordance with the requirements listed in the Region's Tree and Forest Conservation By-law.
32. That the detailed Restoration/Enhancement Plan be provided for Regional staff approval.
33. That the Subdivision Agreement contain appropriate wording wherein the owner agrees to implement the recommendations of the approved ESC Plan, Grading Plan, Tree Savings Plan and Restoration/Enhancement Plan.

34. That the Developer obtain a Work Permit from the Niagara Peninsula Conservation Authority prior to beginning any work related to realigning the watercourse or removal of any wetlands on the subject property. In support of the Work Permit application, the following information will be required:
 - a. A detailed grading plan for the development area and the area to be restored;
 - b. Stormwater management details to verify that the wetland feature is receiving sufficient water post-construction to sustain all portions of the restoration area (basic water balance).
 - c. Detailed drawings for the open water vernal pool feature and planting area to accompany the text of the report (including grades). Note that the open water feature must be off-line from the watercourse traversing the southern portion of the property and cannot be identified as an inflow source for the vernal pool.
 - d. Sediment and erosion control plan.
 - e. Any other information as may be determined at the time a Work Permit application is submitted to the Niagara Peninsula Conservation Authority.
35. That Block 29 (Open Space) be zoned Environmental Protection of other similar zone category that achieves the same level of protection, to the satisfaction of the Niagara Peninsula Conservation Authority.
36. That the Developer provide limit of work fencing along the boundary of Block 29 (Open Space) and Lots 18 to 25, to the satisfaction of the Niagara Peninsula Conservation Authority.
37. That the Developer provide a 1.5 metre high chain link fencing along the boundary of Block 29 (Open Space) and Lots 18 to 25, to the satisfaction of the Niagara Peninsula Conservation Authority.
38. That conditions 34 to 37 above be incorporated into the Subdivision Agreement between the developer and the City of Welland, to the satisfaction of the Niagara Peninsula Conservation Authority. The City of Welland shall circulate the draft Subdivision Agreement to the Niagara Peninsula Conservation Authority for its review and approval.
39. That the Developer includes in all offers of purchase and sale, a statement that advises the prospective purchaser:
 - a. That the home/business mail delivery will be from a designated Centralized Mailbox.
 - b. That the developer/owners be responsible for officially notifying the purchasers of the exact Centralized Mailbox locations prior to the closing of any home sales.
40. The Owner further agrees to:

- a. Work with Canada Post to determine and provide temporary suitable Centralized Mailbox locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
 - b. Install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mailboxes.
 - c. Identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
 - d. Determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
41. That prior to granting approval for the Final Plan of Subdivision, City of Welland Planning Division will require written notice from the following upon their respective Conditions of Draft Plan Approval have been met satisfactorily:
- Canada Post Conditions: 39, 40
- Region of Niagara Conditions: 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33
- Niagara Peninsula Conservation Authority: 34, 35, 36, 37, 38
42. That if Final Approval is not given to this Plan within three (3) years of the approval date, and no extensions have been granted, Draft Approval shall lapse. If the Owner wishes to request extension of Draft Plan Approval, a written request with reasons why the extension is required and the applicable application fee, must be received by the City prior to the lapsing date; and further,

THAT Welland City Council authorizes the Mayor and Clerk to sign the Draft Approval and Final Approval Plans once all conditions have been satisfied.

ORIGIN AND BACKGROUND:

Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision were submitted on January 25, 2019 and were deemed complete on January 29, 2019. The applications only apply for the western half of the property. The eastern portion of the property fronting onto Niagara Street will be maintained in a commercial designation and zone for future commercial development.

COMMENTS AND ANALYSIS:

The Proposal

The City received complete applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision on January 25, 2019. The request for Draft Plan of Subdivision was made for 27 residential lots fronting onto a new ring road. Based on comments from the Niagara Peninsula Conservation Authority and the Region of Niagara, the plan was amended to reduce the number of units to 25. A block of environmental land will be provided to the City as a result of the application, and a remnant commercial piece fronting onto Niagara Street will also be created through the approval of this Plan of Subdivision.

The application for Official Plan Amendment has been made to amend the designation on a portion of the property from Regional Shopping Node to Low Density Residential and Parks, Open Space and Recreation. However, due to the presence of environmental features on the open space block, it will be redesignated to Environmental Protection Area rather than to Parks, Open Space and Recreation. The amendment is required to permit the residential development of a portion of the property.

The application for Zoning By-law Amendment has been made to rezone a portion of the property to Site Specific Residential Low Density 1 (RL1) and Neighbourhood Open Space (O1). The Site Specific amendment to the RL1 Zone has been made to reduce the minimum lot area to 330 square metres. In the further review of the application, it was identified that the daylighting triangle would be considered the frontage for corner lots as it is the shortest lot line abutting a street. An additional amendment will be required to recognize that the daylighting triangle will not be considered the lot frontage. All other provisions of the RL1 Zone can be met. The Environmental Protection overlay will be put on the lands that will be rezoned to Neighbourhood Open Space based on the information in the Environmental Impact Study that was completed for the property.

The Site

The subject lands are located on the west side of Niagara Street, south of Quaker Road, north of Trelawn Park, and at the end of Wellandvale Drive. The proposed residential development will have a road connection to Wellandvale Drive and a pedestrian connection to Niagara Street. There will be no road connection to Niagara Street from the proposed residential development.

Surrounding Land Uses

The lands to the north are used for commercial purposes as part of a car dealership. The lands to the east are all developed with commercial uses, being a mix of car dealerships, retail establishments and restaurants. To the south, is a commercial plaza and grocery store, as well as a municipal park. To the west is a low density residential neighbourhood with single detached dwellings.

Development and Agency Comments Received

- | | |
|--|---|
| City of Welland
Infrastructure and
Development Services-
Building Division
(June 28, 2019) | - Based on the information submitted, no objections at this time. |
| | - Based on the Functional Servicing Report, municipal services, including a sanitary sewer and water main are |

available for the subject property. Storm sewer laterals are recommended in lieu of sump pumps

- Water supply requirements for firefighting should be determined at an early stage in the project.
- A Subsurface Geotechnical Investigation is required to be submitted prior to building permit application submission. The report is to provide recommendations on the suitability of the soil for the construction of the type of building(s) proposed. The report must reference subsurface information to geodetic elevations.
- Parkland dedication shall be established in accordance with By-law 2014-101. If a 5% Cash-in-Lieu of Parkland method is utilized, the Developer shall establish the value of land for each lot, to the satisfaction of the City, prior to execution of the Subdivision Agreement. The values shall be determined by an Appraiser in accordance with City Policy as of the day before the day the first building permit is issued for the development. The values shall be referenced in the Special Conditions and Building Restrictions of the Subdivision Agreement.
- Approval must be obtained from the NPCA for the proposed development within their screening area.
- No objections.

City of Welland
Infrastructure and
Development Services
– Traffic, Parking & By-
laws Division
(June 21, 2019)

City of Welland
Infrastructure and
Development Services
– Engineering Division
(June 21, 2019)

- Engineering has the following comments:
- All costs associated with the installation of the subdivision at this location will be at the expense of the owner.
- All construction shall be in accordance with the City of Welland Municipal Standards and the Region of Niagara standards, as well as all other relevant legislation pertaining to the development.
- All construction shall be in accordance with the City of Welland policies for land development and Noise By-law.

- An Emergency Access/Pedestrian Walkway shall be provided from Niagara Street to the new roadway. This shall be linked by a 1.5 metre concrete sidewalk and asphalt platform and fenced on both sides from Lot 11 to Niagara Street.
 - A 1.5 metre chain link fence shall be installed along the rear of Lots 19 to 25 and the flankage of Lots 18 and 19 facing the storm drainage area.
 - The roadway shall be a modified standard road being an 18 metre road width as per the attached drawing.
 - That the owner pay \$300 per lot for the future planting of trees.
 - That the Owner construct at their expense a solid board on board privacy fence along the northerly line of Street 'A' to the most easterly extent of Lot 11.
 - The City of Welland accepts the proposal of offsetting wetland area by the developer by proposed planting on the City property known as Trelawn Park in accordance with the approved drawing and in accordance with the City of Welland Parks Department requirements.
 - The developer shall be responsible for the replacement of any damage done to the Niagara Street roadway in accordance with the Regional Municipality of Niagara's requirements and be restored to as good or better condition.
 - The Developer shall not use local residential streets for construction access. A Regional entrance permit is required and a construction entrance shall be maintained off of Niagara Street and maintained in good order during all construction phases.
- City of Welland Fire & Emergency Services
(March 7, 2019)
- A secondary access route is recommended from Niagara Street. This could be in the form of an emergency access route, possibly with collapsible bollards.
 - In order to turn into this narrow emergency access route, some form of curb design is required in order to provide an adequate turn radius for our apparatus into the emergency access.

Niagara Region
Development Services
– Planning Division
(April 3, 2019)

- Provide adequate road width for "Street A" (6 metres minimum).
- Provide adequate centre line turn radii for "Street A" (14 metres preferred).
- Indicate hydrant locations on the plan.
- Regional Staff is generally supportive of the proposed development in principle, and provides the following preliminary comments to execute Regional Council's Strategic Priority to Do Business Differently.
- The subject lands are located within the Welland Urban Area, as designated in the Regional Official Plan (ROP). The Welland Urban Area is considered as a Settlement Area by the 2014 Provincial Policy Statement (PPS).
- The ROP, 2014 PPS and 2017 Growth Plan for the Greater Golden Horseshoe (Growth Plan) together direct development to take place in urban areas and support intensified development where appropriate servicing and infrastructure exists. Both Regional and Provincial policy place an emphasis on intensification and infill as the preferred form of development.
- The subject lands are located within the Provincially designated Built-up Area of the City of Welland. Accordingly, the proposed residential growth will count towards the City's annual residential intensification target of 40% and therefore, generally conforms with and is consistent with Provincial and Regional growth management policy directions.
- Regional staff notes that although the proposed development will provide for infill development, and is considered as residential intensification, the form of housing should look to provide a mix of housing types/forms (not just singles. This will benefit the City and the proposed development in achieving a more complete community.
- Regional Urban Design staff have reviewed the Draft Plan of Subdivision and request clarification regarding how the treatment of the sidewalk connection between Street 'A' and Niagara Street will address Crime Prevention Through Environmental Design (CPTED)

concerns. For example, if it were fenced on more than one side, it would create an entrapment area.

- Staff also suggest that the applicant provide the following:
 - Conceptual building footprints to demonstrate front yard setbacks, driveway locations and garage setbacks,
 - Variation in design of single-family dwellings plus treatment of attached garages,
 - Identify location of proposed sidewalks, trails and connections to parks and open space,
 - Identify treatment of residential lots in particular the rear elevations of Lots #13-20 which will face the Regional Road until the commercial lands are developed, and,
 - Identify the location and design of fencing, in particular the fencing visible from the Regional Road.
- Given the subject lands are located within close proximity to Niagara Street (Regional Road 50), the development has potential to be impacted by the noise generated by vehicular traffic. As such, a Noise Feasibility Study was submitted in support of these applications. The report identified that sound level predictions indicate that the future road traffic sound levels will exceed Ministry of Environment guidelines at the dwelling units closest to Niagara Street.
- The provision for the future installation of central air conditioning at the occupant's discretion will be required for the dwelling units closest to Niagara Street. Warning Clauses are also recommended to inform future residents of the road traffic noise impacts and to address the proximity of existing and future commercial uses which impact the subject property.
- The report also indicated that sound emissions are expected to meet the applicable noise guideline limits of the proposed dwelling units closest to the existing car dealership to the north and the trucking activities

associated with the restaurant at the existing commercial building to the south east of the subject site.

- The results indicate that the development is feasible at this site with some site considerations such as the placement of the drive-thru speaker board away from the proposed residences when the commercial plaza (fronting onto Niagara Street) is developed in the future.
- The Region will require that the pedestrian walkway be zoned to recognize that it is not a roadway, or that a one foot reserve alongside the Regional Road be dedicated to the Region to ensure no future vehicular access can be obtained.
- Prior to any construction or entrance construction taking place within the Regional Road Allowance, a Regional Construction and Entrance Permit must be obtained.
- Regional staff have reviewed the proposed development and note that there is an existing 400mm diameter Regional Watermain along this section of Niagara Street. There shall be no connection to the Regional Watermain. All services for the proposed development should be from the local 150mm diameter watermain.
- Regional curbside waste collection is available.
- Regional staff has reviewed the 'Functional Servicing Report'. Based on our review, the Region offers the following comments:
 - 1) The Region will require stormwater runoff to be treated to a Normal standard prior to discharge from the site.
 - a) The Region has no objection to the installation of an appropriately sized oil/grit separator in order to achieve this criteria.
 - i. The Region will require that calculations be provided for the oil/grit separator.
 - 2) The Region will require that detailed grading, storm servicing, and construction sediment control drawings be circulated to this office for review and approval.

- An Environmental Impact Study (EIS) was requested to evaluate all potential environmental features on the site and to determine whether such features met the criteria for identification as a Core Natural Heritage System (CNHS), and whether the policies would apply.
- The EIS identified that woodlands approximately 1.6 hectares in size were identified on the subject property, as well as sever small wetland pockets ranging in size from 0.01 to 0.38 hectares.
- Regional staff agree that future development on the eastern portion of the property can be accommodated without significant impacts, subject to the mitigation measures outlined in the EIS. However, it is recommended that an EIS Addendum be requested to address the proposed removal of the wetlands and woodlands on the western portion of the property where residential development is proposed.
- Field investigations conducted by the consultant discovered small wetland pockets on the subject property located on the proposed Lots 1 to 8 and Lots 23 and 24. The EIS concluded that the wetlands are not connected to other waterbodies or wetlands; have not been mapped by the NPCA or the Ministry of Natural Resources and Forestry (MNRF); and do not contain any Species at Risk (SAR). It further states that discussions with NPCA confirm that the wetlands can be removed and compensated for on the southern portion of the property.
- Regional Environmental Planning staff require confirmation from the MNRF that the wetland pockets should not be complexed in with the Niagara Street-Cataract Road Woodlot Provincially Significant Wetland (PSW) Complex located approximately 710 metres away.
- The cultural woodlands on site were evaluated by NRSI using the criteria identified by ROP policies. The results of the assessment concluded that the woodlands meet one of the criteria. The EIS further concludes that because the wetland units have been proposed for removal and because the woodlands are impacted by invasive species, the woodland community is not considered significant.

- However, if the wetlands on the subject property do not meet PSW criteria, they are still considered an "other evaluated wetland" and consequently are identified as ECA features. In addition, the significance of a feature is determined based on existing conditions prior to any proposed alterations. Therefore, it is staff's opinion that the woodlands identified on the subject property should be considered Significant Woodlands as they overlap with other evaluated wetlands.
 - Development and site alteration may be permitted in ECAs if it has been demonstrated that, over the long term, there will be no significant negative impact on the CNHS. As such, it is recommended that the EIS be updated to include a more fulsome analysis associated with the impacts to Wetlands and Woodlands. The EIS addendum should also include an updated impact analysis that incorporates the information contained in the Functional Servicing Report and any other applicable engineering plans.
 - The EIS proposes enhancement measures (restoration) be carried out throughout the wetland and natural area proposed to be retained on the southern portion of the property, as well as natural areas located on the adjacent property. It is recommended that the EIS be updated to include a 'Restoration and Enhancement' section which provides a conceptual plan that details locations and general restoration measures. Permission from the adjacent landowner should also be include in the EIS addendum in the form of written correspondence.
 - At this time, Regional Environmental Planning staff cannot recommend conditions of approval until additional information is provided to confirm the proposal will not have negative impacts on the CNHS.
- Region of Niagara –
Planning and
Development Services
Division
(June 29, 2019)
- Regional staff provided preliminary Regional and Provincial comments in our letter dated April 3, 2019. Since that time, the Region has received an addendum to the Environmental Impact Study (EIS) as required in our previous comments. As a result, the Draft Plan of Subdivision was revised to propose 25 single-detached dwellings as opposed to the original 27 single-detached

dwellings. Regional staff is supportive of the revisions and offer the following detailed comments.

- Based on our review, Regional Environmental Planning staff are satisfied that the EIS Addendum adequately addresses Provincial and Regional policies. The EIS Addendum demonstrates that the proposed development can be accommodated without negative impact to the Region's Core Natural Heritage System, provide specific mitigation measures are implemented.
- As the proposed applications are considered to align with the intent and direction, Regional Planning and Development Services staff would offer no objections to the Draft Plan of Subdivision, or the concurrent Official Plan and Zoning By-law Amendments provided the Zoning By-law and Official Plan Amendments incorporate the required changes to Blocks 28 and 29 as outlined in the Draft Plan of Subdivision Conditions requested below:
 1. That the Subdivision Agreement between the owner and the City contain a provision whereby the owner agrees to implement the approved noise mitigation measures and ensure the required warning clauses be included in all offers and agreements of purchase and sale or lease for each dwelling unit to survive closing in accordance with the *Noise Feasibility study* by HGC Engineering (dated December 4, 2018).
 2. In order to ensure that Block 27 along Street 'A' remains as a pedestrian access only, this block shall be zoned OR a 0.3 metre (1 foot) reserve alongside the Regional Road be dedicated to the Region to ensure no future vehicular access can be obtained.
 3. Prior to any construction taking place within the Regional Road Allowance, the owner shall obtain a Regional Construction Encroachment and/or Entrance Permit. Applications must be made through the Permits Section of the Niagara Region Public Works Department (Transportation Services Division).
 4. That the owner submit a written undertaking to the Niagara Region (Development Services Division) that draft approval of this subdivision does not

include a commitment of servicing allocation by the Regional Municipality of Niagara as this servicing allocation will be assigned at the time of registration and any pre-servicing will be at the sole risk and responsibility of the owner.

5. That the owner submit a written undertaking to the Niagara Region (Development Services Division) that all offers and agreements of Purchase and Sale, which may be negotiated prior to registration of this subdivision, shall contain a clause indicating that a servicing allocation for this subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the City.
6. That prior to the final approval for registration of this plan of subdivision, the owner shall submit the design drawings (with calculations) for the sanitary and storm drainage systems required to service this development and obtain Ministry of the Environment Compliance Approval under the Transfer of Review Program.
7. That the owner ensure that all streets and development blocks can provide an access in accordance with the Regional Municipality of Niagara Waste Collection Policies relating to the curbside collection of waste.
8. That prior to approval of the final plan or any on-site grading, the owner shall submit a detailed stormwater management plan for the subdivision and the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment documents entitled Stormwater Management Planning and Design Manual, March 2003 and Stormwater Quality Guidelines for New Development, May 1991, or their successors to the Niagara Region for review and approval:
 - a) Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site;

- b) Detailed erosion and sedimentation control plans.
9. That the Subdivision Agreement between the owner and the City contain provisions whereby the owner agrees to implement the approved plan(s) required in accordance with the approved Stormwater Management Plan.
 10. That Block 29 be zoned and designated Environmental Protection Area (EPA).
 11. That the subdivision agreement contain wording wherein the owner agrees to implement the mitigation measures and recommendations found throughout the EIS Addendum in addition to those summarized in Section 6.0, including but not limited to:
 - a. Plant translocations as described in the EIS Addendum Section 4.4 be undertaken by a qualified professional prior to any vegetation removal.
 - b. Wildlife salvage/relocation for reptiles and amphibians as described in the EIS Addendum Section 3.3.1 be undertaken by a qualified professional immediately prior to any vegetation removal or filling (grading) of wetland pockets as illustrated in the EIS Addendum Map 2 as SWT2 or other pockets of standing water within the development area.
 - c. Vegetation removal be undertaken between September 1 and March 22, outside of the core breeding bird nesting period.
 - d. Monitoring during and post-construction be carried out as described in the EIS Addendum Section 5.0, including for two years post-construction.
 12. That permanent rear-lot fencing be provided for all lots bordering Block 29. A no-gate by-law is recommended to reduce human encroachment and limit the movement of pets into the adjacent natural areas.

13. That the Erosion and Sediment Control (ESC) Plan be provided for Regional Staff approval. The ESC Plan shall include details for, but not limited to, dust suppression and topsoil storage.
14. That the Grading Plan be provided for Regional staff approval.
15. That the Tree Savings Plan be provided for Regional staff approval upon completion of the grading plan. The Tree Savings Plan shall be completed in accordance with the requirements listed in the Region's Tree and Forest Conservation By-law.
16. That the detailed Restoration/Enhancement Plan be provided for Regional staff approval.
17. That the Subdivision Agreement contain appropriate wording wherein the owner agrees to implement the recommendations of the approved ESC Plan, Grading Plan, Tree Savings Plan and Restoration/Enhancement Plan.

Niagara Peninsula
Conservation Authority
(April 11, 2019)

- The NPCA has reviewed the applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, as well as an Environmental Impact Study (EIS) and Functional Servicing Report (FSR).
- The NPCA regulates water courses, flood plains (up to the 100 year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands. The subject land contains a watercourse and several unevaluated wetland pockets.
- The primary features of concern under NPCA policies are portions of the Towpath Drain watercourse and wetlands associated with the channel which were identified as part of the field evaluations completed for the EIS. The channel and associated wetlands are primarily located on the southern portion of the subject land (within Block 31) with identified isolated pockets along the northwest portion of the site.
- The EIS has provided for wetland compensation for loss of the small northern wetland pockets (approx. 0.31 hectares) through a variety of plantings and enhancements of the southern wetland area.

- NPCA policies allow for compensation of non-provincially significant wetlands (PSWs). As these wetlands have not been evaluated, NPCA staff require the applicant to confirm with the Ministry of Natural Resources and Forestry (MNRF) that these wetland pockets are not part of a PSW complex. MNRF confirmation is required before NPCA staff can support the applications.
- While it is understood that a planting plan cannot be prepared at this stage of the development as they will need to assess existing vegetation present and soil to ensure success of enhancement efforts, NPCA will require a comprehensive list of the compensation measures to be completed and a list of the vegetation (number and size) as part of an NPCA Work Permit to complete these works within the buffer of the watercourse and wetland. A monitoring program should also be included as part of NPCA Work Permit.
- The proposed lot fabric indicates that Lots 21, 25, 26, and 27 encroach into the 15 metre wetland buffer. NPCA policies require a minimum 15 metre buffer for new lot creation (Policy 8.2.3.4). As such, the draft plan will need to be revised.
- The FSR has indicated that the post-development runoff to the wetland will be captured in a rear yard swale and directed toward the road. The EIS indicated that the site servicing was not complete when the EIS was completed so there were no impacts associated with stormwater alteration addressed in the EIS.
- An EIS addendum will be needed to address the potential surface water abstraction from the wetland based on the proposed plan. Currently, based on the existing grades, there is some portion of surface water from the proposed development area contributing to the wetland system.
- The proposed plan and servicing will require changes in grade within and adjacent to the wetland buffer. Alternatively, the functional servicing plan could be revised to remove rear yard swale along Lots 21 to 27 so that surface waters can sheet flow and continue to support the wetland system. It should be noted, however, that NPCA can only permit the water to leave the site to the wetland if the wetland block is publically

owned. It is our understanding that Block 31 will be dedicated to the City.

Niagara Peninsula
Conservation Authority
(July 3, 2019)

- Further to our comments of April 11, 2019, the NPCA has received an Environmental Impact Study (EIS) Addendum. We have reviewed the updated information and offer the following comments, to be read in conjunction with the comments provided on April 11, 2019.
- The previous submission identified unevaluated wetland pockets that were proposed to be removed and offset in Block 29 (Open Space). NPCA required the applicant to confirm with the Ministry of Natural Resources and Forestry (MNR) that these wetland pockets are not part of a provincially significant wetland complex.
- The MNR has confirmed that the wetland pockets will not be complexed as part of a PSW. Based on this, NPCA staff can entertain offsetting the wetland pockets as proposed. To ensure the long-term protection of the new wetland, NPCA staff require that Block 29 (Open Space) be rezoned to Environmental Protection or equivalent zone category.
- The previous draft plan had several lots encroaching into the 15 metre wetland buffer. The draft plan has been revised to maintain the 15 metre buffer from the wetland in Block 29.
- Alteration of the watercourse and removal of the wetland pockets requires an NPCA Work Permit. A detailed restoration plan has been included in the EIS addendum to delineate the area proposed for restoration/enhancement including an invasive species management plan. The vernal pool area proposed (0.10 ha) is smaller in coverage than the area to be removed (0.31 ha) but the additional plantings and management should be enough to create an ecologically functional zone.
- With regard to the proposed monitoring program, the EIS addendum focuses on vegetation success and invasive species management. Typically, NPCA monitoring of newly established wetland involves a 10-year monitoring program that addresses both flora and fauna monitoring to ensure that the integrity of the created wetland has

been maintained and the wetland system is functioning as designed with an overall goal of improving the wetland form and function through this area.

- Based on the above, the NPCA staff are satisfied that our previous concerns have been addressed and that details regarding NPCA Work Permit requirements can be addressed as a Condition of Draft Plan Approval.
- NPCA staff request the following conditions be incorporated into the Conditions of Draft Plan Approval:
 1. That the Developer obtain a Work Permit from the Niagara Peninsula Conservation Authority prior to beginning any work related to realigning the watercourse or removal of any wetlands on the subject property. In support of the Work Permit application, the following information will be required:
 - a. A detailed grading plan for the development area and the area to be restored;
 - b. Stormwater management details to verify that the wetland feature is receiving sufficient water post-construction to sustain all portions of the restoration area (basic water balance).
 - c. Detailed drawings for the open water vernal pool feature and planting area to accompany the text of the report (including grades). Note that the open water feature must be off-line from the watercourse traversing the southern portion of the property and cannot be identified as an inflow source for the vernal pool.
 - d. Sediment and erosion control plan.
 - e. Any other information as may be determined at the time a Work Permit application is submitted to the Niagara Peninsula Conservation Authority.
 2. That Block 29 (Open Space) be zoned Environmental Protection of other similar zone category that achieves the same level of protection, to the satisfaction of the Niagara Peninsula Conservation Authority.

3. That the Developer provide limit of work fencing along the boundary of Block 29 (Open Space) and Lots 18 to 25, to the satisfaction of the Niagara Peninsula Conservation Authority.
4. That the Developer provide a 1.5 metre high chain link fencing along the boundary of Block 29 (Open Space) and Lots 18 to 25, to the satisfaction of the Niagara Peninsula Conservation Authority.
5. That conditions 1 to 4 above be incorporated into the Subdivision Agreement between the developer and the City of Welland, to the satisfaction of the Niagara Peninsula Conservation Authority. The City of Welland shall circulate the draft Subdivision Agreement to the Niagara Peninsula Conservation Authority for its review and approval.

Enbridge Gas
(March 18, 2019)

- No objections

Canada Post
Corporation
(June 21, 2019)

- This development will receive mail service to centralized mail facilities provided through our Community Mailbox program.
- The owner shall complete to the satisfaction of the Director of Engineering of the City of Welland and Canada Post:
 - a) Include in all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i) That the home/business mail delivery will be from a designated Centralized Mailbox.
 - ii) That the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mailbox locations prior to the closing of any home sales.
 - b) The owner further agrees to:
 - i) Work with Canada Post to determine and provide temporary suitable Centralized Mailbox locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.

- ii) Install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mailboxes.
 - iii) Identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
 - iv) Determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
- c) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.
- Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service.

A Public Information Meeting was held on March 28, 2019. A Public Information Meeting was held on March 28, 2019. Approximately 25 members of the public attended the meeting, including the applicant and their agent. The following comments and concerns were raised:

- Is the existing floodway capable of accommodating the additional storm water created by the development;
- Concerns with flooding in the area;
- Concern about the loss of trees on the site, as well as cutting of trees on neighbouring properties;
- Concerns with increased traffic which will lead to safety issues;
- Concern with construction traffic coming down Wellandvale Drive; and,
- Questions regarding the type of housing proposed.

A total of six (6) letters were received from members of the public. The comments raised the same issues as were raised at the Public Information Meeting.

The Statutory Public Meeting under the Planning Act was held on April 16, 2019. No public comments were made at that meeting.

COMMENTS AND ANALYSIS

Provincial Policy

- The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2;
- The property is impacted by natural environment features. The Environmental Impact Study that was undertaken reviewed the species and functions on site. The proposed subdivision will the result in the relocation of a number of plant species to lands that will be given to the City for continued conservation. The natural areas within Block 29 will be enhanced through a restoration plan created by the applicant's environmental team.
 - The subject lands are not part of the City's Agricultural lands, and therefore will not result in the loss of agricultural lands.
 - There are no natural resources on this property.
 - The property is currently vacant, so there are no significant architectural, cultural, or historical features on the site. The property exhibited low potential for archaeological resources, so no archaeological investigation was requested.
 - The proposal does not include any information regarding energy and water conservation methods that will be implemented at the time of construction.
 - The property is within the City's Urban Area and can be supplied with municipal infrastructure. There are no

capacity issues that will be created as a result of this development.

- The property will be serviced by regional waste collection.
- The property is within the urban boundary and will not require an expansion to the urban area. Servicing is available from Wellandvale Drive and from Niagara Street. The existing infrastructure can accommodate the proposed development.
- The development is not designed to accessibility standards, but it will be the responsibility of the individual property owners to incorporate any accessibility measures into the house designs.
- Comments from the applicable school boards have not been received, however, there is capacity in the existing schools to accommodate any future students. The property is directly north of a City owned park, and is within walking distance to pharmacies, medical offices and a walk-in clinic.
- The proposed development does not include any affordable housing units, however, each dwelling could contain an accessory dwelling unit, which would provide additional affordable housing units in the City.
- As the development is entirely residential, there are no employment opportunities that will be created. The City's Zoning By-law does permit home occupations, and therefore, there may be home based businesses that will be established in the neighbourhood.
- The development of these lands will lead to an increase in tax revenues to

the City, which will contribute to the overall financial benefit of the City. The development will not require the expansion of municipal services beyond where they are currently available.

- All relevant agencies have been circulated the application and their comments have been included, where appropriate.
 - A number of comments and concerns were raised by neighbouring property owners. Their concerns have been reviewed further in this report.
 - The property is within the City's serviced urban boundary. The development of these lands will utilize undeveloped lands within the City's urban boundary and represent an infilling opportunity.
 - The subject lands are within walking distance to transit stops, and the development has been designed to include walking connections to Niagara Street, as well as possible walking linkages to Trelawn Park. The proposal has been designed to promote active transportation.
 - The proposal has been designed to integrate into the surrounding neighbourhoods and provide a transition between the existing residential areas and the commercial areas along Niagara Street.
- Whether the proposed subdivision is premature or in the public interest;
- The subject lands are accessible by the municipal road network, and can connect to municipal infrastructure. The development of these lands is not premature as it is within the urban boundary, is one of the few remaining undeveloped properties along Niagara

- Street (a major road corridor) and is a more appropriate use of lands. The development of these lands will see a growth in tax revenue for the property. Their redevelopment are in the public interest.
- Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- The suitability of the land for the purposes for which it is to be subdivided;
- The number, width, location and proposed grades and elevations of the highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and adequacy of them;
- The dimensions and shapes of the proposed lots;
- The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- Conservation of natural resources and flood control;
- The proposed Plan of Subdivision is consistent with the surrounding Plans of Subdivision and will conform with the Official Plan when the Official Plan Amendment is approved.
 - The lands are within the Urban Boundary, have access to municipal services, are not impacted by any environmental constraints, and have no contamination issues. As such, the lands can be considered to be suitable for residential development.
 - The lands are accessible by Wellandvale Drive, which is a municipally owned and maintained street that meets the minimum standards. Pedestrian access will be provided to Niagara Street, but no road connections will be created. The road accesses to the site are appropriate.
 - The proposed lots meet the minimum standards in the Zoning By-law. The lots will be regularly shaped, and rectangular.
 - Block 29, which will be given to the City as part of the registration contains natural environment features and any new construction on the property will be restricted. No new buildings will be permitted in this block, however, passive recreational trails are permitted through this area.
 - As previously identified, the natural environment features will be placed in

- a block which will be provided to the City for stewardship.
- The adequacy of utilities and municipal services;
- The adequacy of school sites;
- The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and,
- The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act.
- There is capacity in the existing municipal infrastructure to accommodate this development.
 - The school sites within the City can accommodate the additional students.
 - Block 29 will be given to the City as they are impacted by natural environment features. The City will also be provided with the pedestrian access between Niagara Street and the newly created subdivision.
 - Energy conservation measures have not been outlined in the plan that has been submitted.
 - As the property is being developed through a Plan of Subdivision, and the plan is for single detached dwellings, Site Plan Control will not apply to this development.

The Provincial Policy Statement (PPS) provides policy direction for all land use within the Province. All land use decisions in the Province must be consistent with the policies in this document. The PPS encourages development to occur in an orderly and efficient manner which takes advantage of existing municipal infrastructure. It encourages developments to include a range of housing types to provide options for all residents. It also encourages developments to promote active transportation, as well as ensuring developments have access to recreational and employment opportunities. The proposed development is within an area that has municipal infrastructure (water, sanitary, storm, electrical, etc.) and is within close proximity to commercial, recreational, and institutional uses. The proposal will maintain a large commercial block fronting onto Niagara Street, which is compatible with the surrounding uses. The residential uses will provide a transition between the existing residential uses to the west, and the commercial uses to the east. The natural environment features will be put into a block for the long term conservation by the City. The proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision are consistent with the policies of the PPS.

The Places to Grow Growth Plan for the Greater Golden Horseshoe (P2G) identifies that this property is within the delineated Built-Up area of the City of Welland. The purpose of the P2G is to direct growth and development to serviced areas of municipalities. The P2G identifies that a minimum of 50% of all new development should be within a municipality's Built-up area by the year 2041. The subject lands are within the Built-Up area, and will

therefore contribute towards meeting the City's intensification target. The property will take advantage of the existing municipal infrastructure and is considered an infilling opportunity. The development will promote active transportation through the inclusion of pedestrian walkways, as well as the inclusion of sidewalks along one side of the road. The property is within close proximity to employment, institutional and commercial uses which will assist in creating a complete community. As proposed, the application meets the intent of the Places to Grow Plan.

Regional Policy

The property is located within the City's Urban Area according to the Region's Official Plan. The Region's policies promote growth and development within urban areas that can access municipal services. The Region's policies promote the creation of livable and walkable communities that are in close proximity to services and community facilities. The development will connect to existing municipal infrastructure, and is within walking distance to commercial businesses. The development will not impact traffic along Niagara Street as there will be no residential road connections, only a pedestrian connection between Niagara Street and Wellandvale Drive.

Although the property does not have a Natural Environment designation under the Region's Official Plan, an Environmental Impact Study was required as part of a Complete Application as there was the potential for natural environment features on the site. The Region has reviewed the Environmental Impact Study, as well as the Addendum that was prepared on behalf of the applicant. The Region has provided comments that the proposed development, as well as the mitigation measures, replanting and enhancement program meets with the intent of the Region's Environmental policies. The Region further supports that the environmental features will be within a block that will be given to the City will be improved and enhanced for the benefit of the environmental features that are on the property.

City of Welland Official Plan

The property is currently designated as Regional Shopping Node in the City's Official Plan. The eastern half of the property will remain in the Regional Shopping Node designation to allow for the future development of the lands for commercial purposes. The western portion of the property is to be redesignated to Low Density Residential and Environmental Protection Area to allow for residential development, and to allow for the block of land impacted by natural environment features to be given to the City. The proposed development is consistent with the density requirements of the Low Density Residential Zone.

The lands along Niagara Street will be maintained for commercial purposes, with the access coming directly from Niagara Street. No road connections will be created between Niagara Street and Wellandvale Drive, however, a pedestrian linkage will be created. This will create a walkable community and reduce the number of car trips required to access these commercial areas. The commercial parcel is still viable in size for commercial purposes, and the owner will be moving forward shortly for an application for Site Plan Approval to begin the development of the commercial block. The redesignation of a portion of the property to residential will provide additional population to support the commercial businesses.

The redesignation of the western half of the property to residential will allow for the property extension and terminus of Wellandvale Drive, which currently dead-ends without a proper turning bulb. The extension will allow for emergency vehicles and garbage trucks to move through the area easily, as well as separate the commercial traffic from residential traffic. The design of the subdivision will also allow for easy pedestrian and bicycle travel through the area. The proposed development will improve the current road movement at the end of Wellandvale Drive.

Block 29, which is the environmental block that will be given to the City at the time of registration of the Plan, will be put in to a more restrictive designation which will recognize the natural environment features on the property. The redesignation of this block is appropriate as residential or commercial development cannot occur on this area due to natural environment features. In dedicating this block to the City, it will allow for the City to become the stewards of the lands, and will allow for the creation of passive recreational trails which can connect with Trelawn Park.

The proposed amendment is appropriate and complies with the intent of the City's Official Plan.

City of Welland Zoning By-law

The property is currently zoned RS - Regional Shopping Node. The application has been made to rezone the property to Site Specific Residential Low Density 1 (RL1) and Neighbourhood Open Space (O1). The site specific RL1 amendment is to allow for a lot size of 330 square metres, whereas the Zoning By-law requires a minimum lot size of 400 square metres, which would apply to all of the proposed lots. The purpose of the reduction in the minimum lot area is to ensure that a viable commercial block is maintained, as well as protecting the natural environment features to the south. In addition to this, an amendment is also required to recognize that the daylighting triangle is not the front lot line. This will ensure that the lots meet the minimum lot frontage requirements and the houses can meet the front yard setback requirements as well. Although this request was not identified in the application and at the public meeting, the change is minor and no further public meetings are deemed to be necessary. The Environmental Protection overlay will be placed on the Neighbourhood Open Space lands, to recognize the environmental features on site and restrict development.

The portion of the property that fronts onto Niagara Street will remain in a Regional Shopping Node zone for future commercial development. As this portion of the property is not subject to the applications for Official Plan Amendment, Zoning By-law Amendment, or Draft Plan of Subdivision. Any deficiencies with the future design of the commercial block will need to be addressed through a Minor Variance or Zoning By-law Amendment. The property Owner has applied, and received approval for, Minor Variances for the commercial block to allow the commercial block to move forward with construction prior to the development of the residential block.

Staff are of the opinion that the application for Zoning By-law Amendment is appropriate and can be supported.

Further Comments

Based on the preliminary comments from the Niagara Peninsula Conservation Authority (NPCA) and the Region of Niagara regarding the Environmental Impact Statement that

was prepared, an Addendum Report was prepared and submitted. Based on the recommendations in this report, the number of units has been reduced to 25 to ensure that the lot lines remain outside of the required wetland buffer.

As part of the wetland restoration plan, the developer will be expanding the wetland area onto City lands that currently function as a drainage ditch that runs north of Trelawn Park and south of the stormwater overflow area. As part of the restoration plan this area will be planted with native species including Silver Maple, Black Walnut, Trembling Aspen, Bebb's Willow, Heart-leaved Willow, Nannyberry, etc. The replanting program will improve the natural area and improve the health of the local ecosystem. Parks Division Staff have commented on the proposal and did not have any objections to the proposed plantings as it will improve the natural area.

Comments from neighbouring residents identified concerns with the potential for future flooding due to the increase in development in the area. Based on the information in the EIS Addendum and the Functional Servicing Study, the stormwater will flow towards the wetland in addition to flowing into the internal stormwater pipes. It has been identified that there is capacity in the stormwater outlet areas and the additional flows can be accommodated. The flow of the water to the wetlands will also ensure that the wetland continues to have a supply of water to sustain the ecosystem.

Neighbouring residents also raised concerns regarding the loss of the trees that are currently on the property. Based on the Addendum EIS that was completed a replanting program will be created to replace and improve the plantings in the wetland area, as well as along the City's storm drainage ditch. This will maintain treed areas that are on public lands that residents can access and enjoy. It will hopefully also provide bank stabilization along the floodway and slow the movement of water so that it flows more slowly through the area.

The neighbours also identified concerns about traffic, in addition to construction traffic that would be created by this development. A condition of the approval is that all construction traffic must access the site from Niagara Street, rather than through residential neighbourhoods. This will help to minimize any damage to existing City streets by construction vehicles, and will minimize the impact on residents. The proposed number of units did not warrant a Traffic Study to be completed because of the limited number of units being created. As such, City Staff were not of the opinion that traffic issues would be created with the development of this subdivision. In order to ensure that Emergency Services can always access the site, the proposed Pedestrian Walkway will also function as an emergency access in the event that Wellandvale Drive is inaccessible, or any of the connecting streets are inaccessible.

FINANCIAL CONSIDERATION:

All financial implications associated with the development of this Plan of Subdivision will be the responsibility of the developer.

OTHER DEPARTMENT IMPLICATIONS:

Comments from other departments have been included in this report, where appropriate.

SUMMARY AND CONCLUSION:

The proposal applications for: Official Plan Amendment to redesignate a part of the property from Regional Shopping Node to Low Density Residential; Zoning By-law Amendment to rezone a portion of the property from Regional Shopping Node (RS) to Site Specific Residential Low Density 1 (RL1) and Community Open Space (01); and Plan of Subdivision to redevelop the lands as a Residential Subdivision comprised of 25 lots for single detached dwellings with a pedestrian pathway and Open Space Block, represents good planning because these applications:

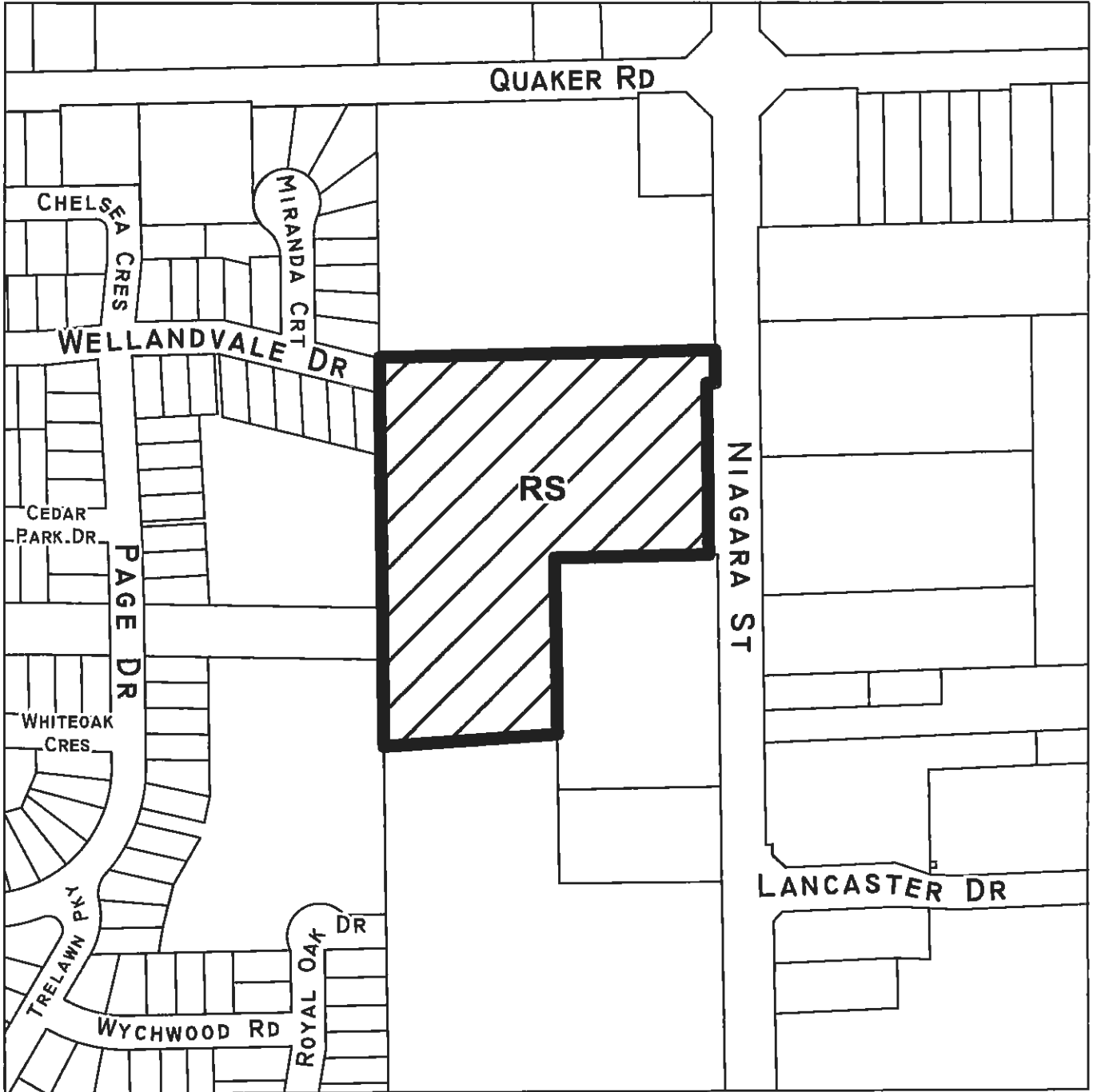
1. Is consistent with Provincial, Regional, and City policies which promote infilling and the efficient use of land within the City's Urban Area;
2. Create a walkable and complete community;
3. Protects environmental lands from development; and,
4. Efficiently uses public services and facilities.

Therefore, Staff recommends that the subject applications be approved to allow for the future residential development of these lands.

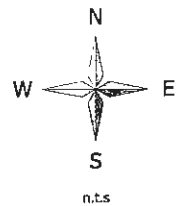
ATTACHMENTS:

Appendix I	Key Map
Appendix II	Draft Plan of Subdivision
Appendix III	Official Plan Amendment
Appendix IV	Relevant Correspondence

2019-01, 26T-14-19001 & OPA 20



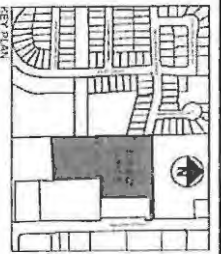
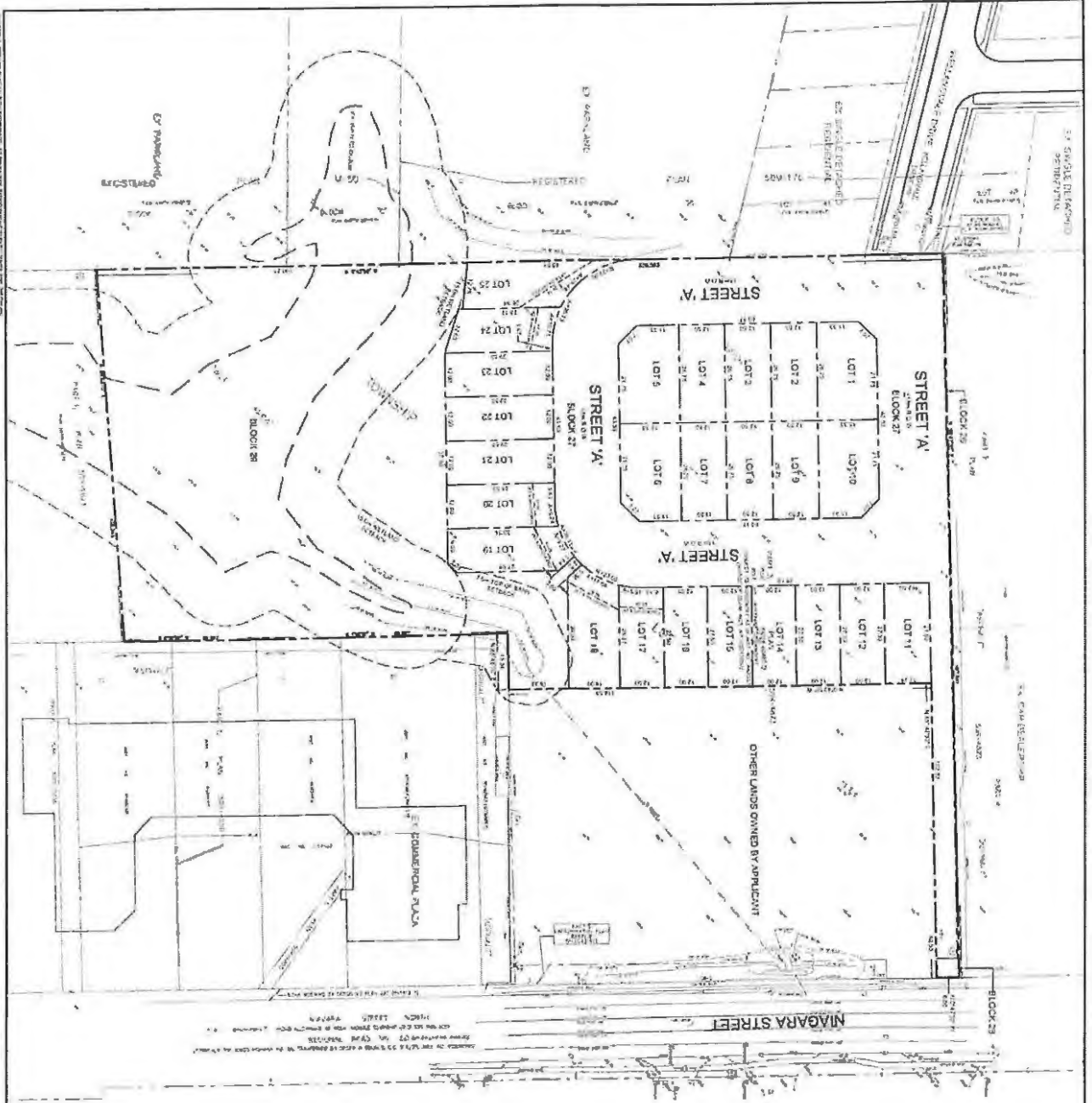
KEY MAP



SUBJECT LANDS



Infrastructure and
Development Services
Planning Division



METRIC NOTE
 ALL DIMENSIONS ARE IN METERS AND MILLIMETERS
 UNLESS OTHERWISE SPECIFIED

LEGEND
 - - - - - PROPOSED PLANNING LINE
 - - - - - PROPOSED PLANNING LINE
 - - - - - PROPOSED PLANNING LINE
 - - - - - PROPOSED PLANNING LINE

PLANNING ACT
 APPROVAL REQUIRED UNDER SECTION 18.1(1) OF THE PLANNING ACT, 2008 AND SECTION 18.1(2) OF THE PLANNING ACT, 2008

LAND USE SCHEDULE

LAND USE SCHEDULE	APPLICABLE	EXEMPT
1. RESIDENTIAL	1800	1800
2. COMMERCIAL	1800	1800
3. INDUSTRIAL	1800	1800
4. AGRICULTURAL	1800	1800
5. OPEN SPACE	1800	1800
6. OTHER	1800	1800

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LOTS AND THE PLANNING LINE SHOWN ON THIS PLAN HAVE BEEN MEASURED AND FOUND TO BE CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: _____

SURVEYOR: _____

OWNER'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAN AND THAT I HAVE READ AND UNDERSTAND THE PLANNING ACT AND THE PLANNING ACT REGULATIONS AND I AGREE TO THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAN.

DATE: _____

OWNER: _____

LEGEND

- PROPOSED PLANNING LINE
- PROPOSED PLANNING LINE
- PROPOSED PLANNING LINE
- PROPOSED PLANNING LINE

LEGAL DESCRIPTION

LOT 1 TO LOT 25, BLOCK 28, SUBDIVISION OF THE LAND SHOWN ON THE PLAN DATED 2010, TOWNSHIP OF NIAGARA, DISTRICT OF NIAGARA, PROVINCE OF ONTARIO.

DRAFT PLAN OF SUBDIVISION

287 NIAGARA STREET

LIDINS CONSULTING GROUP INC.

DP-1-1

AMENDMENT NO. 20
to the
OFFICIAL PLAN
of the
CORPORATION OF THE CITY OF WELLAND

JULY 9, 2019

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

**A BY-LAW TO AUTHORIZE THE ADOPTION
OF OFFICIAL PLAN AMENDMENT NO. 20**

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. 20 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. 20 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. 20 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
9th DAY OF JULY, 2019.**

_____ MAYOR

_____ CLERK

Amendment No. 20
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 July 9, 2019 and to which no appeal was filed, came into effect on 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.
MANAGER OF DEVELOPMENT APPROVALS
INFRASTRUCTURE AND DEVELOPMENT SERVICES
THE CORPORATION OF THE CITY OF WELLAND

**AMENDMENT NO. 20 TO THE OFFICIAL PLAN OF THE
CORPORATION OF THE CITY OF WELLAND**

PART A - THE PREAMBLE (This does not constitute part of the Amendment) **Error!**
Bookmark not defined.

PART B - THE AMENDMENT **Error! Bookmark not defined.**
SCHEDULE "A" LAND USE PLAN..... **Error! Bookmark not defined.**

PART C - THE APPENDICES **Error! Bookmark not defined.**
APPENDIX I - AFFIDAVIT **Error! Bookmark not defined.**
SCHEDULE "A" TO APPENDIX 1 - AFFIDAVIT..... **Error! Bookmark not defined.**
APPENDIX II - NOTICE OF ADOPTION **Error! Bookmark not defined.**
APPENDIX III - MINUTES OF PUBLIC MEETING -**Error! Bookmark not**
defined.
APPENDIX IV - STAFF REPORT **Error! Bookmark not defined.**
APPENDIX V - COUNCIL RESOLUTION..... **Error! Bookmark not defined.**

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. 20 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 map and 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 Official Plan Amendment No. 20 is to redesignate a portion of the lands shown on attached Schedule "A" from Regional Shopping Node to Low Density Residential and Environmental Protection Area. The purpose of the Amendment is to allow for the residential development of 25 single detached dwellings and one open space block. The lands are also subject to an application for Zoning By-law Amendment (File No. 2019-01) and Draft Plan of Subdivision (File No. 26T-14-19001).

LOCATION

The lands are located on the west side of Niagara Street, south of Quaker Road, north of Trelawn Park and at the end of Wellandvale Drive. The lands are legally described as Part of Lot 231, in the former City of Thorold, now in the City of Welland and municipally known as 897 Niagara Street.

BASIS

The subject lands are within the urban area boundary of the City of Welland and are currently designated as Regional Shopping Node. The Amendment will allow for a portion of the property to be used for residential purposes.

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT, consisting of the following Policies and the map referred to as Schedule "A" - Land Use Plan and Policies, constitutes Amendment No. 20 to the Official Plan of the Corporation of the City of Welland.

MAP CHANGES

1. Schedule B, Land Use Map, is hereby amended by re-designating lands identified as Block 1 from being Commercial to Residential as shown on Schedule 'A' attached hereto.
2. Schedule B, Land Use Map, is hereby amended by re-designating lands identified as Block 2 from being Commercial to Environmental Protection Area.

TEXT CHANGES

There are no text changes required.

41

3

SCHEDULE "A" LAND USE PLAN

PART C - THE APPENDICES

The following appendices do not constitute part of Amendment No. 020 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. 20 BY BY-
LAW 2019-XX PASSED BY COUNCIL OF THE
CORPORATION OF THE CITY OF WELLAND
ON

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 Welland Tribune on Thursday, February 28, 2019. I hereby certify that the required Public Meeting was held on Tuesday, April 16, 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 X day of JULY, 2019.

SCHEDULE "A" TO APPENDIX 1 - AFFIDAVIT

List of individuals who made oral submission at the Statutory Public Meeting conducted April 16, 2019 concerning Amendment No. 20 to the Official Plan of the Corporation of the City of Welland .

Jacqueline Svedas, T. Johns Consulting spoke in support to the Application.

No one spoke in opposition to the Application.

APPENDIX II - NOTICE OF ADOPTION

**CITY OF WELLAND
NOTICE OF ADOPTION OF
AMENDMENT NO. 20 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 , being a By-law to adopt Amendment No. 20 to the Official Plan on under Section 17(23) of The Planning Act, as amended.

The Purpose of Amendment No. 20 is to redesignate a portion of the property from Regional Shopping Node to Low Density Residential and Parks, Open Space and Recreation.

The Effect of the redesignation is to allow for the future residential development of a portion of the property for residential purposes, and to contain environmental features within a block that will be dedicated to the City as part of the residential development. .

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 , 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.

The land to which this proposed Amendment to the Official Plan applies is also the subject of an Zoning By-law Amendment (File No. 2019-01) and Draft Plan of Subdivision (File No. 26T-14-19001).

A copy of the Amendment and Staff Report are available for inspection by the public as of July 8, 2019 at Infrastructure and Development Services - Planning Division, 60 East Main Street, Welland during regular office hours.

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

GRANT MUNDAY, B.A.A.
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: Cheri Busch
Sent: March 7, 2019 3:53 PM
To: Rachelle Larocque
Cc: Paula Albano
Subject: RE: Notice of Public Meeting - Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision - 897 Niagara Street

Hi Rachelle:

As discussed, our comments re: 897 Niagara Street are as follows:

- A secondary access route is recommended from Niagara Street – this could be in the form of an emergency access route , possibly with collapsible bollards.
- In order to turn into this narrow emergency access route, some form of curb design is required in order to provide an adequate turn radius for our apparatus into the emergency access.
- Provide adequate road width for "Street A" (6 m minimum).
- Provide adequate centre line turn radii for "Street A" (14 m preferred).
- Indicate hydrant locations on site plan.

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
f **YourChannel**

This email may contain confidential and/or privileged information for the sole use of the intended recipient. Any review, disclosure, or distribution by others is strictly prohibited. If you have received this email in error, please contact the sender immediately and delete all copies.

From: Rachelle Larocque
Sent: February-28-19 3:57 PM
To: Rachelle Larocque
Subject: Notice of Public Meeting - Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision - 897 Niagara Street

Good afternoon,

Please find attached notice of Public Meeting for proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for 897 Niagara Street.

Sincerely,



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

    **YouChannel**

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Enbridge Gas Inc.
500 Consumers Road
North York, Ontario M2J 1P8
Canada

March 18, 2019

Grant Munday, B.A.A.
Manager of Development Approvals
Infrastructure and Development Services
City of Welland
Planning Division
60 East Main Street
Welland, ON L3B 3X4

Dear Grant,

Re: Zoning By-Law Amendment
T. Johns Consulting Group Ltd. on behalf of Gorge Holdings Inc.
897 Niagara Street
City of Welland
File No.: 2019-01

Enbridge Gas Inc. does not object to the proposed application(s).

Enbridge Gas Inc. reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in cursive script that reads 'Alice Coleman'.

Alice Coleman
Municipal Planning Coordinator
Long Range Distribution Planning

—
ENBRIDGE GAS INC.
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com
Safety. Integrity. Respect

AC/jh

Subject: Application to Amend Zoning By-Law 2017-117 (File no. 2019-01)(File no. 26T-14-19001). 897 Niagara Street, east of the dead end on Wellandvale Drive.

To whom it may concern. Please find below a written submission expressing my opposition to the development at 897 Niagara Street, Welland, Ontario.

My name is Alun Jones and I live at 117 Wellandvale Drive. I have lived at this address for approximately 5 years with my wife and two young children. My home is the second to last home on Wellandvale Drive before the dead end. When looking for a family home 5 years ago we were drawn to this property for numerous reasons. The quietness and lack of traffic on the street made this a very safe place for my children to play in the front of the home. My children will both attend Quaker Road School and it is my hope they can both safely walk down Wellandvale Drive to school as they get older. The quietness was also appealing to me as a shift worker. We were also drawn to the home because of beautiful Trelawn Park behind it. The park has a nice tree line that is pleasing to the eye but also serves as a noise buffer to busy Niagara Street. I was aware that 897 Niagara Street was for sale when I purchased my home but I was under the impression this property would be used for commercial purposes as that's how it was zoned. I inquired with the city and this was confirmed. I am a lifelong resident of Welland and I do love this city. I grew up on Whiteoak Crescent just around the corner from Wellandvale Drive and moved my family back to the sub division because of its maturity and quietness. I attended the public meeting regarding the new development held on March 28, 2019 at Civic Square and am thankful for that opportunity. After reading the letters provided by the city and attending the meeting I have concerns and questions that went unanswered.

Water/Flooding Risks.

I have concerns currently with the amount of water that sits in the lands behind my home in Trelawn Park. I have been told this area is considered an overflow for water runoff but I am unsure if that is true. Having said that, I do believe this to be true as this area is completely saturated for 6-7 months of the year. In the south east corner of this park (north of the ditch) there is a drain through which water often backs up. During some of the rain storms we have had over the past few years I have seen water rush back through this drain and shoot up 1-2 feet. The water then continues to flood into the park. I have seen this happen many times. I will attach a video and picture I took that shows one of the times it slightly overflowed. I have seen it far worse than the video and picture show. The proposed new development is very low compared to this area currently. Surely the new development will raise the land? If so where will that surface water end up during a storm? If the park floods and then floods my basement, what will the city do? At the meeting it was stated that the sewers from the development will connect to the sewers on Wellandvale drive. Can the current sewers on Wellandvale drive handle anymore? If there are backups what will the city do?

Volume of Traffic/Parking.

I have concerns with the amount of traffic that will be on Wellandvale drive. It is proposed that there will be 27 new homes built within the new development. Assuming most homes have 2 or 3 cars this will cause a major increase in the traffic. If every home has 2 cars that leave and come back every day, this

would raise the traffic volume on Wellandvale by over 100 cars a day. That is a conservative estimate. If homes have more vehicles than parking spaces, where will they park? Traffic during construction of the new development is also a concern. As it shows in the current plan there is only one entrance to the development. This would have all construction vehicles passing through Wellandvale Drive for the duration of construction. Heavy machinery passing daily would create a significant increase in dust and noise levels and would also cause deterioration of the road. Does the city have a plan for construction?

Stop signs/Traffic Management/Speed.

I have concerns with the amount of traffic but also how it would be managed. Wellandvale Drive is a very long street and cars already go extremely fast down it. I believe a stop sign, or signs would be needed on the corner of Wellandvale and Page Drive or on the corner of Wellandvale and the new development.

Student Rentals/Property Value.

I have concerns regarding my property value and the new development homes being used as student rentals. As we have seen in the past on First Avenue all the new homes that have been built in the area have been utilized as student rentals. I am referring to the new homes built between College Park Drive and Woodland Drive and also the new homes between Northgate Drive and Trent Ave. Although these homes are new they quickly became an eyesore with numerous cars parked in the driveways and on the lawns. Garbage is strewn everywhere and the homes have an overall neglected appearance. The homes have increased noise and foot traffic in the neighborhoods at night as well as an increased rat problem. The area of Wellandvale Drive and surrounding streets is an area where you do not see any homes that look alike. This is a mature subdivision with good property values. If these new homes are of mass fabrication and become student rentals this will drive down property values and make resale a challenge. If these homes are utilized as student rentals it will only compound the problems of traffic, parking and noise I mentioned above. The proposed new lots are approximately 87 feet by 41 feet vs a current lot size on Wellandvale of approximately 135 feet by 50 feet. This property size adds to my concern that these new homes will potentially be utilized as student rentals. These lots are being built at smaller size by the developer to make as much profit as possible without consideration of the effect on the neighborhood. Why does the City of Welland find it necessary for this rezoning?

Replacement of tree line with roadway.

As mentioned by numerous members of the neighborhood at the public meeting, the tree line on the east side of Trelawn Park is a large concern for the residents. The neighborhood has enjoyed the view of the trees for many years and it is an integral part of what makes Trelawn Park so great. More importantly than the view is that the tree line serves as a noise barrier and visual divide from busy Niagara Street. The forest is home to many animals including rabbits, birds, squirrels and deer. New lots 1-6 and 27 in the development will be directly facing the park and a roadway will replace the existing tree line. The Removal of the tree line and replacement of it with a road is completely unfair to the current residents and will negatively affect their property values and enjoyment of their backyards.

I believe I have demonstrated numerous realistic concerns with this new development. I am of the opinion that amending the current zoning to accommodate additional housing is unnecessary and is strictly for financial gain. It fails to take into consideration the impact on the current residents living conditions and home values. I have been in discussion with numerous neighbors and they share the same opinions and concerns as I do. As a city resident and tax payer my concerns must be taken seriously by city council and planners.

Thank you for taking the time to read my concerns and please consider them prior to approving this plan. I would appreciate a response regarding these issues.

Alun Jones

117 Wellandvale Drive, Welland, Ontario

Rachelle Larocque

From:
Sent: April 3, 2019 7:47 PM
To: Rachelle Larocque
Subject: File 26T-14-19001
Attachments: IMG_3286.JPG

Ms. Larocque,

Thank you for the information presented at the March 28th meeting. However, there are still questions that need to be addressed before the current affected residents will be content with the proposed changes.

The main concern almost all current residents of Wellandvale and Page Drives voiced was water and drainage issues. What will the City do to ensure the homes along Wellandvale and Page Drives will not flood – either by sewer back up and/or overflow of the drainage area and flood plain? If flooding does occur to current homes, what responsibility will the City of Welland have in the clean up?

Has the City of Welland and/or proposed developer visited the area after a heavy rainfall? Are you aware of the amount of rain that collects in the area every substantial rainfall and does not drain away immediately? (Please see attached photos)

Were the 'studies' mentioned at the meeting done recently? Or during a dry spell? Do the 'studies' take into account global warming and increased rainfall predicted for our area of Canada?

Some of the proposed homes have back yards where water overflow is expected – will this be disclosed to potential home buyers? What will the City do if future homeowners try to stop this overflow on their own property and cause problems in other areas?

What are the contingency plans for emergency vehicles if the only entrance/exit to these 27 homes is blocked unexpectedly?

What are the City's plans to calm traffic in an area that already experiences speeding – e.g. Page Drive, Wellandvale Drive. These are streets with children, pets, elderly people and school buses, yet people still drive well above 50km/hour. The traffic study done in 2018 stated Page Drive did not qualify for any traffic calming even though 78% of vehicles were found to speed (only 2% below the required 80%). Please do not wait for something tragic to happen to do something!

The 27 homes are proposed as single family homes but the lots are smaller than the ones found on neighbouring streets. Will the homes be similar in design with existing homes or will the proposed street just be 'slapped up to make a quick buck'? What assurances can the City give to current residents that the developer will try to make the new homes aesthetically appealing? Will the homes be cheap 'builder specials' with subpar materials? Will these homes be 2, 3, 4 bedroom homes? With unfinished basements to allow for as many Niagara College students as possible? What about parking? With smaller lot sizes, driveways will be smaller as well. How will winter plowing be affected? There are too many questions regarding the type of home that will be built – the developer needs to provide this information prior to receiving approval from the City.

We have lived happily on Page Drive for over 25 years with minimal issues. Our neighbourhood is a wonderful one where neighbours get along and everything is balanced. This development will disrupt this balance. However, things do change and it is the responsibility of the City of Welland to ensure the changes proposed do not disrupt the balance too much, and if they do, to realize that the changes will cause too much chaos to an existing area of the city.

We hope the City of Welland takes into consideration the voices of the 30+ homeowners that were at the first meeting and answers all of our questions appropriately, thoroughly and responsibly.

Thank you,

Caroline and Nick Bozicevic

Via E-mail Only

April 3, 2019

 Files: D.11.11.SD-19-012
 D.10.11.OPA-19-009
 D.18.11.ZA-19-029

 Ms. Rachelle Larocque, MCIP, RPP
 Planning Supervisor
 Infrastructure and Development Services
 Corporation of the City of Welland
 60 East Main Street
 Welland, ON
 L3B 3X4

Dear Ms. Larocque:

Re: Preliminary Regional and Provincial Review Comments
Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments
Agent: T. Johns Consulting Group Ltd.
Owner: Gorge Holdings Inc.
897 Niagara Street
City of Welland

Regional Planning and Development Services staff has reviewed the application and supporting studies submitted by T. Johns Consulting Group Ltd. on behalf of Gorge Holdings Inc. for a Plan of Subdivision at 897 Niagara Street in the City of Welland. Regional staff notes that applications for an Official Plan Amendment and a Zoning By-law Amendment have been submitted concurrently with the Subdivision application. A pre-consultation with the applicant's Planning Consultant was held for this proposed development on June 1, 2017 with City, Regional and Niagara Peninsula Conservation Authority (NPCA) staff in attendance.

The Draft Plan of Subdivision proposed to create 27 single-detached dwellings. The concurrent Official Plan Amendment application proposes to redesignate the westerly portion of the subject lands from "Regional Shopping Node" to "Residential Low Density" and the southerly portion of the subject lands to "Open Space". The requested Zoning By-law Amendment application proposes to change the zoning of the subject lands intended for residential uses from "Regional Shopping Node (RS) Zone" to "Residential Low Density 1 (RL1) Zone" and the natural area to "Public Open Space (OS1) Zone"

As outlined below, Regional staff is generally supportive of the proposed development in principle and provides the following preliminary comments to execute Regional Council's Strategic Priority to Do Business Differently. By commenting on conformity with Provincial and Regional policy, the Region maintains accountability to the public and improves transparency, and aims to assist the City in their consideration of these applications from a Provincial and Regional perspective.

Regional and Provincial Policies

The subject lands are located within the Welland Urban Area, as designated in the Regional Official Plan (ROP). The Welland Urban Area is considered as a Settlement Area by the 2014 Provincial Policy Statement (PPS).

The ROP, 2014 PPS and 2017 Growth Plan for the Greater Golden Horseshoe (Growth Plan) together direct development to take place in urban areas and support intensified development where appropriate servicing and infrastructure exists. Both Regional and Provincial policy place an emphasis on intensification and infill as the preferred form of development to help foster the development of complete communities that have a mix of land uses, employment opportunities, and are active-transportation and transit supportive.

The subject lands are located within the Provincially designated Built-up Area of the City of Welland. Accordingly the proposed residential growth will count towards the City's annual residential intensification target of 40% and therefore, generally conforms with and is consistent with Provincial and Regional growth management policy directions.

Regional staff notes that the proposed subdivision will provide for infill development and is considered as residential intensification within the built-up area, which will make more efficient use of designated urban land and existing services and contribute toward achieving the above noted residential intensification targets. This development, therefore, generally conforms with and is consistent with Provincial and Regional growth management policy directions. However, the form of housing proposed should look to providing a mix of housing types/forms (not just singles). This will benefit the City and the proposed development in achieving a more complete community.

Urban Design Comments

Regional Urban Design staff have reviewed the Draft Plan of Subdivision and request clarification regarding how the treatment of the sidewalk connection between Street 'A' and Niagara Street (Regional Road 50) will address Crime Prevention Through Environmental Design (CPTED) concerns. For example, if it were fenced on more than one side, it would create an entrapment area.

Staff also suggests that the applicant provide the following:

- conceptual building footprints to demonstrate front yard setbacks, driveway locations and garage setbacks,
- variation in design of single-family dwellings plus treatment of attached garages,
- identify location of proposed sidewalks, trails and connections to parks and open space,
- identify treatment of residential lots in particular the rear elevations of Lots #13-20 which will face the Regional Road until the commercial lands are developed, and
- identify the location and design of fencing, in particular the fencing visible from the Regional Road.

Noise Study

Given the subject lands are located within close proximity to Regional Road 50, the development has potential to be impacted by the noise generated by vehicular traffic. As such, a *Noise Feasibility Study* by HGC Engineering (dated December 4, 2018) was submitted in support of these applications. The report identified that sound level predictions indicate that the future road traffic sound levels will exceed Ministry of Environment guidelines at the dwelling units closest to

Niagara Street. The provision for the future installation of central air conditioning at the occupant's discretion will be required for the dwelling units closest to Niagara Street. Any building construction meeting the minimum requirements of the Ontario Building Code (OBC) will provide adequate acoustical insulation for all units within the development. As such, Warning Clauses are recommended to inform future residents of the road traffic noise impacts and to address the proximity of existing and future commercial uses which impact the subject property.

The report also indicated that sound emissions are expected to meet the applicable noise guideline limits of the at the proposed dwelling units closest to the existing car dealership to the north and the trucking activities associated with the restaurant at the existing commercial building to the southeast of the subject site. The results indicate that the development is feasible at this site with some site considerations such as the placement of the drive-thru speakerboard away from the proposed residences when the commercial plaza (fronting onto Niagara Street) is developed in the future.

Regional Road Allowance

Regional Staff has reviewed the Draft Plan and noticed that there is a block from Street "A" to Niagara Street (Regional Road 50) dedicated for pedestrian access only. Regional Staff would like to ensure that this block remains as a pedestrian access only therefore we are asking that either through the zoning process that the block be zoned to ensure this or a 1 foot reserve alongside the Regional Road be dedicated to the Region to ensure no future vehicular access can be obtained.

The subject property has frontage along Regional Road 50 (Niagara Street). There is sufficient road allowance at this road section; therefore, we will not be requesting any further road widening at this time.

Regional Permit Requirements

Regional Construction and Encroachment Permit

Prior to any construction or entrance construction taking place within the Regional road allowance, a Regional Construction and Entrance Permit must be obtained from the Transportation Services Division, Public Works Department. Permit applications can be made through the following link:

<http://niagararegion.ca/living/roads/permits/default.aspx>

Servicing

Regional staff have review the proposed development and note that there is an existing 400mm Diameter Regional Watermain along this section of Niagara Street (Regional Road 50). There shall be no connection to the Regional Watermain. All services for the proposed development should be from the local 150mm Diameter Watermain.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following limits are met:

- No limit blue/grey containers;

- No limit green containers; and,
- 1 garbage container per unit

Stormwater Management

Regional staff has reviewed the 'Functional Servicing Report – Proposed Residential Development – 897 Niagara Street' (dated September, 2018 and revised December, 2018) and the Conceptual Site Servicing Plan (17230-CSS) all by Quartek. Based on our review, the Region offers the following comments:

- 1) The Region will require stormwater runoff to be treated to a Normal standard prior to discharge from the site.
 - a. The Region has no objection to the installation of an appropriate sized oil/grit separator in order to achieve this criteria.
 - i. The Region will require that calculations be provided for the oil/grit separator.
- 2) The Region will require that detailed grading, storm servicing, and construction sediment control drawings be circulated to this office for review and approval.

Core Natural Heritage System

An Environmental Impact Study (EIS) prepared by Natural Resource Solutions Inc. (NRSI) dated November 2018 was submitted with the proposed residential and commercial development application at 897 Niagara Street in Welland, as requested by the Niagara Peninsula Conservation Authority (NPCA) during pre-consultation in June 2017. There were no mapped features identified on the subject property in the Regional Official Plan (ROP). However, consistent with ROP Policy 7.B.1.8, an evaluation of all potential environmental features on site was necessary to determine whether any such features meet the criteria for identification as a Core Natural Heritage System (CNHS) component, in which case the appropriate CNHS would policies apply. As a result, woodlands approximately 1.6 hectares in size were identified on the subject property, as well as several small wetland pockets ranging in size from 0.01 to 0.38 hectares.

In accordance with the updated Memorandum of Understanding and Protocol between Niagara Region and the NPCA, the Region is now responsible for review and comment on planning applications with respect to CNHS features as per Chapter 7 of the ROP. As such, Regional Environmental Planning staff have reviewed the EIS to verify that the findings, proposed mitigation measures and recommendations are sufficient to satisfy Provincial and Regional environmental policy. In summary, staff agree that *future development on the eastern portion of the property* can be accommodated without significant impacts, subject to the mitigation measures outlined in the EIS. However, it is recommended that an EIS Addendum be requested to address the proposed removal of wetlands and woodlands on the western portion of the property where residential development is proposed. Further details are provided below.

Wetlands

Field investigations conducted by NRSI discovered small wetland pockets on the subject property, the largest of which at approximately 0.4 hectares is the Mineral Thicket Swamp Ecosite (SWT2) located on proposed Lots 1 to 8 and Lots 23 and 24 (see Map 4). The EIS concluded that the wetlands are not connected to other waterbodies or wetlands; have not been mapped by the NPCA or the Ministry of Natural Resources and Forestry (MNR); and do not contain any Species

at Risk (SAR). It further states that discussions with NPCA confirm the wetlands can be removed and compensated for on the southern portion of the property (pages 26 and 35).

However, as per the Terms of Reference (see Appendix IV, page 3), Regional Environmental Planning staff require confirmation from the MNRF that the wetland pockets should not be complexed in with the Niagara Street-Cataract Road Woodlot Provincially Significant Wetland (PSW) Complex, located approximately 710 m away. All MNRF correspondence should be included in the EIS Addendum.

Where evaluated wetlands are confirmed as non-PSW, they are considered Environmental Conservation Area (ECA) under the ROP and applicable policies apply.

Significant Woodland

The cultural woodlands on site were evaluated by NRSI using the criteria identified under ROP Policy 7.B.1.5. The results of the assessment concluded that the woodlands meet one of the criteria (i.e., overlap or contain one or more of the other significant natural heritage features listed in Policies 7.B.1.3 or 7.B.1.4). The EIS further concludes that because the wetland units have been proposed for removal and because the woodlands are impacted by invasive species, the woodland community is not considered significant.

However, if the wetlands on the subject property do not meet PSW criteria, they are still considered an "other evaluated wetland" and consequently are identified as ECA features. In addition, the significance of a feature is determined based on existing conditions prior to any proposed alterations. Therefore, consistent with Policy 7.B.1.5, it is staff's opinion that the woodlands identified on the subject property should be considered Significant Woodlands as they overlap with other evaluated wetlands as per ROP Policy 7.B.1.4 (ECA).

Impact Analysis

Consistent with ROP Policy 7.B.1.11, development and site alteration may be permitted in ECAs if it has been demonstrated that, over the long term, there will be no significant negative impact on the CNHS. As such, it is recommended that Section 5.3 and 5.4 of the EIS should be updated to include a more fulsome analysis associated with the following impacts:

- Wetlands: If the wetlands on the subject property are confirmed by the MNRF to not meet PSW criteria, they meet "other evaluated wetland" criteria and are ECA features. Development and site alteration in ECA features may be permitted if it can be demonstrated that no significant negative impact will occur. As the EIS concluded that the wetlands are not EPA or ECA features, the impact analysis provided does not adequately address their proposed removal. An updated impact analysis is requested that demonstrates how the proposed removal of wetlands on the subject property will not result in a negative impact to the feature or its functions;
- Woodlands: The EIS concludes that the woodlands on the subject property do not meet the criteria for identification as Significant Woodland. As a result, the impact analysis provided in Section 5.3 and 5.4 does not adequately address the proposed removal of the feature. An updated impact analysis is requested that demonstrates how the removal of ECA Significant Woodland will not result in a negative impact to the feature or its functions; and

- In the introduction of the EIS, NRSI acknowledges that engineering plans related to Stormwater Management, hydrogeology and grading were not prepared prior to the completion of the EIS. As of December 2018, a Functional Servicing Report (FSR), prepared by Quartek Group Inc., was submitted for the subject property. Therefore, the EIS Addendum should include an updated impact analysis that incorporates the information contained in the FSR and any other applicable engineering plans (i.e., grading, servicing, stormwater).

In addition, the EIS proposes enhancement measures (restoration) be carried out throughout the wetland and natural area proposed to be retained on the southern portion of the property, as well as natural areas located on the adjacent property. It is recommended that the EIS be updated to include a 'Restoration and Enhancement' section which provides a conceptual plan that details locations and general restoration measures. Permission from the adjacent landowner should also be included in the EIS addendum in the form of written correspondence.

At this time, Regional Environmental Planning staff cannot recommend conditions of approval until additional information is provided to confirm the proposal will not have negative impacts on the CNHS. In addition to addressing the comments provided above, the EIS Addendum should also include an updated plan that illustrates the locations of all CNHS features located on the subject property, including proposed buffer widths, as applicable.

Please note that the NPCA continues to be responsible for the review and comment on planning applications related to their regulated features. As such, NPCA should continue to be consulted with respect to their comments and potential Work Permit requirements pursuant to Ontario Regulation 155/06.

Conclusion

Regional staff supports, in principle, the development of 897 Niagara Street through the Draft Plan of Subdivision and concurrent Official Plan and Zoning By-law Amendment Applications. Regional staff notes that additional information is required to confirm that the proposal will not have negative impacts on the CNHS through an Addendum to the EIS. In addition to addressing the comments provided above, the EIS Addendum should also include an updated plan that illustrates the locations of all CNHS features located on the subject property, including proposed buffer widths, as applicable. As there are concerns that the design of the development may warrant additional changes, Regional staff will provide more detailed comments including required draft plan conditions at a later date.

The Region appreciates the opportunity to comment on these applications and notes that staff is available to work with the City and applicant throughout this process. As such, the Region respectfully requests that all notices, any revised Draft Plan designs and any additional technical studies be circulated to our office for Regional review and comment.

If you have any questions or wish to discuss these comments, please contact myself at ext. 3387. If you have any questions or wish to discuss the Core Natural Heritage comments, please feel free to contact Adam Boudens, Planning Ecologist at 905-980-6000 ext. 3770 or adam.boudens@niagararegion.ca, or Jennifer Whittard, Manager, Environmental Planning at 905-980-6000 ext. 3430 or jennifer.whittard@niagararegion.ca.

Yours truly,

A handwritten signature in cursive script that reads "L. Earl".

Lindsay Earl, MCIP, RPP
Senior Development Planner

cc: Susan Dunsmore, P. Eng., Manager, Development Engineering, Niagara Region
David Deluce, MCIP, RPP, Senior Manager, Plan Review & Regulations, Niagara Peninsula Conservation Authority

Rachelle Larocque

From: Dave Sipos
Sent: April 5, 2019 3:39 PM
To: rachelle.larocque@welland.ca
Subject: Subdivision File 26T-14-19001

Ms. Larocque,

Thank you for the public information meeting regarding Subdivision File 26T-14-19001.

Our main concern is the risk of external and internal property damage due to flooding or sewage back up as a result of 27 more homes in our neighbourhood. We would like to know what responsibility the city of Welland will have with damage repairs and clean up if the sewer and drainage system fail. My property backs on to the flood plain at 147 Page Drive. I can tell you that over the past 25 years we have seen the water significantly rise in the adjacent swale and flood plain area many times after rains and winter melting. There was one incident when we had to contact city services as a heavy rainfall overwhelmed the current drainage system. Flooding rose to a dangerous level up to our homes. This incident was reported to city services who came out to investigate. Page Drive was flooded as well.

Our other concern is the type and style of houses that will be built. It is important they reflect the integrity of our current neighbourhood and that the number of unrelated occupants apply to city law.

We wish to receive a copy of the staff report on this application.

Thank you,

Dave and Bonnie Sipos,

Rachelle Larocque

From: Lori Williams
Sent: April 17, 2019 9:05 AM
To: Rachelle Larocque
Subject: Proposed subdivision

Good Morning Rachelle,

Thank you for speaking with me yesterday regarding the proposed subdivision at the end of Wellandvale Drive. Our address is 49 Wellandvale, between Goodwillie and Chelsea. I am speaking on behalf of my husband, Wayne. He drives truck long distance, so I will be keeping him up to date on this process. I'm glad you were able to clarify that construction traffic will be coming in off of Niagara St, as opposed to what we had heard that they would be using Wellandvale. Is good to hear that the houses will be single dwellings. Our concern is that they would be student housing. We feel that the market around Niagara College for students is oversaturated. If a person were to drive on First Ave, you will see many, many houses with 4 to 7 vehicles in the driveway, as well as on the grass and on the apron. There is some myth that students don't have vehicles, wrong, drive on First Ave!

We have concerns with the addition of probably at least another 50 plus vehicles, presuming each house would probably have 2 vehicles.

A lot of vehicles use Goodwillie to enter the subdivision, some use Cedar Park, depending where they are coming from or going to. We believe Goodwillie is much busier. People coming in and out of the subdivision off Quaker, use Goodwillie and Wellandvale. Many, many vehicles travel above the speed limit. We, as well as a number of our neighbours appreciate the much talked about stop sign at Goodwillie and Wellandvale. Sometimes it is very difficult to exit our driveway. It slows some people down.

There are a number of children in the area walking to school, the added traffic is concerning. There are also a number of children playing, riding bikes, etc that are not school age yet. Children will be children, playing and not always paying attention, which means we as adults need to be more aware of our surroundings.

We also have concerns regarding the infrastructure for water and sewers. The 27 homes would add to both. If there were to be a torrential downpour of rain, would the sewers be able to handle this? Would there be a chance for flooding with the wetlands? This is a substantial addition of 27 homes. Wondering what would happen with water pressure? Maybe these concerns have been addressed. We have not been able to attend the meetings. You had suggested reviewing the documents on line. I will review them.

Thank you for your time. If we have more concerns, I will send you an email or call you. I will include my phone number, , in case its needed.

Lori Williams

Rachelle Larocque

From: Cathy Melaragni
Sent: April 5, 2019 3:21 PM
To: rachelle.larocque@welland.ca
Subject: Regarding Application to Amend Zoning By-law 2017-117 (File 2019-01) and Application for Draft Plan of Subdivision - File 26T-14-19001

Good Afternoon Rachelle,

I am writing to request a copy of the staff report regarding the above noted applications. Thank you.



NIAGARA PENINSULA
CONSERVATION
AUTHORITY

250 Thorold Road West, 3rd Floor, Welland, Ontario L3C 3W2
Telephone 905.788.3135 | Facsimile 905.788.1121 | www.npca.ca

April 11, 2019

Via Email Only

Ms. Rachelle Larocque, BES, M.Sc., MCIP, RPP
Planning Supervisor
City of Welland
60 East Main Street
Welland, ON, L3B 3X4

Our File: PLSUB201900190

Dear Ms. Larocque

**Re: Niagara Peninsula Conservation Authority (NPCA) Comments
Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan
of Subdivision
897 Niagara Street
City of Welland
Applicant: T. Johns Consulting Group Ltd.
File Nos.: OPA No. 20, 2019-01 and 26T-14-19001**

The NPCA has received applications for Official Plan amendment (OPA), Zoning By-law amendment (ZBA), and Draft Plan of Subdivision for the above property. In support of the applications, the NPCA also received an environmental impact study (EIS), prepared by Natural Resource Solutions Inc., dated November 2018 and a functional servicing report (FSR), prepared by Quartek, dated December 2018. The purpose of the applications is to establish a subdivision consisting of 27 lots for single detached dwellings and a block for open space and a watercourse. We have reviewed the applications and offer the following comments.

NPCA Policies

The NPCA regulates watercourses, flood plains (up to the 100 year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under *Ontario Regulation 155/06* of the *Conservation Authorities Act*. The NPCA's *Policies, Procedures and Guidelines for the Administration of Ontario Regulation 155/06 and Land Use Planning Policy Document* (NPCA policies) provides direction for managing NPCA regulated features. The subject land contains a watercourse and several unevaluated wetland pockets.

The primary features of concern under NPCA policies are portions of the Towpath Drain watercourse and wetlands associated with channel which were identified as part of the field evaluations completed for the EIS. The channel and associated wetlands are primarily located on the southern portion of the subject land (within Block 31) with identified isolated pockets along the northwestern portion of the site.

The EIS has provided for wetland compensation for loss of the small northern wetland pockets (approx. 0.31 hectares) through a variety of plantings and enhancements of the southern wetland area. NPCA policies allow for compensation of non-provincially significant wetlands (PSWs). As these wetlands have not been evaluated, NPCA staff require the applicant to confirm with the Ministry of Natural Resources and Forestry (MNR) that these wetlands pockets are not part of a PSW complex. MNR confirmation is required before NPCA staff can support the applications.

While it is understood that a planting plan cannot be prepared at this stage of the development as they will need to assess existing vegetation present and soil to ensure success of enhancement efforts, NPCA will require a comprehensive list of the compensation measures to be completed and a list of the vegetation (number and size) as part of an NPCA Work Permit to complete these works within the buffer of the watercourse and wetland. A monitoring program should also be included as part of NPCA Work Permit.


The proposed lot fabric indicates that Lots 21, 25, 26 and 27 encroach into the 15 metre wetland buffer. NPCA policies require a minimum 15 metre buffer for new lot creation (Policy 8.2.3.4). As such, the draft plan will need to be revised.

The FSR has indicated that that the post-development runoff to the wetland will be captured in a rear yard swale and directed toward the road. The EIS indicated that the site servicing was not complete when the EIS was completed so there were no impacts associated with stormwater alteration addressed in the EIS. An EIS addendum will be needed to address the potential surface water abstraction from the wetland based on the proposed plan. Currently, based on the existing grades, there is some portion of surface water from the proposed development area contributing to the wetland system. The proposed plan and servicing will require changes in grade within and adjacent to the wetland buffer. Alternatively, the functional servicing plan could be revised to remove rear yard swale along Lots 21 to 27 so that surface waters can sheet flow can continue to support the wetland system. It should be noted, however, that NPCA can only permit the water to leave the site to wetland if the wetland block is publicly owned. It is our understanding that Block 31 will be dedicated to the City.

Conclusion

In summary, the NPCA requires an addendum to the EIS (including MNRF correspondence) and a revision to the draft plan before we can support the applications. I hope this information is helpful. Please send a copy of any staff reports to Committee/Council once they are available. If you have any questions, please let me know.

Regards,

A handwritten signature in black ink that reads "David Deluce". The signature is written in a cursive style with a large initial 'D'.

David Deluce, MCIP, RPP
Senior Manager, Regulations and Compliance (ext. 224)

cc: Ms. Jacqueline Svedas, BES(PI), MCIP, RPP, T. Johns Consulting Group Ltd. (email only)
Ms. Lindsay Earl, MCIP, RPP, Region of Niagara (email only)
Ms. Lisa Price, NPCA (email only)

Rachelle Larocque

From: Nadia Potter
Sent: April 15, 2019 12:55 PM
To: Rachelle Larocque
Subject: Re: File 26t 14 19001

There were a multitude of written comments with the email. Strange they never came through? I have pasted the written comments below again.

Hi Rachelle,

It was nice hearing from you at the city meeting yesterday. I have compiled my list of written comments below to be addressed April 16th. I hope this was done right. Sorry there is so much, but this is a big deal to me and I want to be well informed as possible.

Thank you.

- I have attached a video and some images of the flooding that takes place quite frequently back there during rain storms. This can give you an idea of the water that accumulates there. What you see here is about half of the water that is there as well. The other half pools within the property that they want zoned for residential. My concern is what's going to happen to the water that pools there when the land is built up? As you can see, they're going to need really good drainage and installing that might impact the environment a lot more than they think.
- I live on Page drive. People access Woodlawn to Quaker and back by driving down our street. I had a study done a few years ago and as I recall, 78% of the traffic went above the speed limit. 2% short of getting a stop sign or a speed bump. They put up "slow down" signs instead. That was two years ago. So, We already have a huge issue with people speeding down the street. My fear is that more people will be speeding through our residential area with 27 houses going up and closest access from to the college brings a lot more people down Page. Is there something we can have done on Page drive and Wellandvale to prevent or deter speeders? The bend causes a massive danger already.
- What can we do to prevent these homes from coming in at all and/or becoming student residents?
- When will we know what kind of homes are being built here? I understand single family dwellings, but when will we know the prices and types of these homes? That would at least provide us with an idea of what kind of neighborhood it will be.
- Can I have copies of all the studies that were mentioned please? The drainage, the environmental, the noise studies? Can you share the links to them on the city website and let me know how I can see them?
- In the case of the drainage system not working and flooding taking place in older homes, what will happen? Who's responsible?

- Aside from more mailboxes, what other changes are going to be made to account for all the extra people? Is the park going to get re-vamped? More busses and services like that? Can there be anything to prevent an influx of street parking as well?
- Is there anything we can do as residents to change the regions mind regarding access to the subdivision coming in from Niagara?
- Are there any more detailed plans that we can see regarding these builds before they happen? Please let me know.
- Can I have more information regarding the swap program you discussed where the city covers 50% of your flood prevention in your home?
- Can I have more information about the parkland study and review done or being done that was mentioned?
- I'd like more information on how high they plan to develop this land. As you know, it's currently in a sort of pit and in order to make it flush with Wellandvale, it would need to be built up by 5-6 feet. I'm very concerned about the water displacement that'll take place.

Ok. Thank you. Sorry again for all the questions and concerns. I just want to make sure that mine and my neighbors worries and concerns are being addressed. I will see you on the 16th of April.

Best Regards,

Nadia Potter

Sent from my iPhone

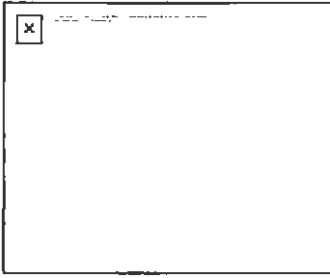
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On Apr 15, 2019, at 12:47, Rachelle Larocque <rachelle.larocque@welland.ca> wrote:

Hi Nadia,

My apologies, I did receive these pictures and videos.

Are there any written comments that you would like to submit?



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



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From: Nadia Potter [
Sent: April 15, 2019 12:32 PM
To: Rachelle Larocque <rachelle.larocque@welland.ca>
Subject: Re: File 26t 14 19001

Hi Rachelle,

I sent the below email a few weeks ago and never heard back.

Via E-mail Only

June 29, 2019

Files: D.11.11.SD-19-012
 D.10.11.OPA-19-009
 D.18.11.ZA-19-029

Ms. Rachelle Larocque, MCIP, RPP
 Planning Supervisor
 Infrastructure and Development Services
 Corporation of the City of Welland
 60 East Main Street
 Welland, ON
 L3B 3X4

Dear Ms. Larocque:

**Re: Regional and Provincial Review Comments
 Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments
 Agent: T. Johns Consulting Group Ltd.
 Owner: Gorge Holdings Inc.
 897 Niagara Street
 City of Welland**

Regional Planning and Development Services staff has reviewed the application and supporting studies submitted by T. Johns Consulting Group Ltd. on behalf of Gorge Holdings Inc. for a Plan of Subdivision at 897 Niagara Street in the City of Welland. Regional staff notes that applications for an Official Plan Amendment and a Zoning By-law Amendment have been submitted concurrently with the Subdivision application.

Regional staff provided Preliminary Regional and Provincial comments in our letter dated April 3, 2019. Since that time, the Region has received an addendum to the Environmental Impact Study (EIS) as required in our previous comments. As a result, the Draft Plan of Subdivision was revised to propose 25 single-detached dwellings as opposed to the original 27 single-detached dwellings. Regional staff is supportive of the revisions and offer the following detailed comments to be considered in addition to our previous letter.

Core Natural Heritage System

Regional Environmental Planning staff have reviewed the *Environmental Impact Study (EIS) Addendum* prepared by Natural Resource Solutions Inc. (NRSI) dated June 2019. The EIS Addendum was submitted to address comments provided April 3, 2019 and further discussed during a meeting held April 10, 2019. Based on our review, Regional Environmental Planning staff are satisfied that the EIS Addendum adequately addresses Provincial and Regional policies. The EIS Addendum demonstrates that the proposed development can be accommodated without negative impact to the Region's Core Natural Heritage System, provided specific mitigation measures are implemented. The appropriate conditions of approval are included in the attached appendix in order to facilitate the implementation of such measures.

The EIS Addendum *text* refers to the block of land containing the natural heritage features to be retained (i.e., significant woodland and wetland) as Block 31 and/or Block 32. However, the EIS Addendum *maps* and the Draft Plan of Subdivision (Drawing No. DP1-1, prepared by T. Johns Consulting Group, dated April 22, 2019) identifies this area as Block 29. The recommended conditions of approval provided identify the block containing the natural heritage features as Block 29 to align with the Draft Plan of Subdivision.

Please note that the Niagara Peninsula Conservation Authority (NPCA) continues to be responsible for the review and comment on planning applications related to their regulated features. As such, the NPCA should be consulted with respect to any requirements under NPCA Regulations.

Conclusion

As the proposed applications are considered to align with the intent and direction Regional and Provincial policy, Regional Planning and Development Services staff would offer no objections to the Draft Plan of Subdivision or the concurrent Official Plan and Zoning By-law Amendments provided the Zoning By-law and Official Plan Amendments incorporate the required changes to Blocks 28 and 29 as outlined in the Draft Plan of Subdivision Conditions attached in the Appendix.

Given the site specific nature of the application, the Official Plan Amendment is exempt from Regional approval in accordance with the Memorandum of Understanding with Area Municipalities, and Regional Official Plan.

If you have any questions or wish to discuss these comments, please contact myself at ext. 3387. If you have any questions or wish to discuss the Core Natural Heritage comments, please feel free to contact Adam Boudens, Planning Ecologist at ext. 3770, or Jennifer Whittard, Manager, Environmental Planning at ext. 3430. Please send notice of Council's decision on these applications.

Yours truly,



Lindsay Earl, MCIP, RPP
Senior Development Planner

Atch: Regional Conditions of Draft Plan of Subdlvision Approval

cc: Susan Dunsmore, P. Eng., Manager, Development Engineering, Niagara Region
David Deluce, MCIP, RPP, Senior Manager, Plan Review & Regulations, NPCA
Pat Busnello, MCIP, RPP, Manager, Development Services, Niagara Region

APPENDIX I
REGIONAL CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL
897 Niagara Street, Welland

1. That the Subdivision Agreement between the owner and the City contain a provision whereby the owner agrees to implement the approved noise mitigation measures and ensure the required warning clauses be included in all offers and agreements of purchase and sale or lease for each dwelling unit to survive closing in accordance with the *Noise Feasibility Study* by HGC Engineering (dated December 4, 2018).
2. In order to ensure that Block 28 along Street 'A' remains as a pedestrian access only, this Block shall be zoned **OR** a 1 foot reserve alongside the Regional Road be dedicated to the Region to ensure no future vehicular access can be obtained.
3. Prior to any construction taking place within the Regional road allowance the owner shall obtain a Regional Construction Encroachment and/or Entrance Permit. Applications must be made through the Permits Section of the Niagara Region Public Works Department (Transportation Services Division).
4. That the owner submit a written undertaking to the Niagara Region (Development Services Division) that draft approval of this subdivision does not include a commitment of servicing allocation by the Regional Municipality of Niagara as this servicing allocation will be assigned at the time of registration and any pre-servicing will be at the sole risk and responsibility of the owner.
5. That the owner submit a written undertaking to the Niagara Region (Development Services Division) that all offers and agreements of Purchase and Sale, which may be negotiated prior to registration of this subdivision, shall contain a clause indicating that a servicing allocation for this subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the City.
6. That prior to final approval for registration of this plan of subdivision, the owner shall submit the design drawings [with calculations] for the sanitary and storm drainage systems required to service this development and obtain Ministry of the Environment Compliance Approval under the Transfer of Review Program.
7. That the owner ensure that all streets and development blocks can provide an access in accordance with the Regional Municipality of Niagara Waste Collection Policies relating to the curbside collection of waste.
8. That prior to approval of the final plan or any on-site grading, the owner shall submit a detailed stormwater management plan for the subdivision and the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment documents entitled Stormwater Management Planning and Design Manual, March 2003 and Stormwater Quality Guidelines for New Development, May 1991, or their successors to the Niagara Region for review and approval:
 - a) Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site;
 - b) Detailed erosion and sedimentation control plans;

9. That the Subdivision Agreement between the owner and the City contain provisions whereby the owner agrees to implement the approved plan(s) required in accordance with the approved Stormwater Management Plan.
10. That Block 29 be zoned and designated Environmental Protection Area (EPA).
11. That the subdivision agreement contain wording wherein the owner agrees to implement the mitigation measures and recommendations found throughout the EIS Addendum in addition to those summarized in Section 6.0, including but not limited to:
 - a. Plant translocations as described in the EIS Addendum Section 4.4 be undertaken by a qualified professional prior to any vegetation removal.
 - b. Wildlife salvage/relocation for reptiles and amphibians as described in the EIS Addendum Section 3.3.1 be undertaken by a qualified professional immediately prior to any vegetation removal or filling (grading) of wetland pockets as illustrated in the EIS Addendum Map 2 as SWT2 or other pockets of standing water within the development area.
 - c. Vegetation removal be undertaken between September 1 and March 22, outside of the core breeding bird nesting period.
 - d. Monitoring during and post-construction be carried out as described in the EIS Addendum Section 5.0, including for two years post-construction.
12. That permanent rear-lot fencing be provided for all lots bordering Block 29. A no-gate bylaw is recommended to reduce human encroachment and limit the movement of pets into the adjacent natural areas.
13. That the Erosion and Sediment Control (ESC) Plan be provided for Regional staff approval. The ESC Plan shall include details for, but not limited to, dust suppression and topsoil storage.
14. That the Grading Plan be provided for Regional staff approval.
15. That the Tree Savings Plan be provided for Regional staff approval upon completion of the grading plan. The Tree Saving Plan shall be completed in accordance with the requirements listed in the Region's Tree and Forest Conservation By-Law.
16. That the detailed Restoration/Enhancement Plan be provided for Regional staff approval.
17. That the Subdivision Agreement contain appropriate wording wherein the owner agrees to implement the recommendations of the approved ESC Plan, Grading Plan, Tree Savings Plan and Restoration/Enhancement Plan.

Clearance of Conditions

Prior to granting final plan approval, the City of Welland must be in receipt of written confirmation that the requirements of each condition have been met satisfactorily and that all fees have been paid to the satisfaction of the Niagara Region.

Subdivision Agreement

Prior to final approval for registration, a copy of the executed subdivision agreement for the proposed development should be submitted to the Regional Planning and Development Services Department for verification that the appropriate clauses have been included.

Note: The Development Services Division recommends that a copy of the draft agreement also be provided in order to allow for the incorporation of any necessary revisions prior to execution.



NIAGARA PENINSULA
CONSERVATION
AUTHORITY

250 Thorold Road West, 3rd Floor, Welland, Ontario L3C 3W2
Telephone 905.788.3135 | Facsimile 905.788.1121 | www.npca.ca

July 3, 2019

Via Email Only

Ms. Rachelle Larocque, BES, M.Sc., MCIP, RPP
Planning Supervisor
City of Welland
60 East Main Street
Welland, ON, L3B 3X4

Our File: PLSUB201900190

Dear Ms. Larocque

**Re: Niagara Peninsula Conservation Authority (NPCA) Comments
Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of
Subdivision – Second Submission
897 Niagara Street
City of Welland
Applicant: T. Johns Consulting Group Ltd.
File Nos.: OPA No. 20, 2019-01 and 26T-14-19001**

Further to our comments of April 11, 2019, the NPCA has received an environmental impact study (EIS) addendum, prepared by Natural Resource Solutions Inc., dated June 14, 2019. We have reviewed the updated information and offer the following comments. Note that these comments should be read in conjunction with our previous comments of April 11, 2019.

NPCA Policies

The previous submission identified unevaluated wetland pockets that were proposed to be removed and offset in Block 29 (Open Space). NPCA staff required the applicant to confirm with the Ministry of Natural Resources and Forestry (MNR) that these wetlands pockets are not part of a provincially significant wetland (PSW) complex. The applicant has received confirmation from the MNR that the wetland pockets will not be complexed as part of a PSW. Based on this, NPCA staff can entertain offsetting the wetland pockets as proposed by the applicant. To ensure the long-term protection of the new wetland, NPCA staff require Block 29 (Open Space) to be rezoned to Environmental Protection or equivalent zone category that prohibits buildings and structures.

The previous draft plan had several lots (Lots 21, 25, 26 and 27) encroaching into the 15 metre wetland buffer. The draft plan has been revised to maintain the 15 metre buffer from the wetland in Block 29 (Open Space). NPCA are satisfied with this revision. It should also be noted that a portion of Lots 18 and 19 are within 7.5 metres of the watercourse. Given the nature of this watercourse, the lack of a slope hazard associated with it, and the small magnitude of the encroachments, NPCA staff have no objection to the layout of Lots 18 and 19.

Alteration of the watercourse and removal of the wetland pockets requires an NPCA Work Permit. A detailed restoration plan has been included in the EIS addendum to delineate the area proposed for restoration/enhancement including an invasive species management plan. The vernal pool area proposed (0.10 ha) is smaller in coverage than the area to be removed (0.31 ha) but the additional plantings and management should be enough to create an ecologically functional zone.

With regard to the proposed monitoring program, the EIS addendum focuses on vegetation success and invasive species management. Typically, NPCA monitoring of newly established wetland involves a 10-year monitoring program that addresses both flora and fauna monitoring to ensure that the integrity of the created wetland has been maintained and the wetland system is functioning as designed with an overall goal of improving the wetland form and function through this area.

A draft of the typical monitoring program has been attached to this letter for reference purposes. The monitoring program should be amended to include fauna monitoring and included with the Work Permit application for the wetland alterations proposed. In addition, the following information will be required as part of the Work Permit:

- A detailed grading plan for the development area and the area to be restored;
- SWM details to verify that the wetland feature is receiving sufficient water post-construction to sustain all portions of the restoration area (basic water balance);
- Detailed drawings for the open water vernal pool feature and planting area to accompany the text of the report (including grades). Note that the open water feature must be off-line from the watercourse traversing the southern portion of the property and cannot be identified as an inflow source for the vernal pool; and
- Sediment and erosion control plan.

Based on the above, NPCA staff are satisfied that our previous concerns have been addressed and that details regarding NPCA Work Permit requirements can be addressed as a Condition of Draft Plan Approval.

Conditions of Draft Plan Approval

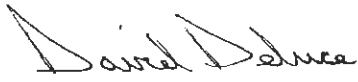
NPCA staff request the following conditions be incorporated into the Conditions of Draft Plan Approval.

1. That the Developer obtain a Work Permit from the Niagara Peninsula Conservation Authority prior to beginning any work related to realigning the watercourse or removal of any wetlands on the subject property. In support of the Work Permit application, the following information will be required:
 - a. A detailed grading plan for the development area and the area to be restored;
 - b. SWM details to verify that the wetland feature is receiving sufficient water post-construction to sustain all portions of the restoration area (basic water balance).
 - c. Detailed drawings for the open water vernal pool feature and planting area to accompany the text of the report (including grades). Note that the open water feature must be off-line from the watercourse traversing the southern portion of the property and cannot be identified as an inflow source for the vernal pool.
 - d. Sediment and erosion control plan.
 - e. Any other information as may be determined at the time a Work Permit application is submitted to the Niagara Peninsula Conservation Authority.
2. That Block 29 (Open Space) be zoned Environmental Protection or other similar zone category that achieves the same level of protection, to the satisfaction of the Niagara Peninsula Conservation Authority.
3. That the Developer provide limit of work fencing along the boundary of Block 29 (Open Space) and Lots 18 to 25, to the satisfaction of the Niagara Peninsula Conservation Authority.
4. That the Developer provide 1.5 metre high chain link fencing along the boundary of Block 29 (Open Space) and Lots 18 to 25, to the satisfaction of the Niagara Peninsula Conservation Authority.
5. That conditions 1 to 4 above be incorporated into the Subdivision Agreement between the Developer and the City of Welland, to the satisfaction of the Niagara Peninsula Conservation Authority. The City of Welland shall circulate the draft Subdivision Agreement to the Niagara Peninsula Conservation Authority for its review and approval.

Conclusion

In summary, the NPCA has no objections to the applications subject to the above noted rezoning and recommended Conditions of Draft Plan Approval. I hope this information is helpful. Please send a copy of any staff reports to Committee/Council once they are available. If you have any questions, please let me know.

Regards,



David Deluce, MCIP, RPP
Senior Manager, Planning & Regulations (ext. 224)

cc: Ms. Jacqueline Svedas, BES(P), MCIP, RPP, T. Johns Consulting Group Ltd. (email only)
Ms. Lindsay Earl, MCIP, RPP, Region of Niagara (email only)
Ms. Lisa Price, NPCA (email only)

**SAMPLE MONITORING
PROGRAM**

The goal of the offsetting project is to establish basic habitat functions for a future treed swamp habitat, at a minimum 1:1 area (area created: area removed), and which will provide more habitat function than those existing within the original wetland.

The goals of the compensation wetland are:

1. Increased wetland area (XXX square metres);
2. Increased vernal pool area (1000 square metres);
3. Increased vernal pool habitat complexity (leaf litter and woody debris);
4. Breeding habitat for amphibians;
5. Habitat for birds (minimum of 5 nesting boxes);
6. Habitat for wetland generalist species;
7. Native tree, shrub and herbaceous species, as outlined in the planting plan; and
8. Removal of non-native invasive species throughout the monitoring period.

Function to be Established	Success Target/Criteria		
	Years 1 to 3	Years 4 and 5	Years 6 to 10
Vernal pool establishment			
Vernal pool water volumes and duration	<p>Measured monthly March-October</p> <p>Target for minimum 1000 square metres of wet area at a minimum depth of minimum 10cm March through to June 30th each year.</p> <p>Adaptive management required by proponent each year that this minimum is not established until such time as it has been established for a minimum of three years in a row</p>	<p>Measured monthly March-July</p> <p>Target for minimum 1000 square metres of wet area at a minimum depth of minimum 10cm March through to June 30th each year.</p> <p>Adaptive management required by proponent each year that this minimum is not established until such time as it has been established for a minimum of three years in a row</p>	
	Years 1 to 3	Years 4 and 5	Years 6 to 10
Leaf litter transplanted preferably from source wetland vernal pool or wetland vernal pool immediately adjacent to offset site if necessary	<p>Target for minimum one half cubic metre of leaf litter transplanted into each of the three offset vernal pools (2.0 m³)</p>	<p>No further monitoring required provided minimum has been met</p>	

Snags within vernal pool areas	Target for minimum three snag (minimum 30cm diameter x 2m long) within each of the three vernal pool areas, more if material from original wetland site available	No further monitoring required provided minimum has been met	
Presence of vernal pool invertebrates (Fairy shrimp, clam shrimp, tadpole shrimp, Ostracoda, Copepoda, Anomola, Air-breathing snails, fingernail clams, Trichoptera, Coleoptera, Odonata, Hemiptera and Diptera)	Target for presence of minimum 5 species of invertebrates Sample seasonally (March-June) (July-August) (September-October)	Target for presence of minimum 8 species of invertebrates Sample seasonally (March-June) (July-August) (September-October)	Target for presence of minimum 10 species of invertebrates Sample seasonally (March-June) (July-August) (September-October)
Amphibian breeding and recruitment			
Presence of native breeding amphibians	Marsh Monitoring Program Monthly March-June Target for minimum of three native frog/toad species and one salamander species present during the breeding season (April 01-June 30)	Marsh Monitoring Program March-June as appropriate to capture range of species Target for minimum of three native frog/toad species and one salamander species present during the breeding season (April 01-June 30)	
	Years 1 to 3	Years 4 and 5	Years 6 to 10
Presence of eggs/egg masses of native amphibians, including a minimum of three frog/toad species and one salamander species	Visual searches and identification of species Weekly March-April Presence of eggs/egg masses of native amphibians, target for minimum of three frog/toad species and one salamander species		
Presence of larvae/tadpoles of native amphibians, including a minimum of three frog/toad species	Visual searches Weekly April Monthly May-June Target for presence of larvae/tadpoles of native amphibians, including minimum of three frog/toad species and one salamander species		
Establishment of native tree and shrub mix as per species planting plan			
Survival of all species as outlined in the shrub and tree	Target for native species only, numbers and species as outlined in the Planting Plan		Target for native species only, numbers

Planting Plan	Sample once during summer (July/August) 100% survival of the sizes listed as minimums for years 1 to 5		and species as outlined in the Planting Plan 80% total survival for years 6 to 10
Survival of native herbaceous species as outlined in the seed mix (species richness represented)	Native species only as outlined in the seed mix Sample once during summer (July/August) Additional seed to be sown if species not established on site		
No non-native invasive species within the offsetting zone	Target for native species only within the offsetting zone, active removal of non-native invasive species		
Nesting sites for local birds			
Installation of minimum five bird nesting structures	Target a minimum of four bird nesting structures being used during bird breeding season for nesting purposes (May 25-July10)		
	Years 1 to 3	Years 4 and 5	Years 6 to 10
Increased wetland area			
Increased vernal pool surface area	Vernal pool target standing water surface area to achieve 300 square metres during spring (March/April)		
Wetland boundary delineation			Year 10: Mapping of wetland boundary according to OWES methodology (June/July). Any increased wetland area to be submitted to the MNRF for consideration in year 10

Incidental wildlife observations	
Reporting of all incidental wildlife observations, including mammals, reptiles, bird species, bats, Odonata, etc.	Throughout the year when on site for the completion of other monitoring components

MEMORANDUM**Infrastructure and Development Services
Building Division**

TO: Grant Munday
Manager of Development Approvals

FROM: Jack Tosta, CBCO
Chief Building Official

DATE: July 4, 2019

SUBJECT: Application for Subdivision Approval
File No. 26T-14-19001
T.JOHNS CONSULTING GROUP LTD.
897 Niagara Street

I have reviewed the information submitted and while a final decision on whether or not to issue any type of Permit will be based on the Permit Application and review process of this office, I am pleased to offer the following preliminary comments at this time concerning the Application:

1. Based on the information submitted, I have no objection to the application at this time.
2. Based on the Functioning Servicing Report, municipal services, including a sanitary sewer and water main are available for the subject property. Storm sewer laterals are recommended in lieu of sump pumps.
3. Water supply requirements for firefighting should be determined at an early stage in the project.
4. A Subsurface Geotechnical Investigation is required to be submitted prior to building permit application submission. The report is to provide recommendations on the suitability of the soil for the construction of the type of building(s) proposed. The report must reference subsurface information to geodetic elevations.
5. Parkland dedication shall be established in accordance with By-law 2014-101. If a 5% Cash-in-Lieu of Parkland method is utilized, the Developer shall establish the value of land for each lot, to the satisfaction of the City, prior to execution of the Subdivision Agreement. The values shall be determined by an Appraiser in accordance with City Policy as of the day before the day the first building permit is issued for the development. The values shall be referenced in the Special Conditions and Building Restrictions of the Subdivision Agreement.
6. Approval must be obtained from the NPCA for the proposed development within their screening area.

If you have any questions regarding the above comments, please do not hesitate to contact me.

SUBJECT: Application for Subdivision Approval
File No. FILE NO.26T-14-19001
T.JOHNS CONSULTING GROUP LTD.
897 Niagara Street

July 4, 2019

JT:jt

TOWN & GOWN COMMITTEE REPORT



August 6, 2019 Council meeting

The Town & Gown Committee had a meeting on July 23, 2019 and passed a motion requesting that the City pay \$1,704.00 for off duty police officers to patrol in the Niagara College area on August 31, 2019. The money being requested is for one officer to be paid by the City of Welland and the Niagara Regional Police pay for the other officer for the day.

The motion read as follows:

1. That the Council of the City of Welland approves the request of paying \$1,704.00 for off duty police officers to patrol in the Niagara College area on August 31, 2019, from the 2019 Contingency Fund.

COUNCIL
OFFICE OF THE CAO

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT CAO-2019-12
AUGUST 6, 2019

SUBJECT: PRE-APPROVAL OF 2020 CAPITAL PROJECTS FOR ROAD RESURFACING, PLAYGROUND EQUIPMENT, SPLASH PADS, AND BASEBALL DIAMOND SURFACE IMPROVEMENTS

AUTHOR: GARY LONG, CAO

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information REPORT CAO-2019-12, Pre-Approval of 2020 Capital Projects for Road Resurfacing, Playground Equipment, Splash Pads, and Baseball Diamond Surface Improvements; and further

THAT Welland City Council pre-approves \$3 million for road resurfacing; and further

THAT Welland City Council approves and accepts the extension of the Road Resurfacing/Reconstruction 2019 Contract with Rankin Construction Inc. as detailed in REPORT CAO-2019-12; and further

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate by-laws to execute the extension of the Road Resurfacing/Reconstruction 2019 Contract with Rankin Construction Inc. as detailed in REPORT CAO-2019-12.

ORIGIN AND BACKGROUND:

The City's Corporate Leadership Team and mid-level Managers have identified a list of priority 2020 capital projects for Council to pre-approve in 2019 so that staff can complete design work and issue tenders to take advantage of competitive pricing. This report focuses on road resurfacing projects, new playground equipment and splash pads, and baseball diamond surface improvements. If Council are supportive of the recommendations in this report, staff will come back to Council in early September with a funding source that will not impact the 2020 tax rate.

The objective is to utilize available funds to make strategic investments to renew the City's infrastructure and recreational amenities for maximum community benefit. These investments support Council and community priorities and they will accelerate the timelines for completion of key projects included in the 2020 capital budget and the Council approved 10 year capital forecast.

COMMENTS AND ANALYSIS:***Road Resurfacing***

Council has expressed their interest in more incremental spending for road resurfacing projects to complement funding approved every year during the budget process. Using a risk based approach staff have compiled a priority list of streets throughout the City that need to be resurfaced that do not require any underground sewer or watermain work. This proposed work on these streets would include the replacement of the existing asphalt surface and the replacement of any broken curb or sidewalk. City staff is currently preparing the necessary design work and has received a signed proposal letter from a Rankin Construction committing to negotiated unit pricing and a completion date at the end of November 2019 if the work is direct appointed.

Rankin Construction has committed in writing to complete the proposed work with a 2% increase on all construction unit price bid items. All general items will be prorated at the same rate as the Road Resurfacing/Reconstruction 2019 contract. Direct appointing the proposed work will save the City total construction cost. If the work is tendered at this point in the construction season, construction cost are estimated to increase 12 to 15 percent. This is due to the contractor availability and workload.

The following capital work is proposed:

Street Name	Ward	Road Section	
		From	To
Susan Street	5	Cameron	Golden Blvd W
Pinehurst Drive	4	Trelawn	Trelawn
Stefanie Crescent	1	Thorold Road	Thorold Road
McNaughton Road	6	Churchill	Nelles
Bishop Road	6	Churchill	Nelles
Churchill Avenue	6	#2 Churchill	East Limit
Nelles	6	Churchill	290m South
Nelles	6	290m South	Plymouth
Shaw Street	6	Prince Charles	Federal
Robert Street	6	Bradley	Marc
Westwood Crescent	2	Maureen	Maureen
Total Estimated Costs: \$3 million			

Playground Equipment

The City has many parks that have playground equipment that is almost 20 years old and no longer compliant with CSA standards. Normal life expectancy of playground equipment is 15 years. Staff are recommending an investment in new, modern playground equipment to enhance the enjoyment of families and support the continued beautification of our parks. Staff has put together a priority list of parks and playground equipment for Council consideration. Upgrades

would include new seating, signage, pathways, and landscaping. Refer to Appendix I for pictures of the playgrounds. The following capital work is proposed:

Playground	Approximate Cost
Glenwood / Dain City	\$250,000
Chippawa Park / Laughlin	\$350,000
Elmwood	\$250,000
Cooks Mills	\$250,000
Total Estimated Costs: \$1.1 million	

Splash Pads

Splash pads are very popular recreational amenities enjoyed by families and visitors and are key features in some of our neighbourhood parks designed to bring people together. Staff are recommending that the splash pad at Memorial Park be replaced and that a new splash pad be added to Maple Park. The following capital work is proposed:

Splash Pads	Approximate Cost
Memorial Park	\$450,000
Maple Park	\$450,000
Total Estimated Costs: \$900,000	

Baseball Diamonds

City staff are recommending \$50,000 for outfield improvements at M2/M3/M4 baseball diamonds located at Memorial Park. This will assist with surface drainage.

FINANCIAL CONSIDERATION:

City staff will be reporting back to the September 3, 2019 Council meeting with a final recommended funding source for all the projects recommended for pre-approval. The funding sources will be recommended from the following accounts:

1. Economic Development Reserve Fund (draft June 30, 2019 unaudited uncommitted balance) \$1.4 million
2. Health & Wellness Reserve (draft June 30, 2019 unaudited uncommitted balance) \$2.7 million

In addition staff will also be considering "funding from future sales of City Owned Lands", reallocation of 2019 Federal Gas Tax Funding, Capital Surplus Account and other balance sheet accounts.

OTHER DEPARTMENT IMPLICATIONS:

City staff from Engineering, Finance, Public Works/Parks, Recreation and Culture, and Economic Development have been working together to review priority infrastructure projects and recreational and cultural amenities that require investment and that could be completed over the next 12 months as part of a strategic focus on the "live and play" attributes of our City.

SUMMARY AND CONCLUSION:

It is recommended that Council consider pre-approving 2020 capital projects in the areas of road resurfacing, new playground equipment and splash pads, and baseball diamond surface improvements. These projects support Council and community priorities and will contribute to the quality of life enjoyed by Welland residents and future residents. Staff will come back to Council in September with a funding source.

ATTACHMENTS:

Appendix I – Photos of Playgrounds

GLENWOOD PARK PLAYGROUND:



COOKS MILLS PARK PLAYGROUND:




ELMWOOD PARK PLAYGROUND:



CHIPPAWA PARK PLAYGROUND:



COUNCIL
CORPORATE SERVICES
FINANCE DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

19-4/19-38

REPORT FIN-2019-18
AUGUST 6, 2019

SUBJECT: REALTAX TAX RECOVERY SPECIALISTS

**AUTHOR: MIKE LOSTRACCO,
REVENUE SERVICES MANAGER**

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

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND engage the services of Realtax recovery specialists for the purposes of tax registration for tax sales; and further

THAT Welland City Council directs the Clerk to prepare an amendment to By-law 2006-193.

ORIGIN AND BACKGROUND:

Realtax is a Canadian company that has been providing tax registration/tax sale services since 1996. Realtax provides services from the beginning of the tax registration process, all the way through the tax sale, and beyond. Over 200 municipalities use Realtax, including eight municipalities within the Niagara Region.

The City of Welland has historically performed its own tax registration and tax sales. However with legislation changes, and as more complex situations arise, staff find that they are spending more and more time on these tax registrations.

COMMENTS AND ANALYSIS:

The actual tax sale would still be conducted by City staff and continue to be held at City Hall. Realtax will assist in all the paperwork leading up to the day of the sale and have staff by the phones in the event that a complication or question arises. The real benefit will arise in the tax registration process as Realtax will prepare all notices, prepare all forms, as well as conduct all appropriate searches and research when needed. There is no contract to sign and Realtax will work on a file by file basis.

FINANCIAL CONSIDERATION:

There is no cost to the City of Welland as all costs charged by Realtax are 100% recoverable.

In addition, there would be no revenue loss incurred by the City. Currently under the user fees by-law, there are flat rate fees for the "Tax Registration" and "After Final Notice" process. Staff

would be looking to amend these fees to reflect Realtax's costs plus 15% for City staff time. The fees for "Sale by Tender/Auction" would remain the same, as the City would be conducting the actual tax sale.

The new fees would be:

Finance	20-130-000	<u>current fee</u>	<u>proposed fee</u>
Account	32034 Tax Registration	\$700.00	actual fees charged plus 15%
	-After Final Notice	\$850.00	actual fees charged plus 15%

OTHER DEPARTMENT IMPLICATIONS:


Not applicable.

SUMMARY AND CONCLUSION:

It is recommended that on a go forward basis that Realtax be used to support the City of Welland with all tax registrations and tax sales.

It is also recommended that the fees and charges proposed in this report be authorized by Council and By-law 2006-193 be amended to reflect the new rates effective August 6, 2019.

COUNCIL
INFRASTRUCTURE AND DEVELOPMENT SERVICES
TRAFFIC DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT TRAF-2019-12
AUGUST 6, 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 MANAGER: CHRIS ANDERS, P. ENG.
MANAGER, ENGINEERING SERVICES**

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND approves **REPORT TRAF-2019-12** 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 "I" – MUNICIPAL/ PRIVATE PROPERTY:

SKETCH No.	LOCATION	COMMON NAME
No Sketch	41-49 West Main Street	614863 Ontario Inc.
No Sketch	97 Beatrice Street	97 Beatrice Street
No Sketch	156 Fitch Street	Prince Court/ Princess Manor Apts.
No Sketch	158 Fitch Street	Prince Court/ Princess Manor Apts.

ORIGIN AND BACKGROUND:

On this occasion, **SCHEDULE "I"**, will be affected.

SCHEDULE "I" – Municipal/ Private Property

An amendment is required to include 41-49 West Main Street, 97 Beatrice Street and 156/158 Fitch Street to the City of Welland Municipal/ Private Property Schedule of By-law 89-2000:

This will allow Parking Enforcement Officers to enter onto private lands at the request of the property owner to issue a penalty notice and/ or remove unauthorized vehicles.

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 Municipal and Private property within the City of Welland.

FINANCIAL CONSIDERATION:

There is potential for increased revenue with the additional Private Property inclusions.

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.

The addition to the Municipal/ Private Property schedule are at the request of the property owners. Private property owners are experiencing difficulties with illegally parked vehicles on their property and the best solution to solve their problems would be to join our Traffic and Parking By-law and request enforcement when required.

ATTACHMENTS:

Appendix I – Authorization Letter, 41-49 West Main Street
Appendix II – Authorization Letter, 97 Beatrice Street
Appendix III – Authorization Letter, 158 Fitch Street

Appendix I

AUTHORIZATION LETTER
Parking Enforcement Unit as AGENTS614863 ONTARIO INC.
May 25, 2019

The Corporation of the City of Welland
60 East Main Street – City Hall
Welland, Ontario
L3B 3X4

Attention: James Cronshaw, MLEO(C)
Senior By-Law Enforcement Officer

Re: Authorization for Private Property Tagging and/or Towing
41-49 West Main St, Welland, Ontario L3C 4Z5

Ron and Irene Mauro are owners of 41-49 West main Street, Welland, Ontario L3C 4Z5 and request the City of Welland to control unauthorized parking at the above noted address as per Traffic and parking By-law 89-2000.

The following person(s) have been designated with signing privileges:

1. Ron Mauro Owner
2. Irene Mauro Owner
3. Manager

A copy of this letter and identification will be produced each time a Parking Enforcement Officer arrives to enforce the offence of "Park on Private Property without the owners consent" or "Park on Private Property in contravention of Traffic and Parking By-law 89-2000."

We understand that you require a "FORM 2" to be fully completed for each and every enforcement attendance by one of the above authorized person(s), who will call (905)735-1700 Ext. 2250 or 2113 for enforcement.

Signage is affixed to permanent post approximately 6' high and are located on both sides of each entrance/exit of the property. The signs indicate:

Private Property
Unauthorized vehicles will be
Tagged and/or towed
At owner's expense
City of Welland
By-law 2000

If further information is required, please call Ron/Irene at 905-734-7555.

Sincerely,

A handwritten signature in black ink that reads "Irene Mauro". The signature is written in a cursive style with a period at the end.

Irene Mauro
614863 Ontario Inc.
Owner

Appendix II

AUTHORIZATION LETTER

Parking Enforcement Unit as AGENTS

The Corporation of the City of Welland

60 East Main Street – City Hall

Welland, ON L3B 3X4

Attention: James Cronshaw, MLEO(O)
Senior By-law Enforcement Officer

Re: Authoriation for Private Property Tagging and/or Towing 97 Beatrice Street, Welland, ON L3B 2Z2

The Corporation of the City of Welland are agents for the owners of 97 Beatrice Street, Welland, on L3B 2Z2 and request the City of Welland to control unauthorized parking at the above noted address as per Traffic and Parking By-law 89-2000.

The following person (S) have been designated with signing privileges:

Ann Josephs, owner

DamIAnn Prehay, owner’s son

A copy of this letter and identification will be produced each time a Parking Enforcement Officer arrives to enforce the offence of “Park on Private Property without the owners consent” or “Park on Private Property in contravention of Traffic and Parking By-law 89-200”.

We understand that you require a “FORM 2” to be fully completed for each and every enforcement attendance by one of the authorized person (s), who will call (905) 735 – 1700 Ext. 2250 or 2113 for enforcement.

Signage is affixed to permanent post approximately 6’ high and are located both sides of each entrance / exit of property. The signs indicate:

Private Property
Unauthorized vehicles will be
Tagged and / or towed
At owner’s expense
City of Welland
By-law 89-2000

If further information is required, please call (Ann Josephs) at (647) 283-6152.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann Josephs", with a long horizontal flourish extending to the right.

Ann Josephs

Owner

Attention:

James Crenshaw



PRINCE COURT/PRINCESS MANOR APTS.

May 8, 2019.

158 FITCH STREET,
WELLAND, ON,
L3C 4V6Phone: 905-735-6133
Fax: 905-735-6951
E-mail:
princeprincess@realstar.ca

To whom it may concern:

We are interested in
joining your private property
by-law.

Persons designated with signing privileges
will be

Jeff. Sider Resident manager

David Lyrette Assistant manager

Thanks.

Jeff Sider

APPROVALS	
GENERAL MANAGER	<i>MM</i>
CFO	<i>[Signature]</i>
CAO	<i>[Signature]</i>

COUNCIL**INFRASTRUCTURE AND DEVELOPMENT SERVICES***06-126*

**REPORT P&B-2019-38
AUGUST 6, 2019**

**SUBJECT: REQUEST FOR EXTENSION TO DRAFT PLAN
APPROVAL – DAIN CITY SUBDIVISION – DAIN CITY
DEVELOPMENTS, NORTH SIDE OF FORKS ROAD, EAST
OF CANAL BANK STREET (FILE: 26T-14-06002)**

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

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

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves an extension to Draft Plan Approval for the Dain City Subdivision (File: 26T-14-06002) for an additional one (1) year to September 6, 2020.

That Welland City Council approves a policy amendment to allow for the Dain City Subdivision 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.

ORIGIN AND BACKGROUND:

The Dain City Subdivision (File 26T-14-06002), consisting of 65 Blocks for the construction of between 731 and 982 dwelling units, 12 Blocks for parks and open space purposes and 1 Block for a storm water management facility, received Draft Plan Approval on September 6, 2007.

Request for a two year extension was received by the City on June 20, 2019. The request for extension for two years rather than one year was based on the following:

- A resubmission package for Phase 1 was filed and a two year extension would allow the time needed to register Phase 1 and continue to meet draft plan conditions for registration of Phase 2.
- Significant soil contamination was found on the lands which requires removal and remediation. The two year extension will afford sufficient time to take the necessary measures required to successfully remediate the lands.

- A land use study has been initiated to develop a "Master Plan" encompassing the adjacent lands to the west and north. A two year extension would allow for the land use study and development applications to be submitted and reviewed, allowing the subject lands to be part of the Master Plan review.

COMMENTS AND ANALYSIS:

In 2018, due to a lack of movement on the file, Staff recommended that the approval not be extended for an additional year. The applicant provided preliminary reports to Council to show that they had been making progress, and Council extend approval for an additional 12 months.

New owners have purchased the property and have submitted a request for a one year extension. The new owners have also submitted a request for clearance of conditions for Phase 1 of the Plan of Subdivision, showing that they have been making progress on clearing the conditions of approval. This submission included:

- Civil Engineering drawings package;
- Stormwater Management Report;
- Sanitary and Stormwater Environmental Compliance Approval Applications;
- Noise and Vibration Report;
- Traffic Impact Study; and,
- Land Use Compatibility, Environmental Air Quality Assessment.

The applicants have also applied for incentives under the City's Brownfield Community Improvement Program to start the environmental clean-up of the site.

The Region of Niagara has been circulated the request for extension of the Draft Plan Approval. They have identified that they have no objection to the request for a two year extension.

Niagara Peninsula Conservation Authority was circulated the request for extension. They have provided comment that the Environmental Impact Study on the property is approaching being twelve (12) years old, which would necessitate the report being updated in accordance with new NPCA policies. At this time, the NPCA has no objection, but note that any further extensions beyond two (2) years will require this study to be updated.

In an effort to remain consistent with the extension to Draft Plan Approval that has been provided to other applications, Staff are only recommending a one (1) year extension to Draft Plan Approval rather than the two years requested.

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:

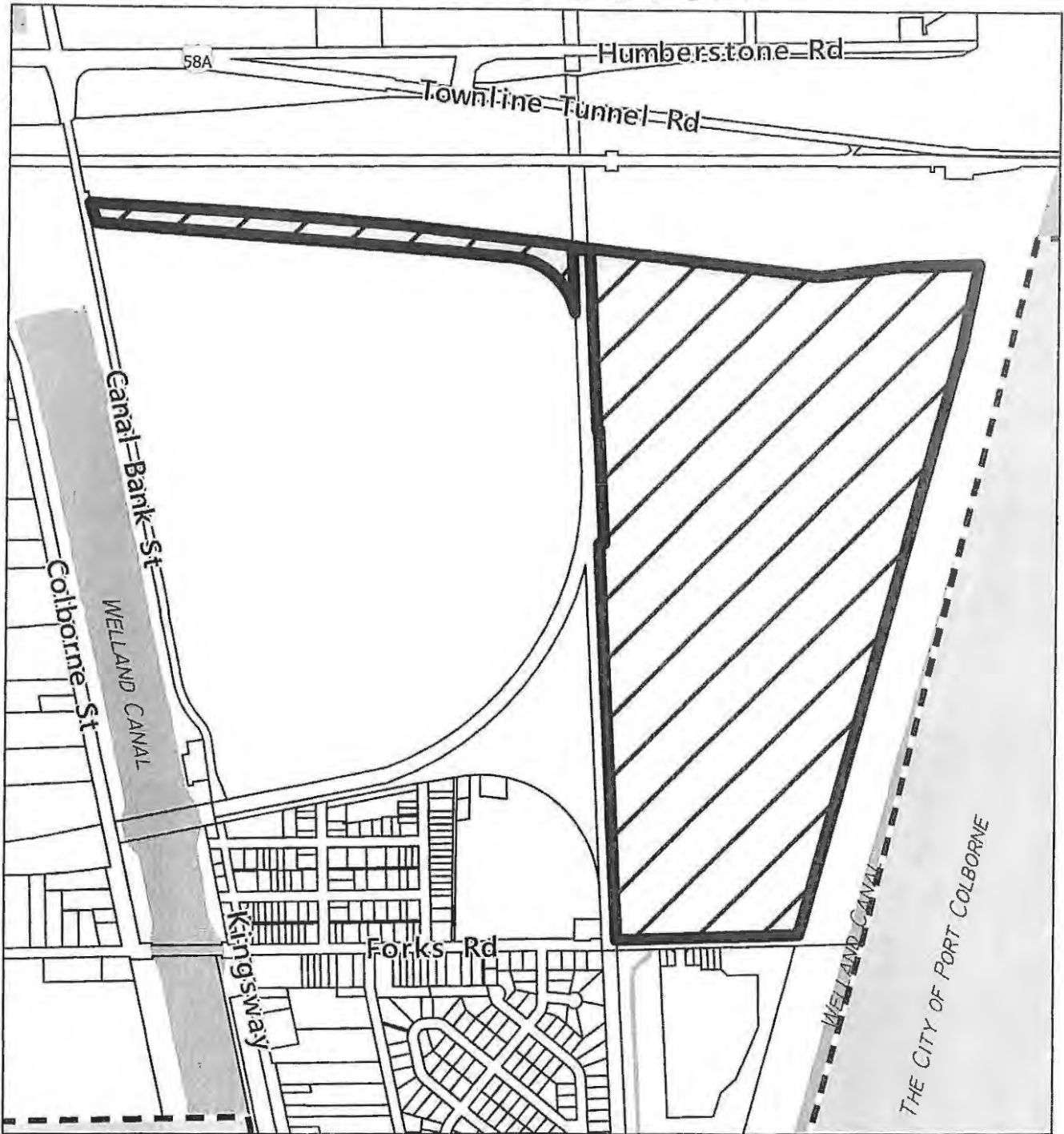
The Dain City Subdivision (File 26T-14-06002), consisting of 65 Blocks for the construction of between 731 and 982 dwelling units, 12 Blocks for parks and open space purposes and 1 Block for a stormwater management facility, received Draft Plan Approval on September 6, 2007.

Staff recommend a one (1) year extension to the Dain City Subdivision Draft Plan Approval to September 6, 2020.

ATTACHMENTS:

- Appendix I - Key Map
- Appendix II - Request for Extension
- Appendix III - Relevant Correspondence

26T-14-06002



KEY MAP



SUBJECT LANDS



CITY OF WELLAND
 INTEGRATED SERVICES
 PLANNING DIVISION

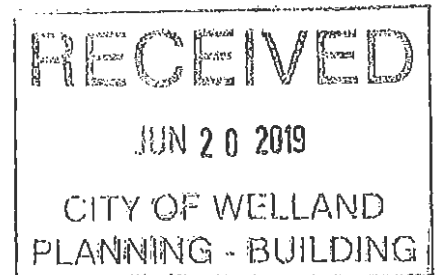


June 20, 2019

Development and Infrastructure Services
Corporation of the City of Welland
60 East Main Street
Welland, ON L3B 3X4

Attention: Grant Munday, Manager of Development Approval

RE: Dain City East Subdivision Plan
City File No.: 26T-14-20002



Dear Mr. Munday:

On behalf of 555 Canal Bank Developments GP Inc., we are requesting an extension of the Draft Plan Approval for the Dain City East Subdivision Plan 26T-14-20002.

On September 11, 2018, you as the Manager of Development Approval, granted an extension of the Draft Plan to September 6, 2019. A 2-year extension of draft plan approval is being requested. The following activities have transpired from the last extension request which support the need for the 2-year extension:

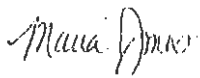
- A resubmission package for Phase 1 was filed with the City of Welland on June 6, 2019 and with the Region of June 17th, 2019. The length of the extension request would allow 555 Canal Bank Developments GP Inc. to register Phase 1 and continue to meet draft plan conditions for registration of Phase 2.
- Significant soil contamination was found on the lands which requires removal and remediation. The 2-year extension will afford 555 Canal Bank Developments GP Inc. sufficient time to take the necessary measures required to successfully remediate the lands.
- In accordance with the Brownfield Incentive Grants, applications have been filed with the City, and a Land Use Study has been initiated to develop a "Master Plan" encompassing adjacent lands (formerly John Deere) and 65 Canal Bank to the north. The City, Region and representatives on behalf of 555 Canal Bank Developments GP Inc. have conducted extensive discussions regarding the development of the parcels of lands. The Land Use Study and subsequent development applications for the other sites are targeted for September 2019. The 2-year extension would ensure enough time is allocated to the completion this endeavour.

We have enclosed the following cheques representing the required processing fees to accompany our extension request:

- \$1476.00 made payable to the City of Welland;
- \$570.00 made payable to the Niagara Peninsula Conservation Authority; and
- \$1270.00 made to the Region of Niagara.

Should you have any questions regarding the content of the materials submitted, feel free to contact the undersigned at extension 3006 or maria@armstrongplan.ca.

Kind Regards,



Maria Jones, MCIP RPP

ARMSTRONG PLANNING & PROJECT MANAGEMENT
(416) 444-3300
maria@armstrongplan.ca

Via E-mail Only

July 5, 2019

File: D.11.11.SD-19-032

Ms. Rachelle Larocque, MCIP, RPP
 Planning Supervisor
 Infrastructure and Development Services
 Corporation of the City of Welland
 60 East Main Street
 Welland, ON L3B 3X4

Dear Ms. Larocque,

**Re: Extension of Draft Plan Approval
 Dain City East Subdivision (Owner: 555 Canal Bank Developments GP Inc.)
 City File No. (26T-14-20002)
 North of Forks Road, West of the Welland Canal
 Part of Lots 20 and 21, Concession 5, City of Welland**

Regional Planning and Development Services staff has reviewed a request for a two-year extension of Draft Plan of Subdivision Approval for the Dain City East Subdivision (North of Forks Road, West of the Welland Canal) from Armstrong Planning & Project Management. The request for extension was received with fees on June 27, 2019.

The following Regional and Provincial comments are offered to assist the City in considering the extension request.

Original Draft Plan of Subdivision Approval was granted by City of Welland Council on October 10, 2006 for a period of three (3) years. Since that time, several extensions of draft approval have been granted by City Council. Regional staff most recently provided comments on a request for extension of draft plan approval for the Dain City Subdivision on July 13, 2018, citing no objection.

The applicant's justification for the requested 2-year extension of Draft Approval notes that:

- A request for clearance package for Phase 1 has been recently filed. The length of the extension request would allow the applicant to register Phase 1 and continue to meet draft plan conditions for registration of Phase 2;
- Significant soil contamination was found on the lands which requires removal and remediation. The 2-year extension will allow the developer sufficient time to take the necessary measures required to successfully remediate the lands;
- In accordance with the Brownfield Incentive Grants, applications have been filed with the City, and a Land Use Study has been initiated to develop a "Master Plan" encompassing

adjacent lands. The extension would ensure enough time is allocated for the completion of such study.

As such, staff offer no objection to the applicant's justification. It is the Region's practice to consider up to two year extensions to draft plan approval. This allows for regular review of the proposal in light of the most recent policies and/or infrastructure considerations and to modify and/or update conditions of approval if necessary. Since the time that Regional staff's most recent comments were submitted, there have been no Provincial or Regional policy changes that affect the subject lands.

Conclusion

At this time, Regional staff is satisfied that Regional and Provincial interests will not be compromised by an extension of draft approval. Therefore, Regional staff offers no objection to the request for a two (2) year extension of Draft Plan of Subdivision Approval.

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 this application.

Sincerely,



Lindsay Earl, MES, MCIP, RPP
Senior Development Planner

cc. Susan Dunsmore, P. Eng., Manager Development Engineering, Niagara Region
David Deluce, MCIP, RPP, Senior Manager, Planning & Regulations, NPCA



NIAGARA PENINSULA
CONSERVATION
AUTHORITY

250 Thorold Road West, 3rd Floor, Welland, Ontario L3C 3W2
Telephone 905.788.3135 | Facsimile 905.788.1121 | www.npca.ca

July 30, 2019

Via Email Only

Ms. Rachelle Larocque, BES, M.Sc., MCIP, RPP
Planning Supervisor
City of Welland
60 East Main Street
Welland, Ontario, L3B 3X4

Our File MPR 6.17.80/PLDAPE201900542

Dear Ms. Larocque

**Re: Niagara Peninsula Conservation Authority (NPCA) Comments
Extension of Draft Plan Approval
Dain City Subdivision
City of Welland
File No.: 26T-14-06002**

The NPCA has received a request to extend Draft Plan Approval for the above Draft Approved Plan of Subdivision for two years. The request is to allow more time to complete the registration process. Draft Plan Approval expires on September 6, 2019. The NPCA has reviewed this request and offers the following comments.

The NPCA regulates flood plains (up to the 100 year flood level), Great Lakes shorelines, hazardous land, valleylands and wetlands (Provincially Significant Wetlands and other wetlands over 2 hectares in size) under *Ontario Regulation 155/06 of the Conservation Authorities Act*. The subject lands contain a watercourse and abut the Seaway Wetland Complex, which is a non-provincially significant wetland (PSW).

The watercourse along the west side of the property is proposed to remain an open channel and may require some realignment. The east-west portion of the watercourse is to be enclosed. NPCA staff previously approved the environmental impact statement (EIS) supporting these changes and required an NPCA Work Permit prior to any work. The EIS is now 12 years old and nearing the stage where an update should be considered. In addition, the NPCA updated its policies, effective November 1, 2018, which are more restrictive for enclosing watercourses.

NPCA staff appreciate the challenges being faced in developing this particular site. As such, NPCA staff support the requested two year extension, with the current Conditions of Draft Approval.

However, should a further extension be requested in the future, NPCA staff will be applying our current polices, which will require an update to the EIS and possibly a modification to the draft plan if enclosing the watercourses cannot be supported.


I trust this information is helpful. If you have any questions, please let me know.

Regards,

A handwritten signature in black ink that reads "David Deluce". The signature is written in a cursive style with a large initial 'D'.

David Deluce, MCIP, RPP
Senior Manager, Planning & Regulations (ext. 224)

cc: Ms. Lindsay Earl, MCIP, RPP, Region of Niagara (email only)

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCIL**INFRASTRUCTURE AND DEVELOPMENT SERVICES**

10-76

**REPORT P&B-2019-39
AUGUST 6, 2019**

**SUBJECT: APPLICATION FOR TAX INCREMENT GRANT PROGRAM
COMMUNITY IMPROVEMENT PLAN FOR THE
DOWNTOWN AND HEALTH AND WELLNESS CLUSTER
1969578 ONTARIO LTD
5, 25 and 49 DENISTOUN STREET**

**AUTHOR: CHRISTINE ROSSETTO, B.A. (Hons.)
PLANNING ASSISTANT**

**APPROVING SUPERVISOR: ROSE DI FELICE, M.PI., M.Sc., MCIP, R.P.P.
MANAGER OF POLICY PLANNING**

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the Downtown and Health and Wellness Cluster Community Improvement Plan Application for property municipally known as 5, 25 and 49 Denistoun Street for the Tax Increment Grant Program in the estimated amount of \$275,670.12; and further

THAT Welland City Council supports the circulation of this Report to Niagara Region to request the Region's participation in the Tax Increment Grant Program; and further

THAT Welland City Council directs Staff to prepare the required By-law and Agreement; and further

THAT Welland City Council authorizes the Mayor and City Clerk to execute any documentation required to satisfy conditions related to participation in the Downtown and Health and Wellness Cluster Incentive Program.

ORIGIN AND BACKGROUND:

A Downtown and Health and Wellness Cluster Community Improvement Plan (CIP) Incentive Application has been received for property municipally known as 5, 25 and 49 Denistoun Street. Seventeen street townhouses are proposed on the subject land which forms part of the Welland High Gardens Subdivision and the Owner is seeking approval under the Tax Increment Grant (TIG) Program wherein Council approval is required. In addition, the Owner has made Application for the Residential Grant Program and the

Planning and Building Fees Program this CIP for which approval has been delegated to, and received from, Staff.

The purpose of the TIG Program is to encourage rehabilitation, redevelopment, infill and intensification projects by providing a financial incentive that reduces the property tax increase that can result from development/redevelopment. This Grant is based on 80% of the municipal (City and Region) property tax increase for up to 10 years following project completion where the project results in an increase in assessed value and therefore property taxes.

COMMENTS AND ANALYSIS:

The subject property consists of 3 vacant blocks located on the west side of Denistoun Street, north of West Main Street and is illustrated on the attached Location Map (Appendix I). A total of 17 street townhouses are proposed on the 3 blocks. This proposal is the first phase of development for the Welland High Gardens Subdivision.

The TIG Program provides an annual grant equivalent to 80% of the increase in municipal (City and Region) property taxes that result from the project for up to 10 years. From the information provided, Staff has estimated the Grant to be approximately \$275,670.12 over the 10 year Grant period and is shown in Appendix II. The City's contribution to this incentive has been estimated to be \$152,730.62, being approximately 58 percent of the estimated Grant. The Grant ceases when the total along with all other Grants provided equals the cost of redevelopment, or 10 years, whichever comes first.

With respect to eligible costs for this Grant, the Owner has provided 2 cost estimates from bona fide contractors for the completion of the 17 street townhouses. The lowest quote is \$2,395,600 (excluding HST) from Halucha Cost Consulting and has been used in the estimated TIG calculation shown in Appendix II.

Niagara Region must confirm their participation in the Tax Increment Grant Program.

If Council approves this Application, the Owner will be required to enter into a Grant Agreement which will specify the terms of the Grant. As per the Program requirements, the construction works may not commence until the Agreement has been executed. Successful completion of this project is a requirement of the TIG Program along with the Owner being responsible for all costs of the project.

The proposal meets the purpose of the CIP by stimulating private sector investment within the Project Area. The new development will increase tax assessment and property tax revenues over the 10 year term of the TIG. The proposal revitalizes the former vacant high school lands and will provide for varied housing opportunities.

Staff recommends approval of the Application for the Tax Increment Grant Program for 5, 25 and 49 Denistoun Street. This financial incentive will help offset the costs of redevelopment of this property. When completed, it will result in 17 new residential dwelling units.

FINANCIAL CONSIDERATION:

The TIG Program will be administered as follows:

- Tax increment based grant program uses future tax increase (tax increment) to pay for eligible costs by way of a property tax rebate;
- Regional participation is subject to Regional Council approval; and
- Grant equals 80% of City and Region portion of property tax increase rebated annually each year for up to 10 years.

The total amount of all Grants provided through available Incentive Programs shall not exceed the total cost of redevelopment.

OTHER DEPARTMENT IMPLICATIONS:

The Legal Division will be involved in the registration of the Agreement and By-law. The Finance Division will be involved with all financial aspects associated with the Incentive Program. The Building Division will be involved with the issuance of the required Building Permits and any applicable Development Charge Reductions.

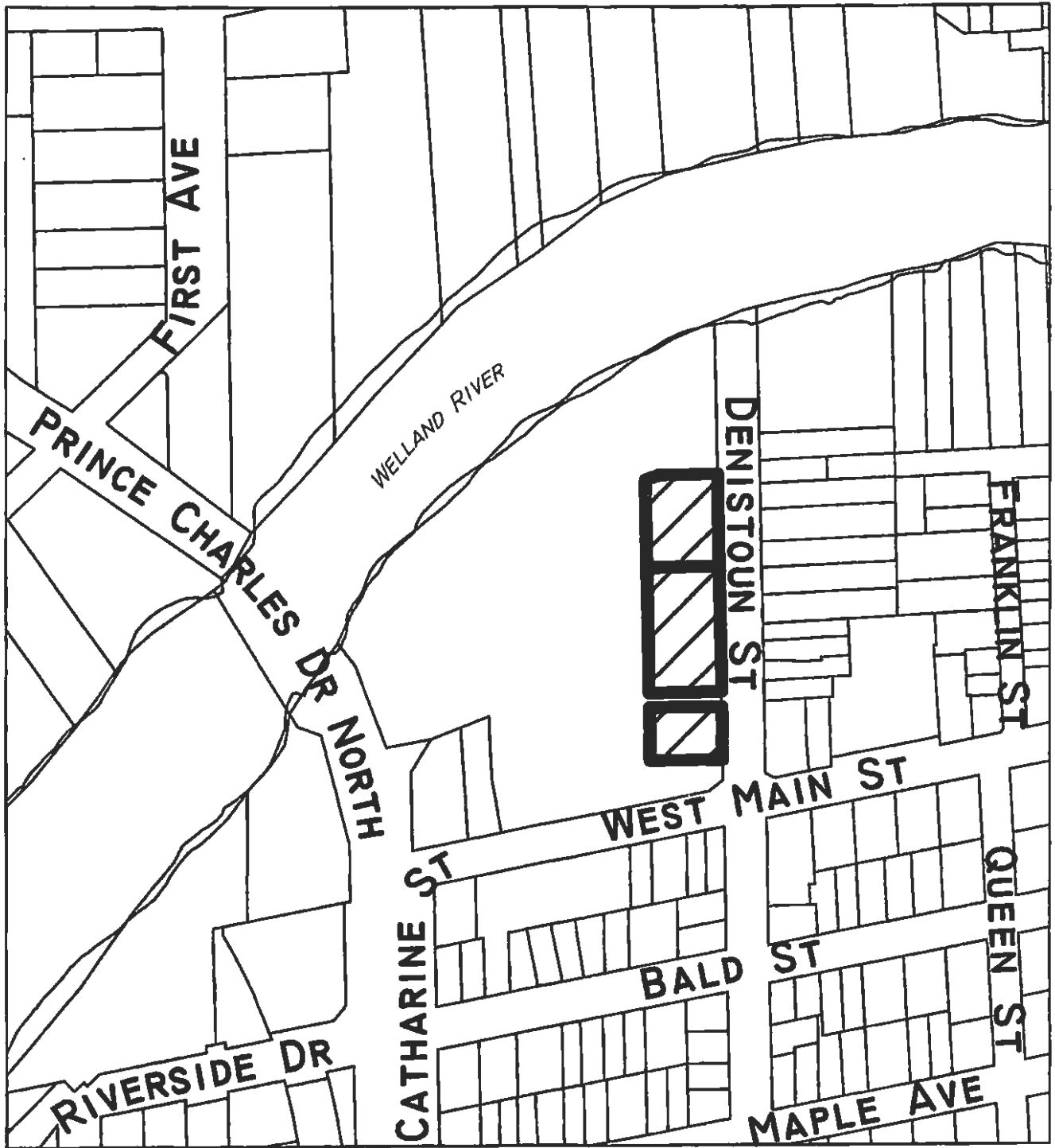
SUMMARY AND CONCLUSION:

The Owner of 5, 25 and 49 Denistoun Street has requested funding under the Downtown and Health and Wellness Cluster Community Improvement Plan Incentive Program for this property. Council's implementation of the Tax Increment Grant Program facilitates redevelopment of properties in the CIP Project Area by assisting property Owners with development costs.

Staff recommends approval of the Application for the Tax Increment Grant for 5, 25 and 49 Denistoun Street as discussed in this Report. The approval of this Application will provide an estimated financial incentive to the Owner of \$275,670.12 in eligible costs. The new construction will increase the assessed value of the property and will provide 17 new residential dwelling units within the Downtown.

ATTACHMENTS:

- | | | |
|-------------|---|---|
| Appendix I | - | Location Map |
| Appendix II | - | Tax Increment Grant – Estimated Calculation |



LOCATION MAP

5, 25, 49 Denistoun Street



SUBJECT LANDS



*Infrastructure and
Development Services*
Planning Division

**CITY OF WELLAND DOWNTOWN AND HEALTH AND WELLNESS CLUSTER CIP
TAX INCREMENT GRANT PROGRAM CALCULATOR
5, 25 and 49 Denistoun Street - Phase 1 - Welland High Gardens - 17 street townhouse units - Estimated Grant**

Roll 271903000312300	Apportioned 2019 Before Project (RT - Residential/New Multi-Res)	Project Completion (RT-Residential/New Multi-Res)	Tax Increment	Annual Grant Payment	Total Grant Payment
Assessment Value	\$204,458.50	\$2,600,058.50			
Municipal Taxes	\$1,629.40	\$20,720.72	\$19,091.33	\$15,273.06	\$152,730.62
Regional Taxes	\$1,311.57	\$16,679.01	\$15,367.44	\$12,293.95	\$122,939.51
Education Taxes	\$329.18	\$4,186.09	N/A		
Total Taxes	\$3,270.15	\$41,585.83	N/A		
		% of Tax Increment	80.00%		
		Total Annual Grant Payment	\$27,567.01		
		Duration of Grant Payment (Years)	10		
		Total Grant Payment¹⁰	\$275,670.12		

Total Draft Plan area is 28,753 square metres. Total area for Blocks 1, 2 and 3 (the subject land) is 4,444 square metres, being 15.46 percent of the total Draft Plan area. This 15.46 percentage has been used to apportion the "Before Project" Assessment Value.

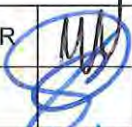
2019 Assessment Value for entire Draft Plan of Subdivision is 1,322,500. The apportioned "Before Project" Assessment Value for Blocks 1, 2 and 3 is 15.46 percent of 1,322,500, being 204,458.50. This TIG calculation estimates the completed project being assessed at 2,600,058.50 at the RT rate and is based on the current 2019 apportioned assessment of subject land plus the estimated construction costs at \$2,395,600. The actual post assessment value will be completed by MPAC following project completion. The existing "Before Project" assessment value is based on actual 2019 MPAC assessment, as apportioned. This TIG calculation is based on 2019 tax rates and will be subject to change as the annual tax base changes throughout the TIG period. This TIG calculation assumes a constant tax rate, which may not be the case, and will be subject to change as the annual tax base changes.

Both before project and project completion Assessment Values are estimates and may be subject to change.

Welland Property Tax Rate (Residential)	0.00796933
Regional Property Tax (Residential)	0.00641486
Education Property Tax Rate (Residential)	0.00161

¹⁰ This is an estimate only and does not constitute any guarantee or assurance of a grant and should not be relied upon as such.

Dated: July 24, 2019

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCIL**INFRASTRUCTURE AND DEVELOPMENT SERVICES**

19-81

**REPORT P&B-2019-40
AUGUST 6, 2019**

**SUBJECT: MODIFICATION TO CITY OF WELLAND REQUEST TO
THE PROVINCE OF ONTARIO FOR DESIGNATION OF
PROVINCIALY SIGNIFICANT EMPLOYMENT LANDS**

**AUTHOR: GRANT MUNDAY, B.A.A., MCIP, R.P.P.
MANAGER OF DEVELOPMENT APPROVALS**

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the modified request for designation of employment lands as shown on Appendix I; and further

That Welland City Council direct Staff to forward Report P&B-2019-40 to the Regional Municipality of Niagara and to the Minister of Municipal Affairs and Housing as the City's revised request for designation of Provincially Significant Employment Lands

ORIGIN AND BACKGROUND:

On June 6, 2019, Bill 108, the More Homes, More Choice Act, received Royal Assent. Bill 108 made amendments to thirteen (13) other pieces of legislation with an aim to making it easier for people to get housing in the Province by increasing the supply. Staff presented Reports P&B-2019-13 & P&B-2019-25 which provided an overview of the proposed changes including specific requests to the Province of Ontario. Council approved the following:

- Received Report P&B-2019-13 for information purposes regarding the Proposed Amendments to the Growth Plan for the Greater Golden Horseshoe, 2017 (the Growth Plan);
- Requests the Province designate those lands identified on Appendix II as Provincially Significant Employment Zones;
- Requests the Province withdraw its appeal on those lands identified on Appendix III be designated as Provincially Significant Employment Zones;
- Requests the Province include the lands identified on Appendix IV within the City's urban area boundary; and
- Directed staff to forward Report P & B – 2019-13 to the Regional Municipality of Niagara and to the Ministry of Municipal Affairs and Housing

as the City's response to the Ministry's proposed changes to the Growth Plan.

With respect the above noted requests, Staff have the following updates at this time:

Request	Update
Request for the Province to designate those lands identified on Appendix II as Provincially Significant Employment Lands	The Province received numerous requests from across the Province to designate or de-designate certain lands Provincially Significant Employments Lands. The Province has indicated that they have not changed the mapping at this time and are planning to conduct further stakeholder consultation on the Provincially Significant Employment Lands Mapping.
Requests for the Province to withdraw its appeal on those lands identified on Appendix III	The Province has indicated that they would consider removing their appeal on these lands once the Region has completed their Municipal Comprehensive Review and New Official Plan.
Request to include lands identified in Appendix IV within the City's Urban Boundary	The Province did not grant this request but changes to the Growth Plan now permit applications for Urban Boundary Expansions outside of Municipal Comprehensive Review. Staff are in the process of preparing Applications for Local and Region Official Plan Amendments.

Staff are of the opinion the changes implemented through Bill 108 will have a positive impact in Welland and provide us with the policy tools necessary to expand the Urban Area in North-West Welland and to continue to promote infill, brownfield and downtown redevelopment.

COMMENTS AND ANALYSIS:

Staff have reviewed the above requests and are requesting that Council consider revising the City's request for designation of certain lands for Provincially Significant Employment Lands. Staff are requesting the following revisions and the rationale for each has been included below each request:

- 1. Remove request to the Province to designate 401 Canal Bank Street (Draft Approved Dain City Subdivision) as Provincially Significant Employment Lands**

The property has been transferred to new owners (555 Canal Bank Developments CP Inc.) which is a subsidiary of Empire Homes. The new owners are eager to move forward with meeting the conditions of Draft Approval for the Proposed Dain City Subdivision. They have submitted a number of items to meet the required conditions of Draft Approval. Staff are confident that this property will now be developed for residential purposes.

2. Remove request to the Province to designate 475, 555, 635 Canal Bank Street (former John Deere Site)

The property has been transferred to new owners (555 Canal Bank Developments CP Inc.) which is a subsidiary of Empire Homes. The Owner would like to pursue converting these lands from employment lands to non-employment land uses (residential and mixed-use). The subject lands are currently designated General Industrial and Core Natural Heritage System in the City's Official Plan and Zoned G1 – General Industrial and ECA – Environmental Conservation Area. The Applicant will be required to apply for an Official Plan and Zoning By-law Amendments to convert the lands from employment lands to residential, commercial and mixed uses.

The lands are subject to Area Specific Policy Area 4 in the Official Plan. Area 4 includes two large sites - the site of the former John Deere plant and the adjacent vacant property to the east (Draft Approved Dain City Subdivision). The Official Plan policies for Area 4 contemplate that the City will develop a new vision for the area. The Applicant will be undertaking a land use study and master plan for the subject lands, 65 Canal Bank Street (former Union Carbide Site) and 200 Dain Avenue (Former Energex Site) to develop a new land use vision for these lands in consultation with the City and Regional Staff.

Staff are currently in consultation with the Region and Applicant to refine the Terms of Reference for this study and plan. This will include a number of detailed studies and reports including the following:

- Planning Justification Report;
- Land Use/Market Needs Study;
- Urban Design, Open Space and Landscape Plans;
- Environmental Impact Study;
- Environmental Site Assessment (Phase I and II);
- Air Quality/Noise Vibration Study;
- Sensitive Land Use Report;
- Function Servicing Report;
- Storm Water Management Plan;
- Phasing Plan;
- Transportation Master Plan; and
- Financial Impact Assessment

Once these studies are complete, the Applicant will be seeking a Regional Official Plan Amendment, a City Official Plan Amendment and a Zoning By-law Amendment. These applications and the Land Use Study will include stakeholder and public consultation. City and Regional Staff are refining the City's long term land needs study for employment lands which includes determining if the City has enough vacant designated employment lands to meet anticipated employment growth to the year 2041.

Given that Area 4 in the Official Plan contemplates a change of land use on these lands, Staff are of the opinion that the City should remove the request to designate these land Provincially Significant Employment Lands to permit the Owner to complete the necessary reports, studies and applications to justify the proposed new uses.

FINANCIAL CONSIDERATION:

There are no financial implications as a result of the content of this Report.

OTHER DEPARTMENT IMPLICATIONS:

There are no implications to other Departments as a result of the content of this Report.


SUMMARY AND CONCLUSION:

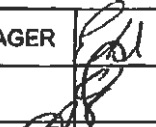
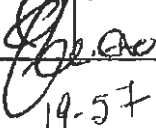
On June 6, 2019 Bill 108, the More Homes, More Choice Act, received Royal Assent. The Act made amendments to several pieces of legislation with an aim to making it easier to deliver housing to the marketplace according to the Province. Staff are of the opinion the changes implemented through Bill 108 will have a positive impact in Welland and provide us with the policy tools necessary to expand the Urban Area in North-West Welland and to continue to promote infill, brownfield and downtown redevelopment.

Staff have reviewed the City's request to the Province of Ontario to designate certain lands Provincial Significant Employment Lands and are requesting that Council consider revising the City's request. Staff are requesting the following revisions to this request for the reasons outlined in this report:

1. Remove request to the Province to designate 401 Canal Bank Street (Draft Approved Dain City Subdivision) as Provincially Significant Employment Lands; and
2. Remove request to the Province to designate 475, 555, 635 Canal Bank Street (former John Deere Site)

ATTACHMENTS:

Appendix I - Report P&B-2019-13 
 Appendix II - Revised Request to Designate Lands Provincially Significant Employment Lands.

APPROVALS	
GENERAL MANAGER	
TREASURER	
CAO	

COUNCILINFRASTRUCTURE AND DEVELOPMENT SERVICES

REPORT P&B-2019-13
MARCH 5, 2019

SUBJECT: PROPOSED AMENDMENTS TO THE GROWTH PLAN
FOR THE GREATER GOLDEN HORSESHOE, 2017

AUTHOR: ROSE DI FELICE, M.Pl., M.Sc. MCIP, RPP
MANAGER OF POLICY PLANNING

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

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives Report P & B - 2019-19 for information purposes regarding the Proposed Amendments to the Growth Plan for the Greater Golden Horseshoe, 2017 (the Growth Plan); and further,

That Welland City Council requests the Province designate those lands identified on Appendix I to Report P & B - 2019-19 as Provincially Significant Employment Zones; and further,

That Welland City Council requests the Province withdraw its appeal on those lands identified on Appendix II to Report P & B - 2019-19 and proposed by the City to be designated as Provincially Significant Employment Zones; and further,

That Welland City Council requests the Province include the lands identified on Appendix III to Report P & B - 2019-19 within the City's urban area boundary; and further,

That Welland City Council directs Staff to forward Report P & B - 2019-19 to the Regional Municipality of Niagara and to the Ministry of Municipal Affairs and Housing as the City's response to the Ministry's proposed changes to the Growth Plan.

ORIGIN AND BACKGROUND:

On January 15, 2019, the Minister of Municipal Affairs and Housing announced proposed amendments to the Province's Growth Plan by releasing Proposed Amendment 1 to the Growth Plan which focuses on the following matters:

- Employment Planning;
- Settlement Area Boundary Expansions;
- Small Rural Settlements;
- Agricultural and Natural Heritage Systems;
- Intensification and Density Targets;
- Major Transit Station Areas; and,
- Transition Matters.

The Province will be receiving comments on the proposed changes for a period of 45 days.

Presently, the City has been implementing the existing Growth Plan policies with the understanding and expectation that all new developments are to conform with said policies. Similarly, any new Growth Plan policies approved by the Province will need to be implemented by the Region and the City.

The purpose of this Report is to provide Council with an overview of the proposed Growth Plan changes and with comments regarding those proposed changes which affect the City. To this end, this Report is structured by firstly providing a synopsis of the changes proposed by Amendment 1 and by secondly providing Staff comments and recommendations on those changes which will most significantly impact the City.

COMMENTS AND ANALYSIS:

Employment Planning

The proposed changes will permit lands within Employment Areas to be converted to an alternative designation that would permit non-employment (i.e., residential, mixed use) uses in advance of a Municipal Comprehensive Review where it is demonstrated that there is a need, where there are no adverse effects on the viability of the Employment Area or the achievement of minimum intensification and density targets, where there are existing or planned infrastructure and public services in place and, where a significant number of jobs are maintained.

The purpose of this change is to provide flexibility by adding uses to Employment Lands thereby ensuring that the lands to be used for employment are appropriately protected while unlocking lands required for non-employment development.

There are however, certain lands that are proposed to be designated Provincially Significant Employment Zones which can only be converted through a Municipal Comprehensive Review.

Settlement Area Boundary Expansions

Changes proposed by Amendment 1 create a system that allows land to be unlocked more quickly to ensure that local municipal decisions regarding "reasonable changes to settlement area boundaries" can be made in a timely fashion. This is to be achieved by permitting small additions to settlement areas (up to 40 hectares) prior to a Municipal Comprehensive Review subject to the lands meeting certain criteria including minimum density targets, being serviced and having sufficient infrastructure capacity.

Small Rural Settlements

Small rural settlements are recognized as areas that are "not expected to face significant growth pressures" and include existing hamlets or similar small settlement area that are "long-established and identified in official plans." The City's Official Plan does not designate hamlets nor small settlement areas.

Agricultural and Natural Heritage Systems

Municipalities will be allowed to use their existing Agricultural and Natural Heritage mapping as they transition to provincial mapping. Provincial mapping of the agricultural land base and the Natural Heritage System will apply only after said mapping is implemented in upper-tier and single-tier official plans. Once the provincial mapping has been implemented in the official plan all refinements only will be allowed to be made through a Municipal Comprehensive Review.

Intensification and Density Targets

One of the more significant changes proposes to reduce the intensification and designated Greenfield area density targets currently required to be met by the Growth Plan. In order to achieve the objective of supporting provincial transit investments, planned growth rates and local realities including market demand for housing, minimum intensification and density targets grouped by municipalities are proposed. The grouping by municipalities is different than what is currently in place; single intensification and density targets within the whole of the Greater Golden Horseshoe area.

A minimum of 50% of growth occurring annually within the delineated Built-Up area has been established for Niagara Region by the proposed Growth Plan whereas the existing Growth Plan requires a minimum of 60% be achieved. In designated Greenfield areas the density target for the Region has been reduced from 80 jobs/people per hectare to 60 jobs/people per hectare. These reduced targets are to take effect by 2022, with no further increase after 2031. The City currently achieves 70% intensification in its Built-Up area.

Major Transit Station Areas

The changes are being proposed under this heading in order to provide a more direct and faster approach to determine major transit station areas. To this end, upper-tier and single-tier municipalities may delineate the boundaries of major transit station areas and identify minimum density targets for these areas prior to a Municipal Comprehensive Review while maintaining provincial approval and protection by designating these areas as protected major transit station areas under the *Planning Act* requirements providing official plan policies for these areas are met.

Transition Matters

The Province intends that the timelines for municipal implementation of proposed Amendment 1 would be the same as current timelines for implementation of the Growth Plan. For lower-tier municipalities this means that the conformity date would be within one (1) year of the applicable upper-tier official plan taking effect.

Discussion

As noted previously, the above noted comments provide a synopsis of the changes proposed as Amendment 1 to the Growth Plan, 2017. The most impactful on the City are those changes which result in scaled (reduced) intensification and density targets, settlement area boundary changes and employment areas.

a) Employment Planning

Through Amendment 1 certain lands within the boundaries of the Growth Plan are to be designated Provincially Significant Employment Zones; none of these 29 areas proposed to be designated are located within Niagara Region. The Province is requesting that municipalities provide mapping of areas which, in their communities, should be designated.

It is Staff's recommendation that lands currently identified by the Growth Plan and the City's Official Plan as Gateway Economic Zone and Gateway Economic Centre be recognized as Provincially Significant Employment Zones. These lands are recognized in the current Growth Plan as having significant potential to promote and support increased opportunities for cross-border trade, movement of goods, and tourism. In addition, lands adjacent to the active Welland Canal should also be considered as Provincially Significant Employment Zones given the economic opportunities their location presents. Although some of these lands are designated Agricultural and Open Space & Recreation by the City's Official Plan their strategic locations along the Welland Shipping Canal adjacent to rail lines and Provincial Highways require them to be protected for future employment uses. With reference to Appendix I, Staff is proposing that the Province designate those lands identified with hatching as Provincially Significant Employment Zones.

b) Settlement Area Boundary Expansions

The proposed changes involving Settlement Area Boundary Expansions permit their expansion subject to certain criteria. Currently, the City is undertaking an Urban Area Expansion to include the lands in the Northwest Area of the City.

The Northwest Area of the City has been a prime candidate area for boundary expansion and therefore over the course of recent years City of Welland Councils' have supported the inclusion of these lands in the Northwest Area of the City within its urban area boundary. The Northwest Area has significant potential to accommodate growth by permitting urban land uses within this Area. The suitability of the area for development relative to stormwater drainage, water and sewer services, environmental impacts and integration with existing and proposed development in the City and the abutting municipalities of Pelham and Thorold have been demonstrated. In fact, as a result of the expansion of the Town of Pelham and related commitment on the part of the Region to service those lands, the Northwest Area of the City became economically feasible to service. Regional and City services are located within the Study Area. Past studies have served as a basis for demonstrating that there are existing or planned infrastructure and public facilities to support the proposed growth and development of complete communities.

In addition to the foregoing regarding demonstrated need and appropriateness for the Northwest Area of the City to be included within its urban area boundary, the City has

recommended that lands currently within its urban area boundary (in the southwest area of the City) which are not suitable for urban development be removed.

Staff recommends that with the approval of Amendment 1, lands within the Northwest Area of the City be included within the City's urban area boundary as these lands are appropriate for future urban development due to their existing and planned infrastructure, proximity to existing built-up areas and ability to contribute to orderly, sequential and continuous development (Appendix III). Staff is of the opinion that urban expansion only should be permitted where minimum intensification requirements have been met. The City has met and exceeded the current minimum and will meet the proposed targets.

c) Intensification and Density Targets

With respect to the reduced intensification and density targets proposed by Amendment 1 to the Growth Plan, Staff can support the proposed changes. It should be noted that the City has achieved higher intensification and density targets than those proposed by Amendment 1. As well, it should be noted that the targets are minimums and therefore, higher targets can be achieved thereby continuing to encourage the development of complete communities composed of medium and higher density developments primarily small lot singles and street townhouses in Greenfield and infill areas.

d) Transition Matters

With respect to Transition Matters, Staff has no issue with the proposed changes. The City will be undertaking an Official Plan Review and will conform to the Growth Plan once an approved version is available.

As part of the Transition Matters, Staff is requesting that the Province withdraw its appeal of Regional Policy Plan Amendment (RPPA) 4-2013 (Appendix II). The subject lands are intended for employment purposes and have been recommended by Staff to be considered as Provincially Significant Employment Zone lands.

FINANCIAL CONSIDERATION:

There are no financial implications as a result of this Report

OTHER DEPARTMENT IMPLICATIONS:

There are no implications to other Departments as a result of the contents of this Report.

SUMMARY AND CONCLUSION:

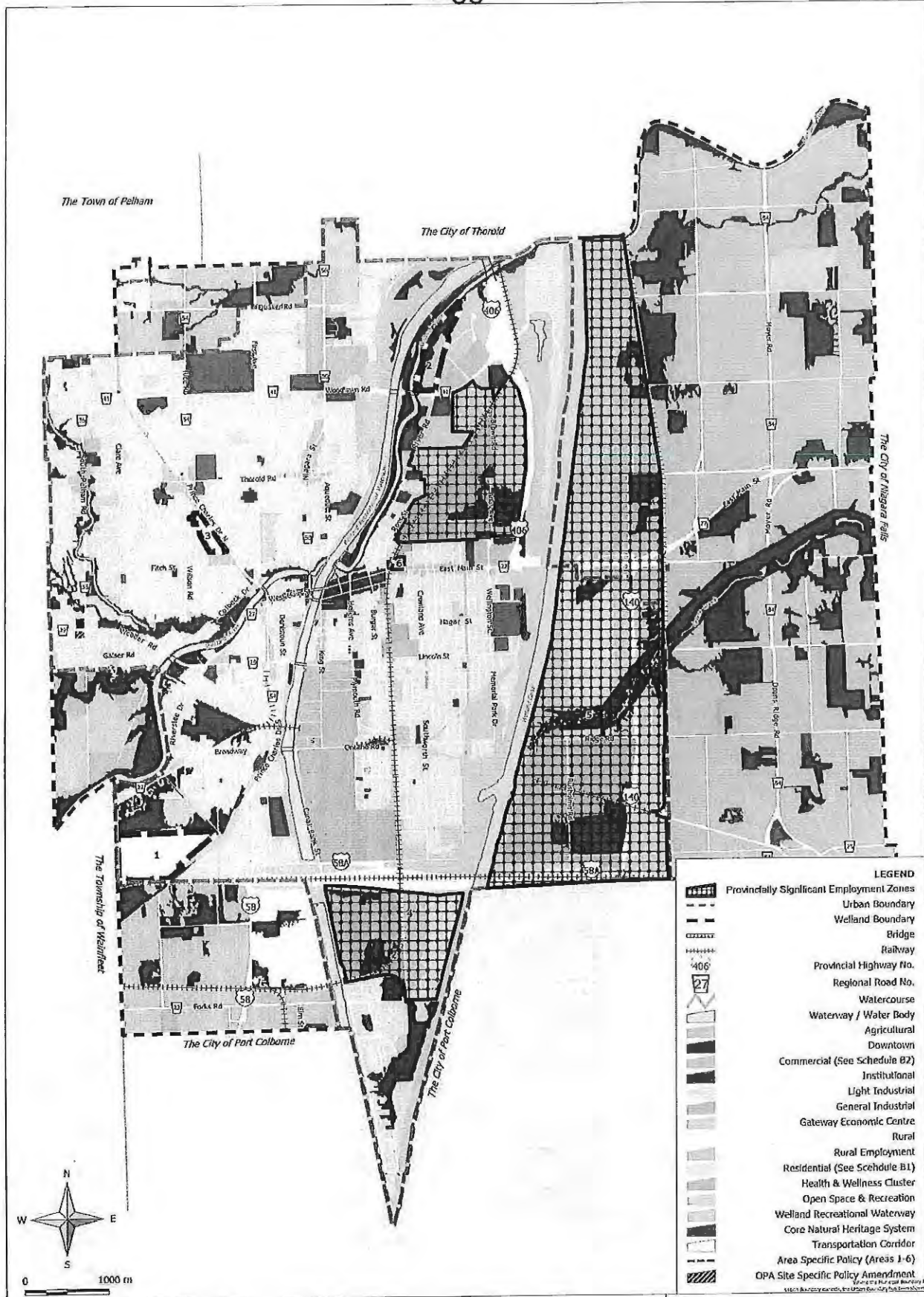
This Report provides an overview of the proposed changes (Amendment 1) to the Growth Plan that are of significance to the City and as such, it is recommended that this Report be forwarded to the Regional Municipality of Niagara and the Ministry of Municipal Affairs and Housing.

ATTACHMENTS:

Appendix I – Proposed Provincially Significant Employment Zones

Appendix II – Lands Under Appeal by Province

Appendix III – Northwest Welland Proposed Urban Area Expansion



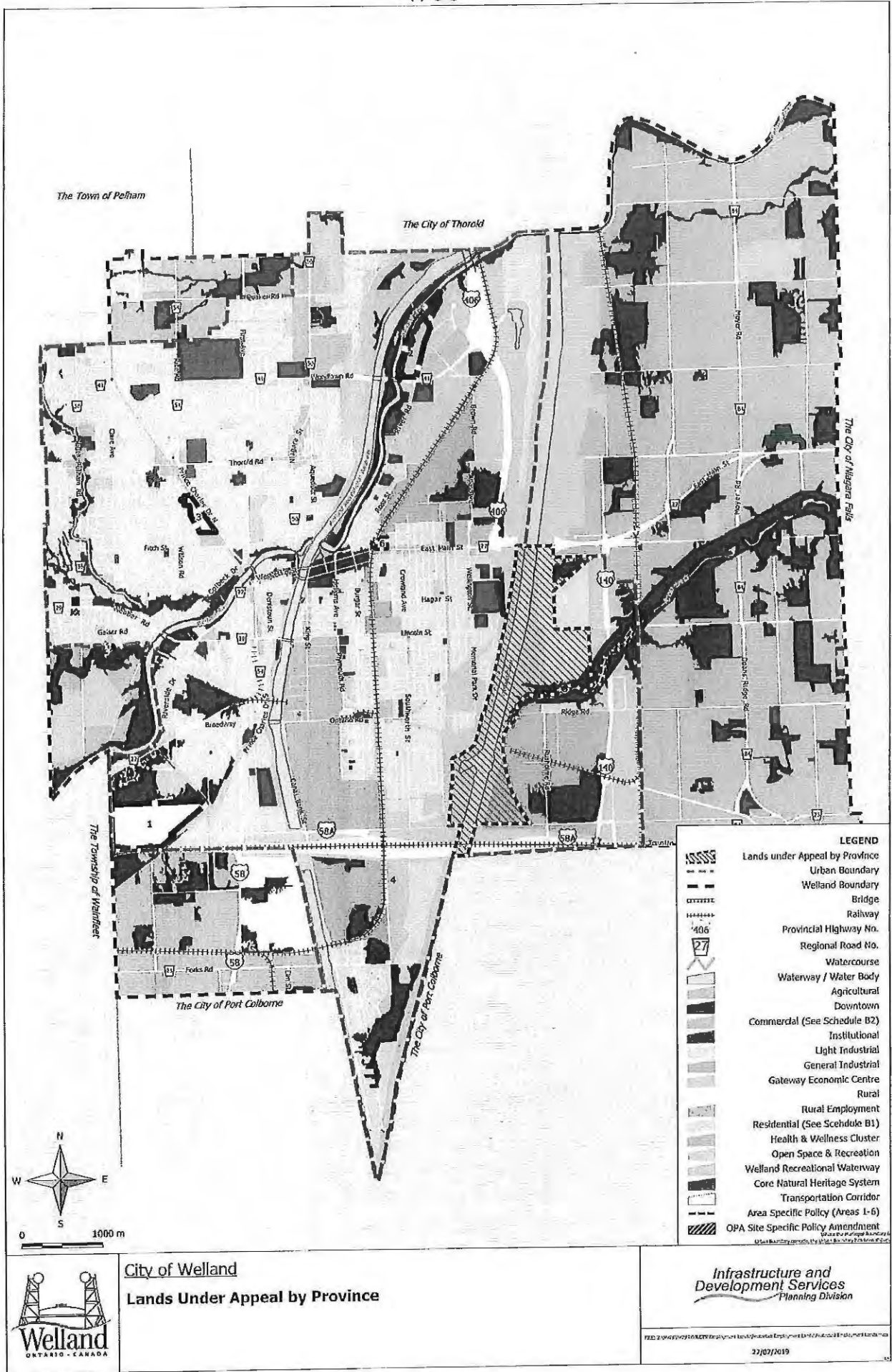
LEGEND

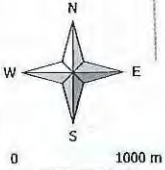
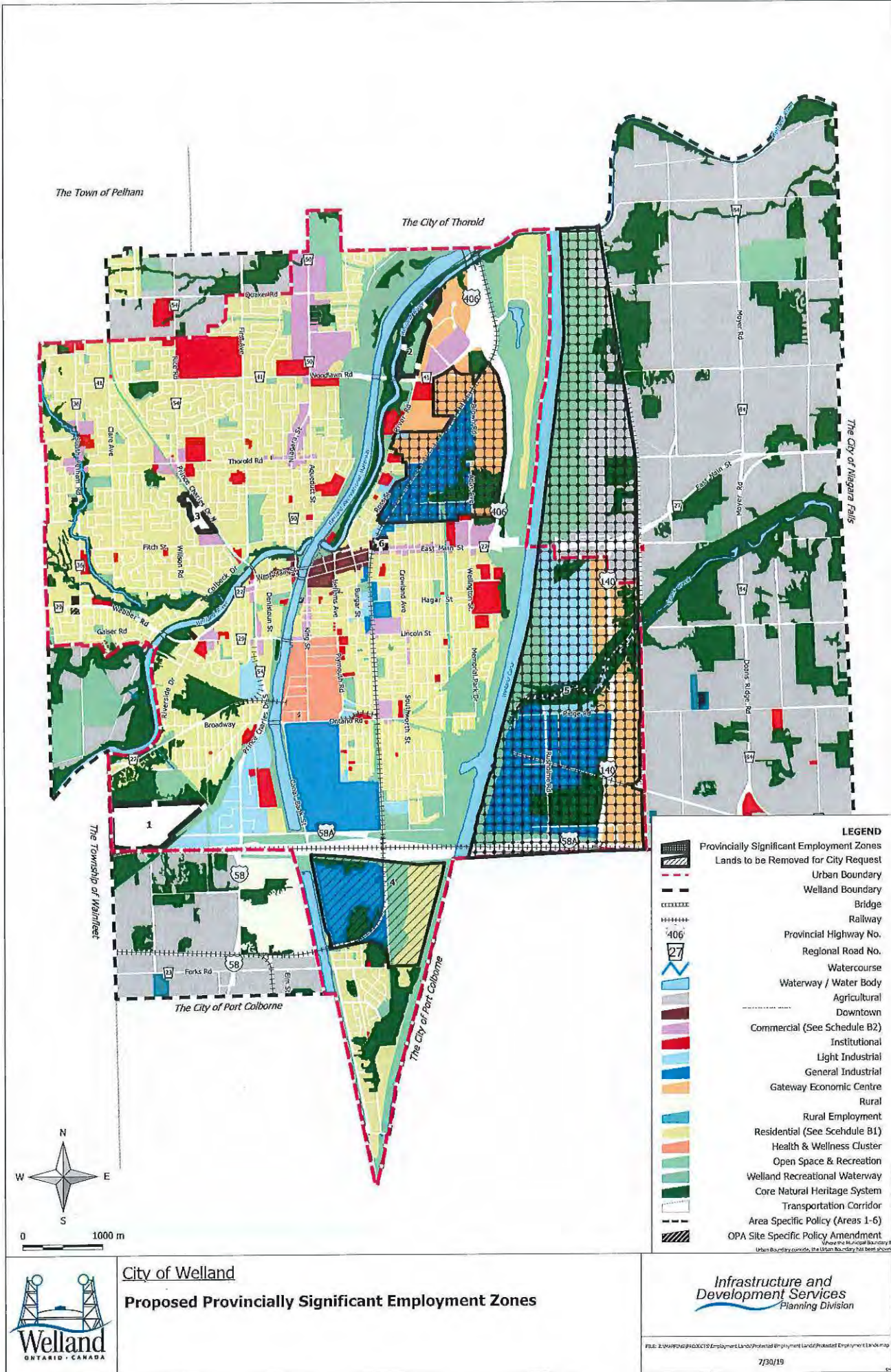
	Provincially Significant Employment Zones
	Urban Boundary
	Welland Boundary
	Bridge
	Railway
	Provincial Highway No.
	Regional Road No.
	Watercourse
	Watway / Water Body
	Agricultural
	Downtown
	Commercial (See Schedule B2)
	Institutional
	Light Industrial
	General Industrial
	Gateway Economic Centre
	Rural
	Rural Employment
	Residential (See Schedule B1)
	Health & Wellness Cluster
	Open Space & Recreation
	Welland Recreational Watway
	Core Natural Heritage System
	Transportation Corridor
	Area Specific Policy (Areas 1-6)
	OPA Site Specific Policy Amendment



City of Welland
Proposed Provincially Significant Employment Zones

*Infrastructure and
 Development Services*
 Planning Division





- LEGEND**
- Provincially Significant Employment Zones
 - Lands to be Removed for City Request
 - Urban Boundary
 - Welland Boundary
 - Bridge
 - Railway
 - Provincial Highway No.
 - Regional Road No.
 - Watercourse
 - Waterway / Water Body
 - Agricultural
 - Downtown
 - Commercial (See Schedule B2)
 - Institutional
 - Light Industrial
 - General Industrial
 - Gateway Economic Centre
 - Rural
 - Rural Employment
 - Residential (See Schedule B1)
 - Health & Wellness Cluster
 - Open Space & Recreation
 - Welland Recreational Waterway
 - Core Natural Heritage System
 - Transportation Corridor
 - Area Specific Policy (Areas 1-6)
 - OPA Site Specific Policy Amendment



City of Welland
Proposed Provincially Significant Employment Zones

*Infrastructure and
Development Services*
Planning Division

COUNCIL
CORPORATE SERVICES
RECREATION & CULTURE DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT R&C-2019-08
AUGUST 6, 2019

19-19

SUBJECT: 2019 PARKS, RECREATION & CULTURE MASTER PLAN

APPROVING SUPERVISOR: RICHARD DALTON, B. Comm, OLY
MANAGER, RECREATION & CULTURE DIVISION

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

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND endorse the 2019 Parks, Recreation & Culture Master Plan (Appendix I of report R&C-2019-08) as a guiding document for planning, decision-making, and prioritization of future programs, projects, events, and services within the Parks, Recreation & Culture Divisions; and further

THAT Welland City Council authorizes staff to utilize the recommendations contained in the 2019 Parks, Recreation & Culture Master Plan (Appendix I of report R&C-2019-08) as the basis and rationale for future recommendations to Council, relating to delivery of programs, projects, events, and services within the Parks, Recreation & Culture Divisions.

ORIGIN AND BACKGROUND:

In 2018, Council approved staff to launch a consultation process to develop a new 10-year Parks, Recreation & Culture Master Plan for the City of Welland. The previous Council-approved Parks & Recreation plan was created in 2006.

In early 2019, Monteith Brown Planning Consultants were selected as the winning proponent to lead the process of creating the Master Plan.

COMMENTS AND ANALYSIS:

Strategy

The main strategic approach in creating the Parks, Recreation & Culture Master Plan was to capture a wide variety of information relating to current inventories, industry trends, and expertise, and combine this with a significant level of public engagement to create a plan that would be data supported, and most importantly, community focused.

Engagement

Several significant steps were taken to ensure sufficient public involvement and input was collected during the Master Plan process, including:

- Public Open house sessions
- Stakeholder meetings with key internal and external stakeholder groups
- Community survey (online and hard copy)
- YourChannel online portal
 - Information sharing, including key supporting documents and drafts
 - Question and answer platform
 - Interactive map `Say how you play`

It is expected that the plan will be revisited after five years with a supplementary public engagement process to evaluate the effectiveness, relevance, and quality of the plan.

Council Input

At the June 25 Council meeting, Monteith Brown presented the draft Master Plan for Council comment. Staff recorded and itemized the input received, along with Monteith Brown and staff responses, in Appendix II. A notification of the amendment resulting from the June 25 Council discussion is included as Appendix III.

FINANCIAL CONSIDERATION:

Approval of the 2019 Parks, Recreation & Culture Master Plan does not contain any direct financial obligations at this time, however, additional staff reports relating to specific recommendations will include financial considerations that will be identified during the formation of the 10-year Capital Budget, as well as the 2020 Operating Budget during the 2020 budget process.

OTHER DEPARTMENT IMPLICATIONS:

Significant contributions to the Master Plan have been provided by Public Works, Planning, Engineering, Communications, Information Services, and Finance.

Implementation of the recommendations in the Master Plan will involve a number of City departments to be identified on a project-by-project basis.

SUMMARY AND CONCLUSION:

Staff recommend Council accept and endorse the new 10-year Parks, Recreation & Culture Master Plan as an approved guiding document to be used in planning, management, and development of programs, events, services, and projects relating to the Parks, and Recreation & Culture Divisions over the next 10 years.

ATTACHMENTS:

- Appendix I 2019 Parks, Recreation & Culture Master Plan
- Appendix II Summary of Council Input
- Appendix III 2019 Parks, Recreation & Culture Master Plan Amendment



Parks, Recreation & Culture Master Plan

July 2019



mbpc
Monteith • Brown
 planning consultants

Connecting Creativity & Play



City of Welland

Parks, Recreation & Culture Master Plan

July 31, 2019

FINAL



Acknowledgements

The Parks, Recreation & Culture Master Plan is a product of the vision and dedication of City Council and the Master Plan Steering Committee. We also extend our thanks to the many residents, community groups and other City Staff who generously gave their time – the valuable insights and opinions collectively received through the planning process has helped the Master Plan reflect the needs of Welland.

City Council

Mayor Frank Campion

Regional Councillor Leanna Vilella

Regional Councillor Pat Chiochio

Councillor Adam Moote, Ward 1

Councillor Mary Ann Grimaldi, Ward 1

Councillor David McLeod, Ward 2

Councillor Leo Van Vliet, Ward 2

Councillor John Chiochio, Ward 3

Councillor Lucas Spinoso, Ward 3

Councillor Tony Dimarco, Ward 4

Councillor Bryan Green, Ward 4

Councillor Claudette Richard, Ward 5

Councillor Graham Speck, Ward 5

Councillor Bonnie Fokkens, Ward 6

Councillor Jim Larouche, Ward 6

Master Plan Steering Committee

Erik Nickel, General Manager, Infrastructure and Development Services, City Engineer

Steve Zorbas, General Manager, Corporate Services, Chief Financial Officer/Treasurer

Richard Dalton, Manager of Recreation & Culture (Project Manager)

Peter Boyce, Manager of Parks Planning & Maintenance

Amanda Degazio, Supervisor of Customer Service/Administration

Grant Munday, Manager of Development Approvals

Consultants

Monteith Brown Planning Consultants Ltd.



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Appendix A: Facility Inventories

Executive Summary

In February 2019, the City of Welland in conjunction with Monteith Brown Planning Consultants Ltd. initiated the Parks, Recreation & Culture Master Plan (the "PRC Master Plan"). The last such plan was prepared in 2006 and the community is markedly different. New facilities have been built (e.g. the Welland International Flatwater Centre, expansion of the Welland Community Wellness Complex), new programs and services are available through the Recreation & Culture Division, the population has grown by 8%, and the socio-economic profile of residents has become more diverse.

The PRC Master Plan was developed with the input of Welland residents, City Council and Staff, and partners within the community. These consultations emphasized how much residents see Welland's parks, recreation and cultural services/spaces as connecting the community through physical activity, social interaction and economic development. It is the input received from residents and partners that resulted in the following Vision to guide the PRC Master Plan:

"Connecting Creativity & Play"

The PRC Master Plan contains a total of 47 Recommendations to guide the City of Welland for the next 10 years, a number of which are proposed to be implemented within Departmental work plans over the next 5 years. The following Recommendations are the highest priorities arising out of the PRC Master Plan.

Coordinating Planning & Service Delivery within the Welland Recreational Corridor

Through research and consultations, it was exceedingly clear that the City's past and present is closely intertwined with the Welland Recreational Corridor. Many residents view the Corridor as a place for gathering, passive enjoyment, cultural activity, recreation and sport, a connection to areas within and beyond Welland, and as an economic driver of growth and prosperity.

Although the Recreation & Culture Division has assumed a number of responsibilities held by the former Welland Recreational Canal Corporation, the latter's vision of creating a distinctive place for arts, culture, and sports through a natural experience remains relevant. The PRC Master Plan makes the following recommendations for the Welland Recreational Corridor:

- Initiate the second Phase of the City's ongoing improvement strategy for the Corridor that focuses on the creation of a "Leisure Zone" between Woodlawn Road and Ontario Road. This Zone centres upon areas for public swimming, paddling, shaded seating, and public art at a minimum (**PRC Master Plan Recommendation #13**).
- Investigate the feasibility of establishing a competitive rowing course (minimum of 2,000 metres) in conjunction with local, regional and provincial rowing organizations (**PRC Master Plan Recommendation #14**).
- Invest in outdoor aquatics and fitness infrastructure within the Corridor such as outdoor fitness equipment, rejuvenation of the Floating Stage to include group fitness, and supported by unique land-based and open-water activities such as paddleboard yoga, triathlon training, and advanced aquatic leadership courses (**PRC Master Plan Recommendation #15**).
- Support growth, coordination, delivery and development of programs and infrastructure within the Corridor with a dedicated staff person (**PRC Master Plan Recommendation #16**).

Creating an Arts & Cultural Resource Centre in the Downtown

The City's creative sector is reliant upon space owned by the private sector or within home-based studios to hone their crafts. While the City has invested in purpose-built space for arts and culture (e.g. Civic Square, the Amphitheater & Floating Stage, the Wellness Complex theatre), the development of a resource centre for the arts and cultural community to meet and collaborate is encouraged. Such a hub could centralize arts and cultural programs offered by the City and its local partners, while serving as an incubator for creative individuals and entrepreneurs.

The City should begin exploring the feasibility of creating an arts and cultural resource centre by engaging local organizations and businesses, selecting a site (including through possible adaptive re-use of a historically significant building), and determining the governance and funding model that would be required. The City has a long history of supporting certain segments of the parks, recreation and culture sector with their own community hubs (e.g. sports fields at Youngs Sportsplex and Memorial Park, arenas in the downtown, etc.) which is consistent with the proposed facility model for the arts and cultural sector (**PRC Master Plan Recommendation #39**).

Strengthening Departmental Promotion & Marketing Efforts

Improving the marketing and awareness of parks, recreation and culture activities was one of the prevailing themes heard throughout the PRC Master Plan consultations. There is a sense among many people that Welland offers excellent services and programs that people are not aware of. The City already does many good things to promote awareness such as publishing its Wellness Guide and use of social media, however, staff resources are stretched to keep pace with the "instant information" mindset in this day and age.

For this reason, a staff person dedicated to promotion and marketing of the City's parks, recreation and cultural services is required. This person would coordinate communications between the Recreation & Culture Division, the Parks Division, and the Communications & Marketing Department to ensure consistency (**PRC Master Plan Recommendation #8**).



Positioning Parks & Trails for the Future

Welland residents strongly value the physical, economic and social benefits created through the City's parks and trails system, lending support for continued investment. The PRC Master Plan envisions future parkland needs being met through the acquisition of new parkland, major revitalization and renewal efforts of existing parks, and strengthening park experiences through investments in amenities. The following Recommendations are made in support of these endeavours:

- Acquire parkland in future development areas by maximizing contributions allowable under the Ontario Planning Act (**PRC Master Plan Recommendation #17**).
- Convert the Atlas Landfill to a City-wide Park typology upon its decommissioning and obtaining requisite approvals, designed with consideration of the Vista Park Concept Plan (**PRC Master Plan Recommendation #18**).
- Prepare a Trails or Active Transportation Master Plan to confirm the feasibility of implementing the conceptual trails network illustrated in this Master Plan, while publishing a Welland Trails Map to clearly identify routes for residents and visitors (**PRC Master Plan Recommendations #24 and #25**).
- Integrate comfort elements as part of parks and trail development or redevelopment projects to encourage greater public use through the provision of shade, seating, lighting and/or washrooms as appropriate (**PRC Master Plan Recommendation #19**).

Preparing a Comprehensive Festivals & Events Strategy

Like the Welland Recreational Corridor, festivals and events are an important part of the City's identity. Consultations held throughout the master planning process demonstrated that residents and decision-makers want to see more festivals and special events, while strengthening existing ones.

Welland's festivals and events provide an opportunity for residents to gather while serving as important platforms to celebrate local culture, heritage, talent, and achievements. The City of Welland has demonstrated its commitment to supporting local festivals and special events by providing indoor and outdoor venues, offering support through funding and logistical resources, and facilitating the planning and delivery of the events themselves.

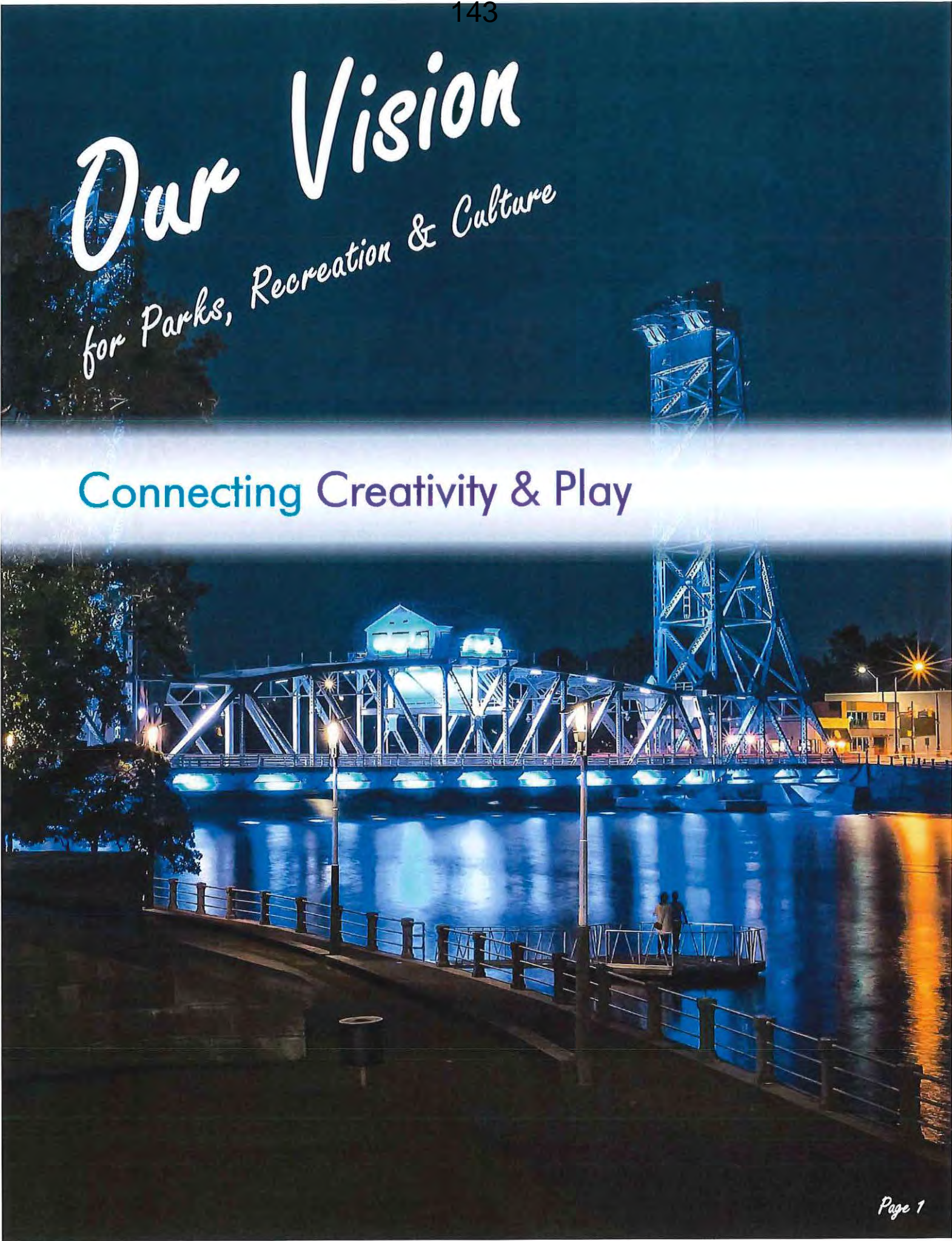
Given the complexities of planning, coordinating, staffing and funding local festivals, the City should have a comprehensive Festivals & Events Strategy in place that defines the role and responsibilities of the City of Welland in delivering and facilitating events. The Strategy should articulate funding and staffing requirements, promotional and marketing strategies targeted to local residents and tourists across the region, and identify how existing and future physical infrastructure can be better leveraged to deliver quality experiences (**PRC Master Plan Recommendation #43**).



Our Vision

for Parks, Recreation & Culture

Connecting Creativity & Play



1.1 A Snapshot of Parks, Recreation and Culture in Welland

Located in the heart of Niagara Region, the City of Welland is surrounded by natural beauty, a vibrant arts and cultural community, and a long history of recreation and sport. Originally settled in the late 1700s and incorporated as a City in 1858, Welland grew around the canal and its subsequent by-pass. Both the Welland Canal and the Welland Recreational Corridor that followed have shaped many aspects of the City, notably the attraction of industry after the industrial revolution and post-war times. These waterways also influenced land development patterns of the City, with the establishment of the downtown core and its critical mass of historic buildings, Merritt Island, and ultimately suburban developments to the west and north. Today, the **Welland Recreational Corridor** and the Canal are places of community gathering, physical activity, personal relaxation and reflection, and artistic inspiration.

The City has many notable parks and facilities. **Chippawa Park** offers year-round spaces for many active and passive activities to take place with its recreation facilities, manicured horticultural beds, and the pond. The **Welland Sports Complex** and **Youngs Sportsplex** centralize sports field and other activities while the **Welland International Flatwater Centre** has become a renowned destination within the global paddle sport community. Additionally, the **Welland Community Wellness Complex** and the two arenas address a more localized need.

A distinct cultural neighborhood exists in the downtown core, characterized by the City's early architecture and anchored by a successful **Farmers' Market**, **Merritt Park** and its Floating Stage/Amphitheatre, and the **Welland Museum** that is located within a former Carnegie Library building. The **Welland Public Library** is another municipal service that is interwoven within the cultural fabric with three branches across the city.

Needs for parks, recreation and cultural services are changing in Welland. The City's population is estimated at 56,100 persons which is 4,000 more people than 10 years ago (8% growth); over the next 10 years, there will be an estimated 63,600 persons living in Welland (13% growth).¹ These 7,500 new residents will place additional pressures on the parks, recreation and cultural system while creating new demands based on demographic factors such as their age, income and cultural composition.



Park Snapshot

Chippawa Park is home to year-round activity through the community centre, pond/skating rink, ball diamond, splash pad, sand volleyball, lawn bowling greens, gardens, and areas for personal relaxation and reflection.

Where to Find Specific Topics in the Master Plan

Consultations – Section 2
Department Objectives – Section 3
Parks – Section 4
Recreation – Section 5
Culture – Section 6

¹ City of Welland. DRAFT 2019 Development Charges Background Study.

1.2 A Vision for Parks, Recreation & Culture

The PRC Master Plan's vision defines the future state envisioned for parks, recreation and culture in Welland. In 10 years from now, the City will have focused its efforts on developing its parks, recreation and cultural sector by "**Connecting Creativity and Play.**" The Master Plan's vision originates out of the themes heard through consultations with the community. The key words of the vision are described as follows.

Connecting

The term "Connecting" refers to the residents viewing parks, recreation and culture services as being interconnected and complementary to each other. It also reflects the ability of the system to bring people together, regardless of their abilities, interests or backgrounds.

The term acknowledges the strong value placed upon the Welland Recreation Corridor (WRC) and Welland Canal by residents, community organizations, businesses and City Council. Many view the WRC as the "heart" of parks, recreation and culture in Welland – to many, it defines the City's identity, stimulates its vibrancy, strengthens the local economy and connects the community. But the connections goes beyond the WRC – it also reflects the opinions of those residents that want services extended into neighbourhoods, therein forming part of a broader network of infrastructure and activity as well as connecting the community physically (trails) and through programming (special events, promotional efforts).

Creativity

Welland is home to talented, motivated and creative individuals that collectively form a strong arts and cultural community. The envisioned future state for the arts and culture sector is to build relationships, continue to facilitate creativity, and bring the community together through a shared understanding and appreciation for one another. Having a strong arts and cultural system will be a critical part of attracting new residents to the City and retaining existing ones.

Play

The notion of play encompasses many activities and interests of residents participating in parks, recreation and culture. By engaging in individual and community-based leisure experiences throughout the year, it is hoped that residents will lead healthy lifestyles, an ability to interact with others, and strengthen the quality of life for residents.



1.3 The Benefits of Investing in Parks, Recreation & Culture

Welland's parks, recreation and culture system contributes to the well-being of every resident living in the community, and for the City as a whole. Recreation and culture facilities, parks and related programs provide Welland's residents with countless physical, health, psychological, economic and environmental benefits. Not only does participation in parks, recreation and cultural activities offer opportunities for a healthy lifestyle, it facilitates greater cognitive development and self-esteem among individuals, social interaction, economic spending, conservation of natural lands, and community vibrancy.



There is ample support for the benefits of parks, recreation and culture including through evidence-based national/provincial charters such as Parks for All, the Framework for Recreation in Canada, and The Ontario Culture Strategy.

The **Parks, Recreation & Culture Master Plan** (referred to as the "PRC Master Plan" or "the Master Plan") identifies the City of Welland's high level needs and priorities. Doing so will help the City and community partners to provide the needed mix of parks, recreation and cultural facilities, programs and services for Welland residents to engage in meaningful social and physical activities while positioning the City to attract visitors and tourists to the community.

1.5 Selected Trends Influencing Parks, Recreation & Culture

Lack of Free Time

A lack of time is often identified as the primary barrier to participating in parks, recreation and culture. This barrier is generally driven by busy lifestyles at home, work, and school, as well as competing social interests. To combat this trend, municipalities have employed strategies such as extending facility hours of operation and offering programs at different times of the day and week to accommodate the busy schedules of residents.

As personal schedules become more hectic or unpredictable, many people are unable to commit to regularly scheduled programs. As a result, there has been an increasing demand for spontaneous and unstructured programs that residents can participate in without registering in advance. Municipalities, including Welland, have responded to this trend through drop-in and self-scheduled programs. Welland's Wellness Guide identifies many drop-in programs, some of which take place outdoors including within parks and the Welland Recreation Corridor.



Physical Inactivity

The 2018 ParticipACTION report card on physical activity for children and youth graded overall physical activity levels a "D+", which is a marginal improvement compared to previous years. This result suggests that there has been limited progress in improving physical activity at the national level. The Canadian 24-Hour Movement Guidelines for Children and Youth (age 5 to 7) recommends a minimum of 60 minutes of physical activity per day, however the report card found that only 35% of children and youth are meeting this requirement. The report card also found that 62% of children (age 3 to 4) are getting the recommended 180 minutes of physical activity under the same guideline.² This highlights the importance of communities offering a variety of recreational opportunities to their residents in order to engage as many as possible in some form of physical activity.

Aging Infrastructure

The 2016 Canadian Infrastructure Report Card rated Canada's sports and recreation facilities as "Fair", which was the lowest ranking out of all municipal assets that were evaluated.³ This suggests that municipal sports and recreation facilities require attention, show signs of deterioration, or have deteriorating components. Provincially, many municipal facilities were constructed between the 1950s and 1980s, with a number of them built in 1967 to celebrate Canada's Centennial year. Since this period, infrastructure province-wide has been underfunded, although these pressures have been somewhat alleviated through various provincial and federal stimulus plans. More recently, the federal government demonstrated its commitment to renewing municipal infrastructure with over \$1.8 Billion in funding directed towards renewing parks and recreation assets, in addition to accessibility and trail improvements.⁴

Locally, the City has benefitted from upper-tier government stimulus plans. The City received nearly \$6 million in funding for the construction of the Welland Community Wellness Complex. With respect to recent facility improvements, the City's 2018 Capital budget identified various projects related to enhancing parks and recreation assets including improvements to the canal trail and water access, funding for Youngs Sportsplex, and various park improvement projects.



² The ParticipACTION report card on physical activity for children and youth. 2018.

³ Canada Infrastructure. 2016 Canadian Infrastructure Report Card. Retrieved from <http://canadianinfrastructure.ca>

⁴ Canadian Parks and Recreation Association. CPRA applauds federal government commitment to parks and recreation opportunities for Canadians. Retrieved from <https://www.cpra.ca>

Multi-Use Recreation Facilities and Community Hubs

There is a growing expectation that facilities contain something for everyone, rather than being designed for singular uses. With a focus on user convenience and cost recovery, municipalities are centralizing multiple recreation facilities across fewer sites. This co-location of complementary facility components creates convenient, centralized activity centres and generates operating efficiencies.

The approach has evolved in recent years with some municipalities combining multi-use recreation facilities with other civic or community uses (with non-municipal organizations). This 'community hub' concept has gained traction by offering strong social benefits, strengthening community cohesion, and fostering enhanced quality of life in a central location to deliver multiple civic services. Not only can a community hub be a community or recreation centre (such as the Welland Community Wellness Complex), it can also integrate a school, library, or another type of public and private sector service (e.g. healthcare).



Local Tourism

A high-quality parks, recreation and culture system is an effective way to draw visitors through sports and tournaments, festivals, special events, and cultural heritage. In particular, these functions often generate "multiplier effects" from tourism spending, but also creates a sense of local pride and community spirit but can come at a cost to municipalities in terms of municipal staff support (organization, set-up, maintenance, etc.) and subsequently (e.g. clean-up).



While parks may not generate significant revenue or profit, they are often destinations for visitors. The Welland Recreation Corridor is a local example of a natural environment feature that attracts visitors and users from beyond the City's boundaries. Other examples of local events and opportunities include the Welland Farmers' Market, Welland SwimRun Challenge, Feast Street Niagara, Oktoberfest, and more.

Section 2 Input from Welland Residents



HAVE YOUR SAY!

2.1 Overview of Consultations & Common Themes

Consultation with residents, stakeholders, existing and prospective partners, and City representatives underlies much of PRC Master Plan. Consultations provided a point of departure to explore ideas along with community demographics and trends in the parks, recreation and culture system.

A variety of tools were used to promote the Master Plan and consult with residents and stakeholders so that they had many opportunities to provide input. These techniques were chosen based upon their ability to be effective, accessible, and efficient means of communication.

Methods of engaging the community included Your Channel Welland, Council input sessions, open houses, community survey, stakeholder focus groups, and more. The PRC Master Plan was promoted through mail-outs, handouts, posters, social media, news articles, and word of mouth.

Consultation and promotional efforts are shown in Figure 1. In total, the PRC Master Plan engaged over 1,100 participants, the majority of whom were engaged through the Your Channel Welland which attracted over 800 visitors to the project webpage.

Figure 2 summarizes the common themes expressed by residents and stakeholders throughout the PRC Master Plan consultation process (not listed in any particular order of importance or priority).

Figure 1: Summary of Community Consultation & Promotional Activities

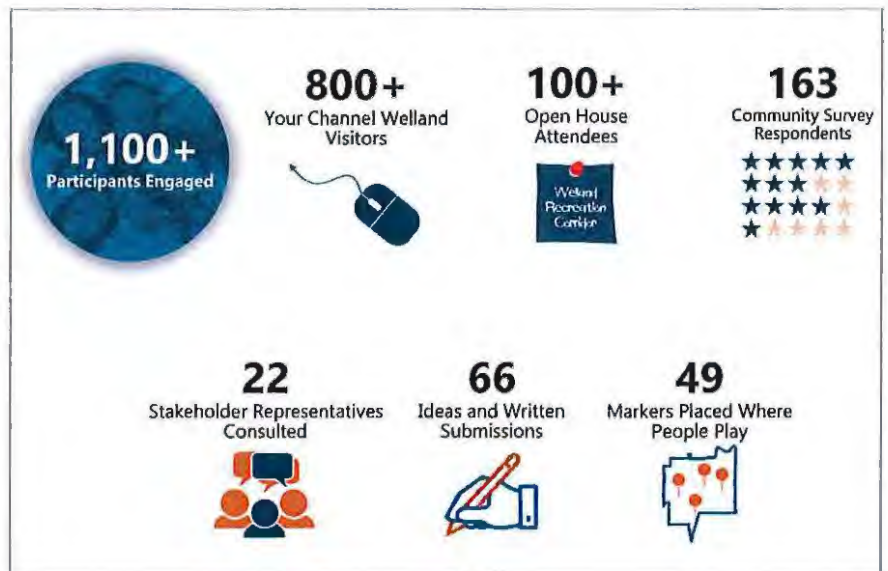


Figure 2: Common Themes Heard Throughout the Master Plan's Consultations



2.1 Your Channel Welland

A project portal established within the City's "Your Channel Welland" platform was used to:

- Communicate the purpose of the Master Plan and address Frequently Asked Questions;
- Advertise meetings and events;
- Allow residents to submit questions and written comments via a feedback form;
- Administer the Community Survey and Interactive Mapping Tool;
- Show project timelines and progress; and
- Provide public reports relating to the Master Plan.

Large poster boards were displayed at community centres, libraries, Civic Square and placed at various consultation events. Thousands of households were notified about the project and input opportunities using a direct mail-out that was included with monthly hydro bills.

YourChannel past projects Search Sign In | Register

Home » Parks, Recreation and Culture Master Plan

Parks, Recreation and Culture Master Plan

HAVE YOUR SAY!

The Parks, Recreation and Culture Master Plan will guide the City over the next ten years. Through research and public input, the Master Plan will examine service levels in all communities across the city and establish priorities. The Plan will confirm program, service and facility needs and will identify strategies to assist with implementation.

The Master Plan will be an actionable, working document that can readily adapt to change in community values and address emerging trends. It will assist the City and local stakeholders in making strategic investments to ensure a healthy community, improve the quality of life of residents, and encourage a strong economy and sustainable environment.

Public and stakeholder engagement is critical to developing a plan that responds to the unique needs of Welland and its communities. We want to know how you use parks, facilities, and services, as well as how we can improve public space and services for other generations.

A Final Community Open House will be held on Thursday, May 23rd, 2019 at the Welland Community Wellness Complex. Come out anytime between 4pm to 7pm to review the preliminary findings of the Draft Parks, Recreation and Culture Master Plan and to provide your input.

For questions about the Master Plan or to provide your feedback. Please see below or send an e-mail to adesai@mbpc.ca.

Public Consultation Completed

1. **Community Discussion #1 (Open House)** - The first open house was successfully held on April 2nd. Thank you to everyone who attended!
2. **Community Discussion #2 (Open House)** - The second open house was successfully held on April 25th. Thank you to everyone who attended!
3. **Public Survey** - The survey is now closed. Thank you to everyone who completed a survey!
4. **Virtual Forum (Ideas)** - The Virtual Forum is now closed. Thank you to everyone who provided their ideas!
5. **Interactive Mapping (Places)** - The Interactive Mapping is now closed. Thank you to everyone who provided their input!
6. **Stakeholder Workshops (Invite Only)** - The Stakeholder Workshops are now complete. Thank you to everyone who participated!

Q & A

Please use this section to ask us any questions you may have about the Parks, Recreation, and Culture Master Plan.

Who's listening

Anand Desai
Associate Planner
Monteith Brown Planning Consultants Ltd.
Email adesai@mbpc.ca

Timeline

- Phase 1 - Research & Engagement (Ends Mid to Late April - Date TBA)
- Phase 2 - Drafting of Master Plan (Ends Mid May - Date TBA)
- Phase 3 - Testing & Approval (Ends Late May - Date TBA)

Key Dates

- Public Engagement on YourChannel March – April 2019
- Council Interview at General Committee - 6:00 pm March 26 2019
- Community Discussion Event #1 - 5:00-7:00 pm April 02 2019
- Stakeholder Round Tables April 15 -- April 16 2019

FAQs

- Why is it important to contribute to the Master Plan process?
- What sorts of things do Parks and Recreation include?
- How can I contribute at an open house?
- How will the plan be developed?

2.2 Community Open Houses

Community Open Houses were held on April 2, 2019 at the Civic Square and on April 25, 2019 at the Welland Community Wellness Complex. Both Open Houses introduced the Master Plan to the public and encouraged residents to contribute their ideas related to parks, recreation and culture in Welland. Attendees also had an opportunity to provide input regarding the Welland Recreational Corridor, as well as ongoing projects such as the Memorial Park, Vista Park and Rotary Club of Welland Park developments.

Over 100 people attended the Open Houses. Some members of City Council and City staff were also in attendance to observe and interact with the public. Common themes heard from the Open Houses are summarized as follows.

Indoor Recreation

The majority of requests pertained to having more pickleball times be made available at the Welland Community Wellness Complex. The desire for a new twin-pad arena, possibly encircled by a walking track and supported by other community spaces (e.g., library), was also expressed as the desire for multi-use facilities emerged as a theme. Environmentally and age-friendly facility design features were advanced as being important considerations.



Parks, Trails, and Outdoor Recreation

The Welland Recreation Corridor is a highly valued community asset, provides numerous recreation opportunities such as swimming, walking, fishing, enjoyment of nature, and more. A range of outdoor recreation facilities were suggested including pickleball courts, splash pad, enhanced trail connections, community gardens, and boat/canoe rentals. The desire for a beach was also expressed. The installation of informative signage within the Corridor was requested for wayfinding and educational purposes.

Other passive greenspaces were requested in Welland, as well as for more treed areas and community gardens. Some residents would like to see improvements specifically at Manchester Park and Guerrilla Garden Park.

The City's trail system was also identified as an important contributor to the local quality of life. Attendees expressed the desire for more walking and cycling trails. Requests were made for greater connections throughout the City, particularly on the eastside of Welland (e.g., Welland Canal Bypass). Connections to the Great Trail (Trans Canada Trail) was put forward, as well as the need to ensure that the City's main trails (e.g., Welland Canal Parkway Trail) are suitable for non-motorized forms of transportation, including assisted mobility devices.

With respect to improving outdoor recreation facilities, requests were made for outdoor pickleball courts, as well as the need for more ball diamonds (or lit ball diamonds). Requests for basketball courts, skateboard parks, and playgrounds were also submitted.

Arts and Culture

The arts and cultural sector contains many highly valued assets with specific references to the Welland Public Library, Farmers' Market, and Museum. Attendees felt that there needs to be a greater opportunity to engage the arts and cultural community, something they felt could be achieved by improving the coordination of special events to ensure there are no overlaps. Greater investment in the arts and culture community was also suggested towards the museum, mural renewal, event marketing, and educational signage. Another common theme was a desire for more special events and festivals at Merritt Park.

"Do not lose sight of the natural beauty that our City has. Maintain and enhance what is here already and use it to its fullest."

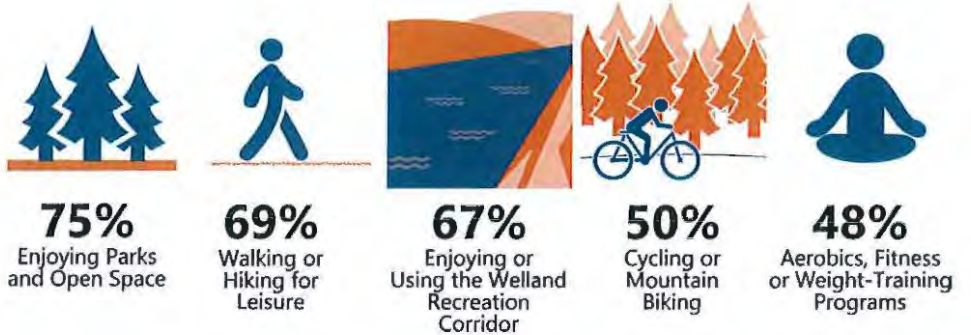
~ Open House Comment



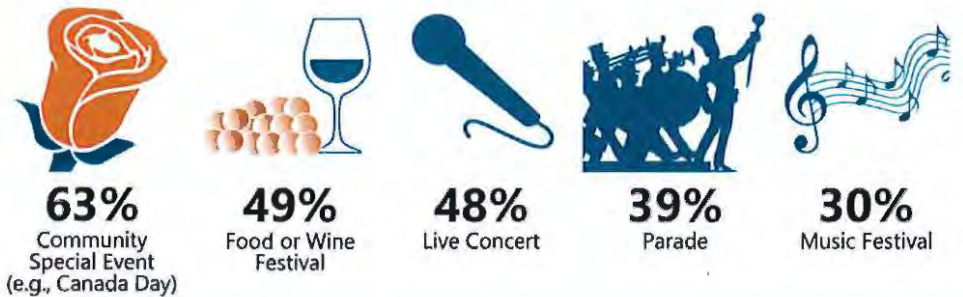
2.3 Community Survey

A Community Survey was prepared for members of the public to provide feedback regarding their participation, preferences and priorities to inform the PRC Master Plan. The Survey was active for the six week period between March 13 and April 28, 2019, and resulted in a total of 163 online and hard copy surveys being completed.

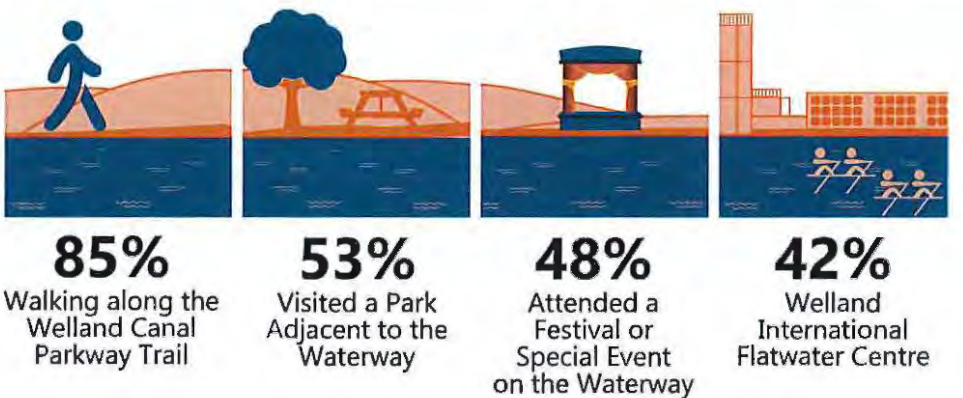
Top 5 Parks and Recreation Activities



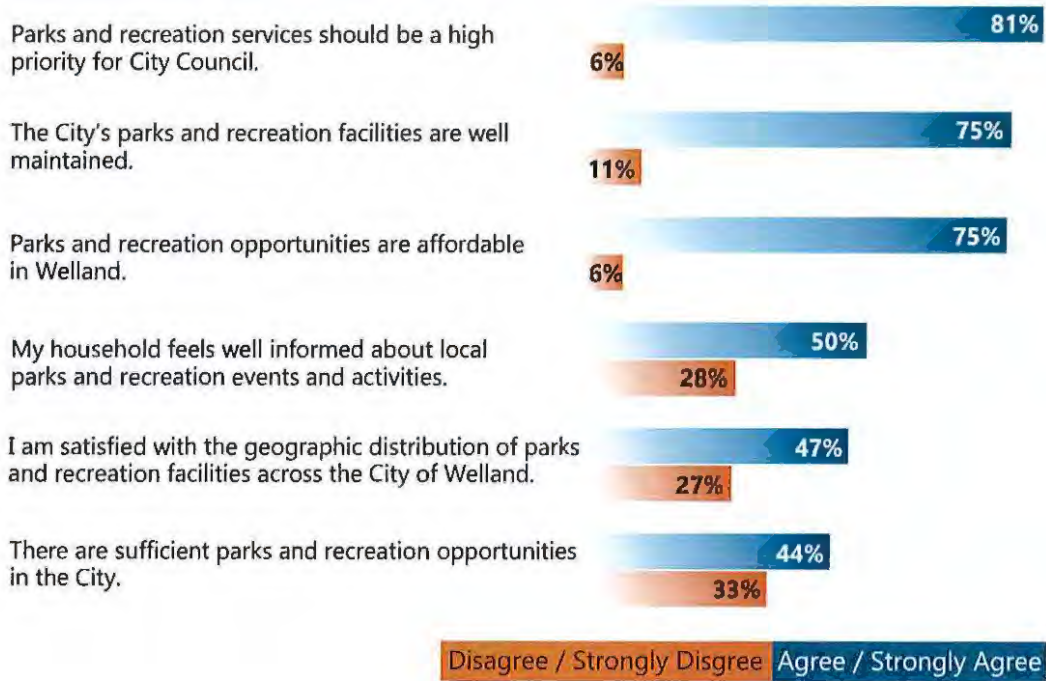
Top 5 Arts and Cultural Activities



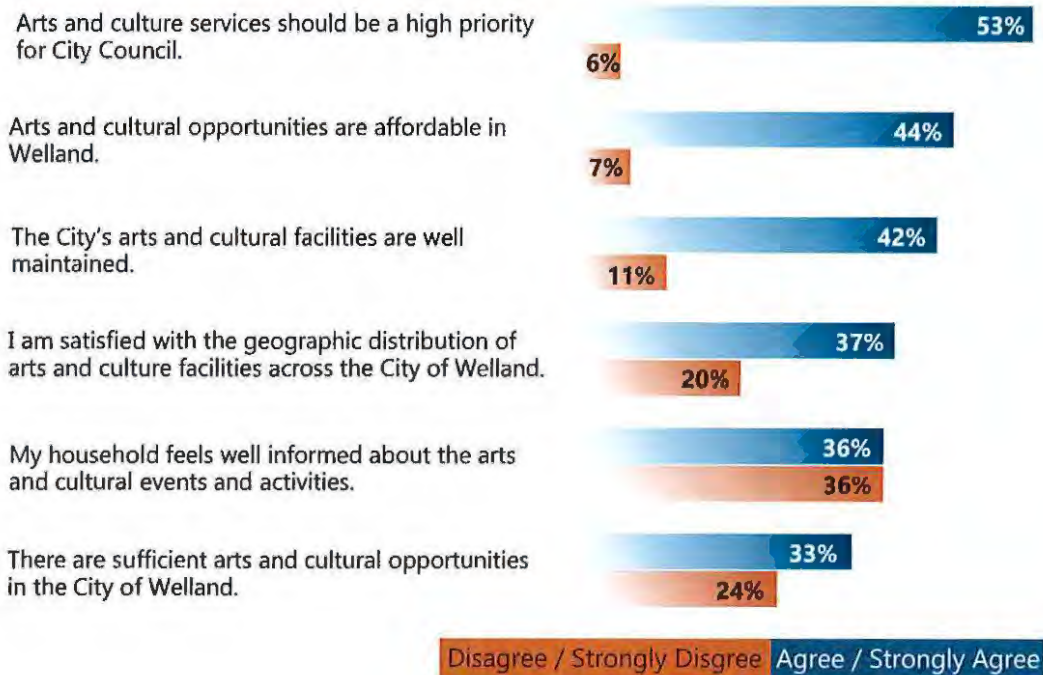
Most Popular Activities along the Welland Recreation Corridor



Agreement with Statements about Parks and Recreation in Welland



Agreement with Statements about Arts and Culture in Welland



Top 5 Parks and Recreation Priorities for Additional Public Spending



45%
Welland Recreation Corridor



34%
Nature Trails



23%
Acquisition of Parks and Open Space



21%
Paved Multi-Use Trails



20%
Ball Diamonds

Highest Priorities for the Welland Recreation Corridor



61%
Parks and Green Spaces



48%
Festivals or Special events



40%
Sports Facilities

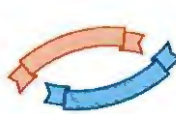


27%
Food and Beverage Retail



27%
Picnic Areas

Top 5 Arts and Cultural Priorities for Additional Public Spending



55%
Space for Festivals and Special Events



35%
Performing Arts Space (e.g., Theatre)



34%
Heritage Preservation Efforts



25%
Arts and Cultural Space for Youth Programs



23%
Museums

2.4 Interactive Place-Based Mapping Input

The public had an opportunity to spatially illustrate places throughout the City where they participate in parks, recreation and cultural activities. Using the Your Channel Welland platform, residents and visitors placed a total of 49 markers on a map of Welland and shared stories of what they did at each location. The majority of markers were placed within or near the Welland Recreational Corridor while other common locations included Memorial Park, Merritt Island Park, and Chippawa Park. The following is a summary of the input that was received.

- Many people “dropped a pin” at the Community Boat House within the Welland Recreational Corridor. Some members of the public also indicated that they enjoy swimming in the area. Other activities that the public engages in the Welland Recreation Corridor are walking and cycling, enjoying nature, and attending the special events that take place at the Amphitheatre.
- Memorial Park was a common location for users to play and relax. It was suggested that a viewing platform be installed at this location so visitors can enjoy the boats that pass along the canal. It was also suggested that more garbage cans are needed at this park.
- Merritt Island Park is a popular location to visit where users can play, relax, and ride a bicycle. Users mentioned that the park is enjoyable for reading, fishing, and launching small watercraft.
- Chippawa Park is another popular park where users can play and relax. One user mentioned that they visit this park to read. Another visitor felt that the park is underused and there should be more opportunities for families and special events such as movie nights and fireworks.
- Other places that were identified included the Brookfield Park playground, the Glenwood Park splash pad and playground, the Ricelawn Park open space, the Woodlawn Park skating rink, the Youngs Sportsplex indoor tennis and soccer facilities, Guerrilla Garden Park for socializing and gardening, and Stop 19 Pathway for walking.

2.5 Stakeholder Focus Groups

Three sessions were held on April 15 and 16, 2019 to discuss various aspects of Welland's parks, recreation and culture system with community stakeholders. Each session was segmented based on the type of organization, which were made up to community organizations and service clubs, recreation and sports stakeholders, and arts and culture groups. Focus Groups were attended by 23 participants representing 13 organizations, with the key themes from each Focus Group summarized as follows.

Community Organization and Service Club Focus Group

A lively discussion with service clubs, neighbourhood associations and other service providers demonstrated the strong capacity of community organizations to provide Welland residents with programs, services and facilities. Discussions largely revolved around finding ways to meet the needs of youth and older adults, attracting and retaining volunteers, and a need for community organizations to work better with each other and with the City.

Welland's youth were perceived to not have enough things to keep them interested, leading to negative behaviours and ultimately youth leaving the City after they graduate from high school. Similarly, the aging population is creating demands for facilities and programs but they do not always exist. Pickleball was noted as a popular activity from a recreational perspective and there is a need for health, disease-prevention, and programs for persons with disabilities.

The Rotary Club mentioned that it has been able to generate strong partnerships, most recently with the YMCA for a playground replacement project. Partnered projects can act as a catalyst for other organizations to become involved so that the financial burden of improving the community is shared, and making it more likely that a project will go ahead. The ability for community organizations to annually network with one another, potentially through a forum, was stated as a good practice to consider.

Most groups face challenges with sustaining volunteer levels, and suggested that volunteer opportunities could be better communicated and coordinated; the City was viewed as a logical entity to facilitate this given its holistic nature. Groups also discussed that it would be helpful to have the City assist with grant applications given that it is a unique skill set that some organizations do not have in-house.

Focus Group Participants

Community Organizations & Service Clubs

- Rotary Club of Welland
- Dain City Recreation
- Community Living Welland Pelham
- Welland Museum
- Niagara Centre YMCA

Arts & Culture Stakeholders

- Arts and Culture Advisory Committee
- Canalside Players
- Heritage Advisory Committee
- Welland Floatfest
- Welland Rose Festival
- Welland Recreation Projects Association

Recreation & Sport Stakeholders

- Welland District Slo-Pitch Association
- Welland Minor Baseball Association

Arts and Culture Focus Group

Focus groups emphasized Welland's creative talent and dedicated volunteers who contribute to a lively arts and cultural community. From independent artists to committed citizens involved in organizing special events and festivals, the City is fortunate that it is able to leverage community efforts. Groups mentioned that volunteerism has been declining due to perceived frustrations and a lack of recognition, which have compounded the challenge of finding new volunteers as existing ones retire from service.

Greater coordination with area municipalities and the Region of Niagara was advanced as a way for arts and culture to form part of a broader tourism and economic development strategy. The downtown core was specifically noted as a place containing many historically interesting assets, the linkage via the Welland Recreation Corridor, as well as the Farmers' Market and Museum all within walking distance. Public art was mentioned as a strength of the community, however, a number of the murals that form part of Welland's identity are deteriorating and there seems to be nothing that the City can do to oblige property owners to renew them apart from the current Community Improvement Plans.

The provision of a cultural space was also identified, potentially through adaptive re-use of an existing building. A former fire hall was specifically discussed with suggestions that contributions from volunteer tradespeople, reduced municipal red tape, and advice from other cultural organizations being ways to see such a project come to fruition.



Recreation and Sports Focus Group

Although a wide range of recreation and sports organizations were invited to attend, this focus group was attended by representatives from two local ball diamond users and thus largely centred upon the needs of baseball and slo-pitch. Both groups indicated that their strong programs are viewed positively across Niagara Region and beyond, but that a lack of lit diamonds is affecting their ability to grow. Much discussion revolved around the Memorial Park conceptual redevelopment plan, with groups stating that they see a different mix of ball diamonds included in order to respond to their participant profiles. In particular, they requested a hardball diamond along with the two proposed t-ball diamonds, which they believe would double their programmable capacity; they also emphasized that the proposed youth slo-pitch diamond is NOT something that their leagues would make use of. One group stated that they are booking a diamond in Pelham due to the lack of a similar diamond in Welland.

The two ball groups would like a multi-diamond complex that would function as the “home” of baseball and softball in Welland, much in the way that other sports have a centralized location for their activities; for example, the Youngs Sportsplex is the home for soccer while the two arenas are concentrated together. The groups mentioned that they have resources and materials that could be used to build a new diamond which they would be willing to provide to the City if a site can be secured; they are also willing to consider an increase in their rental fees if it fairly reflects the improvements they would benefit from, and that they would have a guaranteed amount of usage.

2.6 Staff Roundtable

On April 15, 2019, 12 City Staff and two members from the 2006 Master Plan steering committee shared their valuable expertise as part of the planning process. Staff in attendance represented a wide range of roles (including clerks, coordinators, supervisors/foremen, and managers) and disciplines (parks, recreation, culture). Key points from the discussions included:

- The fact that Welland has philosophically embraced the provision of low to no cost program options through free outdoor swims, a plethora of special events and festivals, and the Wellness For All financial assistance policy.
- Popular programs include therapeutic aquatic classes and Pop-Up in the Park while strong facilities are in place ranging from the arenas, Farmers’ Market, Merritt Island and the Welland Recreational Corridor.
- Pressing constraints include pool and gymnasium space, equipment storage, and lit sports fields.
- Community development and volunteer coordination are important if residents are to be provided with a full range of choices, and thus there could be a role for the City to better facilitate this through full-time staff position(s).
- Partnerships with community organizations, other institutions and businesses/BIA in order to fund developments, redevelopments, events and festivals.

2.7 Input from City Council

Two Input Sessions were held with City Council to provide project-specific information and updates, as well as to collect initial input for consideration in the Master Plan. The first session held on March 26, 2019 was followed by a second session on April 30, 2019. The following is a high level summary of the initial input received by Council from both sessions:

- There is a need to ensure that parks, recreation and culture opportunities in Welland are inclusive of residents and users representing different ages, incomes, cultural backgrounds, abilities and disabilities, and the LGBTQ+ community.
- Active transportation opportunities are important including linkages to key destinations in Welland (e.g., Welland Canal Parkway Trail) as well as amenities that promote and encourage their use.
- Welland has great parks and recreation assets, particularly the Welland Recreation Corridor. The use of these assets should be maximized.
- There are emerging recreation facilities and activities that should be considered as a part of the Master Plan including, but not limited to, pickleball, splash pads, outdoor fitness equipment, and spaces for casual social engagement (e.g., open green spaces).
- A strengthened arts and cultural sector should consider arts and cultural space, special events, festivals, and more. Welland has excellent resources but greater coordination between the City the community is needed to enhance the arts and cultural opportunities.



2.8 Phase 2 Community Open House

A Community Open House was held on May 23, 2019 at the Welland Community Wellness Complex to present the Draft PRC Master Plan. Residents and stakeholders reviewed findings from the Master Plan and provided comments for consideration prior to the Master Plan's finalization. Support for the Master Plan was expressed by all that attended with particular emphasis placed upon future investments in indoor/outdoor pickleball courts, an arts and cultural resource hub, and balanced developments within the Welland Recreational Corridor.

Section 3

Departmental Objectives for Parks, Recreation & Culture



3.1 The City's Role

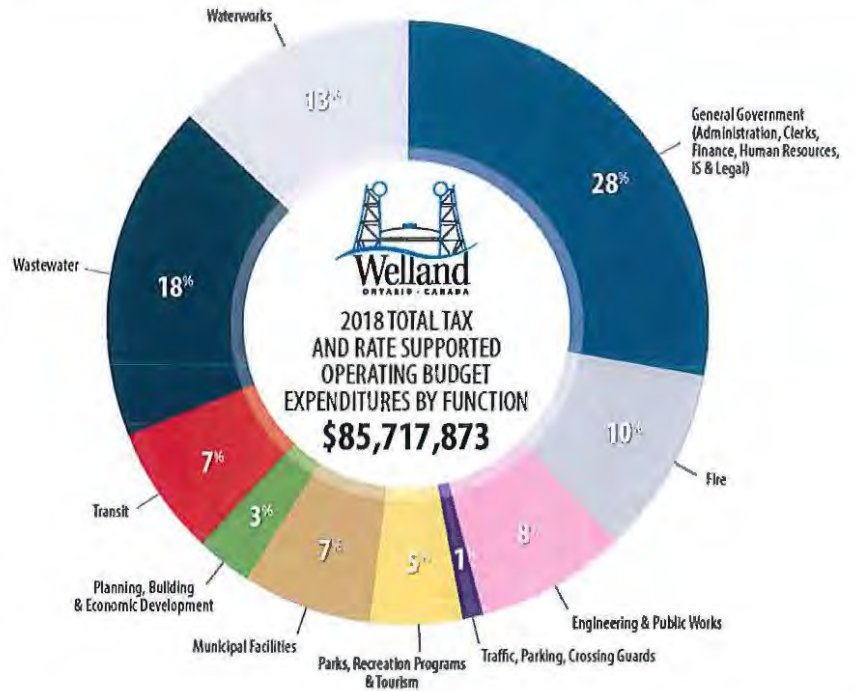
The City of Welland is a direct provider of parks, recreation and culture services with its array of facilities and programs that are delivered through the Recreation & Culture and the Parks Division. The 2018 Operating Budget allocates over \$4.6 million to City funded parks, recreation and culture facilities and programs, amounting to \$82 per capita; of the total, over \$1.3 million is assigned to recreation programs and services while another \$1.7 million is directed to parks and open space operations.

The City also indirectly supports the delivery of similar services and programs by community groups, volunteer organizations and the private sector who make use of City-owned properties as part of their respective mandates. The indirect service delivery practices of the City are supported by its adoption of a community development model. In this way, local organizations are empowered to deliver services using financial and other in-kind supports made available by the City of Welland.

The Recreation & Culture Division and the Parks Division are responsible for implementing many of the recommendations contained in this PRC Master Plan. Other municipal departments and divisions also have a role in matters such as finance, public works, and economic development.

While Sections 4 to 7 in the PRC Master Plan focus respectively on parks, recreation and cultural services, this Section provides broad guidance regarding goals and objectives that are common to all areas under the City's purview of such services.

Figure 3: 2018 Tax and Rate Supported Operating Budget Expenditures by Function



Source: City of Welland 2018 Operating Budget

3.2 City-Delivered Programs

The City provides programs that appeal to various age groups. Recreational programs generally span skating, aquatics, and fitness while arts activities span music, dance, and visual/creative arts. There are also general interest programs that span both the recreation and arts. Programs are segmented by children (age 14 and under), adults (age 19-49), and seniors (age 50+) although there are a selected number of intergenerational programs where age categories do not apply.

Registered and drop-in programs are available to respond to varied lifestyles and schedules of residents, summarized by age group in Table 1. The City's programming complement results in very few registered program gap areas, with the exception of dance and visual arts for a couple of age categories.

Table 1: Program Categories offered by the City of Welland by Age Group

REGISTERED Programs	Children	Youth	Adult	Seniors
Aquatics	✓	✓	✓	✓
Health and Fitness	✓	✓	✓	✓
Hobbies & Interest	✓	✓	✓	✓
Music	✓	✓	✓	✓
Dance	✓	-	-	✓
Visual/Creative Arts	✓	✓	-	✓

DROP-IN Programs	Children	Youth	Adult	Seniors
Public Swimming	✓	✓	✓	✓
Public Skating	✓	✓	✓	✓
Sports	-	✓	✓	✓
Health and Fitness	-	✓	✓	✓
Hobbies & Interest	-	✓	✓	✓
Music	-	-	✓	✓
Visual/Creative Arts	-	✓	-	✓

Source: Welland Wellness Guides, 2018/2019

The PRC Master Plan contains recommendations regarding direct delivery of facilities and programs for the City to pursue. However, the City may be pressed for additional parks, recreation and cultural services that are not currently of sufficient demand to warrant a specific recommendation in the Master Plan or whose popularity becomes stronger at a future time. Therefore, the City must be prepared to appropriately respond to future requests.

Requests brought forward for non-traditional, emerging and/or non-core municipal services should be evaluated on a case-by-case basis by considering (at a minimum):

- local/regional/provincial trends pertaining to usage and popularity of the activity/facility;
- examples of delivery models in other municipalities;
- local demand for the activity/program/facility;
- the ability of the City's existing parks, recreation and culture facilities to accommodate the new service;
- the feasibility for the City to reasonably provide the service / facility as a core service and in a cost-effective manner; and
- the willingness and ability of the requesting organization to provide the service / facility if provided with appropriate municipal supports.

City Programs: Recommendations

- #1. Requests for facilities and services that are not part of the City's core mandate should be evaluated based on anticipated municipal role, quantifiable measures of demand and costs to the City, and other long-term implications prior to decision whether or not to partner in the public interest.

3.3 Building the Capacity of Local Volunteers

Recognizing the important contributions of its dedicated volunteer base, the City works with local volunteer organizations to ensure their efforts can be sustained over time. In January 2015, Statistics Canada published a Spotlight on Canadians: Results from the General Social Survey whose section focused on volunteering and charitable giving found that 12.7 million people in Canada volunteered nearly 2 billion hours in 2013. However, the research found that volunteers are aging and despite high reports of hours volunteered, the general volunteer rate was lower than recorded in previous surveys. This echoes what nearly all Welland-based stakeholder groups participating in the PRC Master Plan focus groups expressed.

Local volunteers help community groups deliver programs and services in Welland and are the backbone of critically important pieces of Welland's parks, recreation and culture service delivery system. Welland's volunteers are seeking reciprocity in their relationship with service provider organizations, including the City. To encourage participation and retention, volunteers should be provided with opportunities to assist with tasks that interest and excite them. It is important to match the needs and interests of volunteers with those that best suit the organization they are serving. Volunteers should not only assist with administrative tasks but also support program and service delivery. This will require substantial training and support to ensure success for both sides of the volunteer-organization relationship.

As many parks, recreation and culture service providers are volunteer-based or not-for-profit agencies, it can be difficult to find resources to support volunteer training and development. In response to this, there are examples of multiple service providers collectively pooling resources and sharing in training sessions that would be beneficial to all organizations (e.g. accessibility, harassment, or customer service training). One best-practice example of this is a partnered training opportunity provided to summer camp councillors in London, Ontario. In recent years, summer staff hired by the City of London, YMCA of Western Ontario and the Boys and Girls Club of London were invited to attend a large-scale training session called "all kids in camp" which provided training focused on inclusion for campers in each organization. Through this collaborative effort, staff and agencies were able to benefit from shared costs associated with facility rentals, trainers, and staff resources.

Ultimately, volunteers are more likely to continue participation if they feel comfortable, knowledgeable, and supported in their roles. Managers, Supervisors and Coordinators within the Recreation & Culture Division are committed to engaging with volunteers and promote a sense of belonging and appreciation; the desired outcome is to increase retention of valuable and well-trained participants in the groups that they volunteer with. The City and local service providers should recognize the value of volunteerism through participation in events such as National Volunteer Week (usually held annually in April – details provided by Volunteer Canada), host internal volunteer appreciation events, or provide small tokens of thanks as appropriate; bringing back previous City of Welland recognition efforts such as awards, the Ice Cream Social or new ideas should be considered.



During stakeholder focus groups, local organizations expressed interest in participating in an open house where volunteer and non-profit organizations could network with each other, showcase their offerings, minimize service duplication, and encourage each other to promote local businesses, programs, and events. Facilitating regular meetings among groups is best practice and is recommended given the highly integrated nature of service delivery in Welland; such forums could be combined with volunteer appreciation dinners already being put on by the City.

Building Volunteer Capacity: Recommendations

- #2. Continue to support Welland's volunteer sector through appropriate community development and capacity building initiatives.
- #3. Convene training opportunities for local volunteer organizations aimed at organizational effectiveness, capacity building, succession planning, etc. potentially hosted in collaboration with major agencies or organizations that also rely upon volunteers.
- #4. Organize annual forums for volunteer and community organizations delivering parks, recreation and culture services in Welland to allow information/idea sharing and networking opportunities to take place. Such forums could be tied in with new or existing volunteer recognition events.

3.4 Partnerships

The City proactively seeks out strategic partnerships that represent the interests of the public in order to ensure unique, cost-effective and quality services are available in Welland. Examples of partnerships include informal relationships with minor sport organizations, sponsorship agreements in place for local festivals, and more complex arrangements such as the Youngs Sportsplex.

PRC Master Plan consultations reinforced that key partners view themselves and others as integral parts of the local parks, recreation and culture system. There was a collective view that the facilities and services provided in a mid-sized city such as Welland would probably not exist if it were not for a willingness of organizations to work together. Examples of potential partners (and expansion/continuation of existing partnerships) in Welland include, but are not limited to:

- Upper tiers of government (e.g. Region of Niagara), adjacent municipalities and First Nations communities;
- Niagara Peninsula Conservation Authority and environmentally-focused organizations;
- District School Board of Niagara and the Niagara Catholic District School Board;
- Non-profit organizations such as the YMCA, local/regional Community Health Centres, United Way, etc.;
- Local stakeholders such as service clubs, minor sports and recreation providers, arts and cultural groups, community associations, and BIAs.; and/or
- The private sector (e.g. fitness providers, sporting groups, local artist studios, etc.) and local land owners.



There are a number of criteria that must be considered prior to establishing a relationship and a partnership with a third party wishing to introduce a new level of service with municipal assistance. First and foremost, any proposed partnership must be consistent with the municipal mandate and philosophies, and that the City would have a meaningful role to play in meeting a demonstrable community need. Due diligence relating to funding and operating responsibilities of each party, the organization/fiscal sustainability of the potential partner, and risk would also need to be determined prior to proceeding.

A standardized approach to evaluating partnerships that considers such criteria (and others) should be in place to allow for consistent and transparent decision-making. Through recent agreements such as that established for the Youngs Sportsplex, the City has established a foundation through which a partnership evaluation framework could be formalized and applied to future partnership requests.

Partnerships: Recommendations

- #5. Regularly meet with partners to discuss implementation of partnership agreements, and where necessary, revisit and/or strengthen agreements to maximize benefits to all parties and the general public.
- #6. Proactively seek partnerships with parks, recreation and cultural service providers including, but not limited to, educational and healthcare institutions, non-profit agencies, sport organizations, and arts and cultural collectives, and entities interested in operating within the Welland Recreation Corridor or other City properties.
- #7. Develop a standardized process or framework for evaluating and responding to requests for partnerships, with the view of maximizing public interests.

3.5 Strengthening Marketing & Communications Efforts

Residents often look to civic employees to inform them of opportunities to participate in parks, recreation and culture services. City staff from multiple Departments play an integral role in the dissemination of information and resources to both residents and visitors. Additionally, service providers and agencies within Welland appreciate being made aware of municipal events and opportunities, as well as using municipal channels to aid in their own awareness efforts.

Improving the marketing and awareness of parks, recreation and culture activities was one of the prevailing themes heard throughout the PRC Master Plan consultations. There is a sense among many people that Welland offers excellent services and programs that many people are not aware of.

The City publishes its Wellness Guide twice a year for Fall/Winter and Spring/Summer programs. This is the most comprehensive source for municipally-provided facilities, programs and services. It is available in hard copy format as well as found online under the City of Welland website's as a direct link from the home page's "Discover" tab as well as from the Recreation & Culture Page.

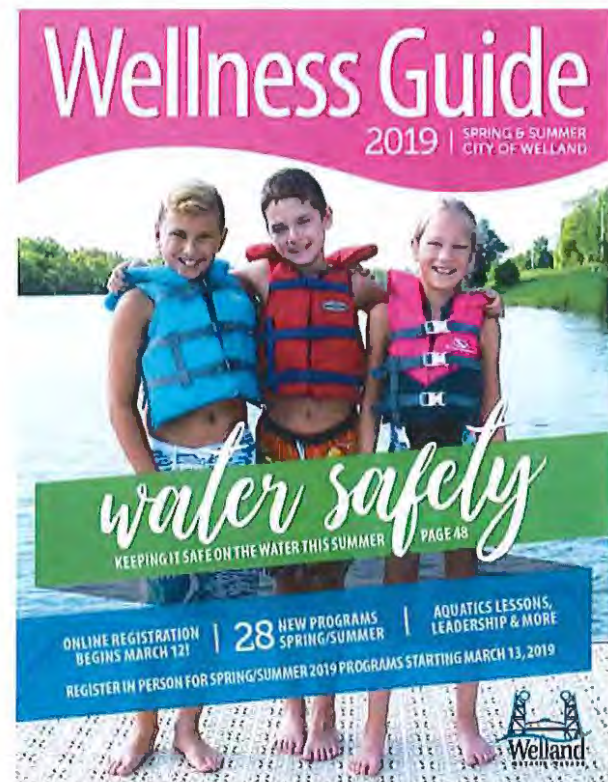
Providers of parks, recreation and culture services (public, private, and non-profit) educate the public and influence the degree of participation. As a result of this, mutual benefits can be obtained through a coordinated approach to service provision. Simple tasks such as allowing for display of brochures and posters within facilities and promotion of local events help to build strong, healthy, and engaged citizens.

Consistency in interdepartmental communications is key to effective information sharing and public awareness of opportunities. At present, City Staff in the Communications & Marketing Department and the Recreation & Culture Division are responsible for awareness activities; that said, not all Recreation & Culture Division staff have formal training in marketing and awareness, while the Communications & Marketing Department's responsibilities are stretched across all aspects of corporate services.

Having one key staff person in the Recreation & Culture Division is recommended in order to ensure clear and consistent messaging to the public, and to coordinate internal communications with other Divisions where necessary. For example, Recreation & Culture needs to be aware of road works scheduled in close proximity to a municipal park prior to scheduling a community event. Ongoing clear communication is required for seamless delivery of municipal services.

The City should create a staff position within the Recreation & Culture Division whose responsibility centres upon promotion and awareness, and who possesses the necessary marketing background to be able to effectively deliver communications plans and strategies. Working under the Manager of Recreation & Culture or the Community Development Coordinator (or other), the staff person would be responsible for utilizing existing City of Welland marketing materials and integrating information from a variety of sources.

The new staff person could initially focus upon the promotion of the Division's programming and festivals/events, the latter of which would address public consultation input that specifically noted a lack of awareness for local festivals and events. The staff person should also advance modern marketing tools (working closely with the City's Communications & Marketing Department in this regard) to



respond to growing demand for more information in a variety of digestible formats (particularly those targeted to youth). For example, the student could work with local volunteers or youth groups to create videos on the basics of sports, and highlight different parks, facilities or service providers. The role would also be responsible for and establish schedules for timely social media posts, newsletters, posters, and email blasts. Social-media based posts could use hashtags or weekly challenges to encourage community participation in summer-long or ongoing initiatives. Ultimately, this staff person's responsibilities could be expanded to include other projects and priorities for the City such as promotional work to drive sales, ice rentals, awareness of the Welland Recreational Corridor (in tandem with staff position articulated through Recommendation #16), etc. depending upon their capacity.

Promotion and coordination is typically a full-time endeavour if maximizing the effectiveness of such activities. While 1.0 FTE staff would be preferred, funding new positions can be challenging. The City will need to determine whether this new staff position will be a full-time or part-time endeavour. There may also be an ability to supplement any new staff person with a summer student/co-op student between the spring and fall months to alleviate pressures during the peak festival/event season, including their attendance at the events (taking photos at facilities and events) and providing digital content for awareness and information sharing. Hiring a capable student could be made easier with the strong secondary and post-secondary institutions within Welland and in Niagara Region, and could potentially be funded through a regional, provincial or federal youth program (such as the Canada Summer Jobs Program which covers 50% of youth hiring costs, and was used for the Healthy Pioneer Eating program).

"Improve the marketing and promotion of current offerings. We have such great resources such as outdoor rinks, free public swimming, etc."

~ Your Channel Welland
Comment

Marketing & Communications: Recommendations

- #8. Create a Staff Position (FTE to be determined) within the Recreation & Culture Division that is responsible for the coordination of marketing and awareness initiatives for programs, events, and sponsorship/rental opportunities. The new position could be supplemented during peak months with a student (paid, volunteer and/or co-op) to assist with certain tasks and could benefit from youth job creation grants from senior levels of government.

3.6 Providing Inclusive Choices

Most Parks, Recreation and Culture Departments across Canada recognize the importance of taking a multi-faceted approach to including all segments of the population, particularly those populations that face above-average levels of marginalization or vulnerability. Populations that commonly experience barriers to participation include persons from low income backgrounds, persons with disabilities, the LGBTQ+ community, the aboriginal community, and females.

Welland has been proactive in implementing ways to include residents from low income backgrounds, persons with disabilities and females. This is evident in policy and practice.

Low Income

Master Plan consultations consistently identified that affordable programs should be available, recognizing that there are households in Welland with limited financial means. Research bears this out with ample evidence that correlates a person's level of income with their frequency of participation; households with more income available to spend on parks, recreation and culture pursuits are more likely to be engaged than households where cost to participation is a barrier.

Welland's median after-tax income for all private households was approximately \$51,700 for 2015, which is below median incomes for Niagara Region and Ontario (\$58,200 and \$65,300, respectively). Welland also has a higher proportion of low-income residents as nearly 18% of residents live below the low-income measure (after-tax). By comparison, approximately 14% of residents in the Region and Province live below the low-income measure (after-tax).⁵

The City of Welland places considerable attention to minimize income-related barriers in its parks, recreation and culture system. Examples include the festivals and special events that have no admission charges, free swims at public outdoor pools in the summer, the no-cost "Pop-Up in the Park" program and a strong financial assistance policy known as "Wellness For All." Other financial assistance programs for parks, recreation and culture are available through agencies such as KidSpart Niagara, the Region of Niagara's ProKids, and Canadian Tire Jumpstart.

⁵ Statistics Canada, 2016 Census of Canada.

Persons With Disabilities

The 2017 Canadian Survey on Disability found that 6.2 million people reported living with some form of disability, most commonly identified as pain-related, flexibility, mobility and mental health-related. This amounts to 22% of the population, a substantial increase from the 13% of the population (3.8 million people) reporting living with a disability in the 2012 Survey on Disability.

Assuming that the national average of 22% is applied to Welland's population, there could be over 12,000 living in the City that have some form of disability (the number of people living with disabilities has yet to be released at the local, regional and provincial levels). The City offers a range of services to ensure that persons with disabilities can engage in parks, recreation and culture activities. Program examples include intergenerational chair yoga and therapeutic aquatics, while a number of parks and facilities have incorporated barrier-free upgrades.

The City of Welland Accessibility Advisory Committee oversees implementation of the municipal Annual Accessibility Plan (which includes implementation of the requirements and accessibility upgrades to recreation and parks facilities and amenities) and whose Staff Liaison is within the Recreation & Culture Division.



Persons from Diverse Cultural Backgrounds

According to the 2016 Census, 11% of residents in Welland were born outside of Canada and most have been established in the country for well over a decade; only 2% of the population immigrated after 2006 which is much lower than the provincial rate. The largest cultural groups are European and are largely made up of persons of English, Irish, Scottish, French, German, and Italian descent. Visible minorities make up 5% of Welland's residents. Of note, Welland is home to one of Canada's largest Francophone communities outside of Quebec with many civic signs and communication materials being printed in English and French.

As Welland can be expected to diversify even further in the years to come based upon provincial and regional trends, its current efforts to embrace cultural diversity through programs and festivals will remain relevant. In communities that are experiencing, or have already experienced strong rates of ethno-cultural diversity, one of the most promising practices is to build relationships with diverse cultural individuals and groups that are active in the community. Initial discussions centre on understanding parks, recreation and arts/culture needs, how to provide access, and ways to navigate municipal government. Program related initiatives include the introduction of traditional Canadian sports and activities, and introducing all residents to diverse activities, sports and leisure pursuits.

LGBTQ+ Community

There is no data that quantifies how many persons belong to the LGBTQ+ community, though polls and studies conducted elsewhere estimate the percentage to be in the range of 3.5% to 5%. The LGBTQ+ community often faces barriers to participation in parks, recreation and cultural programs as a result of exclusion and bullying; however, their participation is critical as the LGBTQ+ advocacy groups often attribute exclusionary attitudes with mental health issues, homelessness, suicide and harmful practices in their communities.

The role of the City is to ensure that these residents are welcomed, included and free from harassment, hatred or bias within safe public spaces and welcoming public programs. The Positive Spaces Initiative is commonly used to denote public spaces that are safe for and welcoming to the LGBTQ+ community. Signage including the Pride flag in the graphic denotes that the space is positive for the LGBTQ+ population.



Females

Participation by girls and women often decline as females reach 10 years and older. With over 27,000 female residents in Welland, the need to keep them engaged throughout their lives is essential for physical health and social connection. The *Canadian Association for the Advancement of Women in Sport (CAAWS)* has a purpose to support and enable women in pursuing sport and active lifestyles, and to keep women actively engaged in building community capacity. CAAWS' Women 55 to 70+ program is a recent initiative aimed at increasing physical literacy among "young senior" females by keeping them engaged in sport and physical activity. A number of pilot projects are currently underway or have been completed to enhance opportunities in soccer, pickleball, Nordic pole walking, synchronized skating and many other active opportunities.

Inclusive Choices: Recommendations

- #9. Continually review participation in the Wellness For All program to determine its effectiveness in reaching low-income populations, while working with agency partners to raise awareness of all financial assistance programs available through the City, Region and other partners.
- #10. As growth in the number of persons with disabilities, diverse ethno-cultural groups, and LGBTQ+ communities continues in Welland, the City should engage in ongoing dialogue with representatives of such groups. The intent is to understand the parks, recreation and cultural needs of marginalized populations in terms of demands for traditional activities delivered by the City as well as new programs and services that result in these populations becoming active and connected.

3.7 Youth Needs

Youth were emphasized as a core area of focus for the City through the PRC Master Plan consultations. Engaging youth through safe and interesting opportunities is essential for their healthy development; recognizing this, the City operates the Youth Innovations drop-in centre at Seaway Mall, provides youth-focused facilities such as the Skateboard & BMX Park and offers certain recreation and cultural programs (albeit many of these programs are intergenerational and not appealing to all youth). The graffiti wall put forward through Recommendation #42 in Section 6.7 also has the potential to address some youth-specific needs.

Welland also has the distinction of being a “Youth-Friendly Community” which has become a well-respected designation across Ontario. The advancement of local youth opportunities is led by the Welland Youth Advisory Council that advises Council on matters affecting youth in the City; the group also assists with planning youth events and members frequently volunteer at various events held throughout the year.

Youth Innovations is operated for people between the ages of 13 and 18. Several different areas are provided to appeal to multiple interests in structured and drop-in formats including spaces for art, games (pool table, pop-a-shot basketball), lounge, computers and a multimedia centre.

Augmenting the number of youth-specific programming opportunities is the primary area of focus for serving this age group. The City should engage its local youth to develop programs spanning recreation, arts and culture; it will also be important to connect with youth-focused agencies and service providers as trends show that the most effective youth programs are also equipped to understand issues around youth social services to combat issues such as youth homelessness, mental health, and addiction. This is not to say Recreation & Culture Division Staff should be trained to provide social services but instead have the ability to work with other trained professionals or at the very least provide referral services when engaged in City programming.

Youth: Recommendations

- #11. Develop additional youth-specific drop-in and registered programs to be offered in parks, recreation and culture facilities, libraries, and the Youth Innovations drop-in centre. The Welland Youth Advisory Council, youth-serving agencies and providers - including those delivering social services - and a broader cross-section of youth ages 13 to 18 living in Welland should be engaged in the program development process.

3.8 Older Adult Needs

The City's ability to meet the needs of a growing population of older adults was also a common theme that was expressed throughout the PRC Master Plan process. The Recreation & Culture Division's definition of an older adult begins at age 50 based upon its program categorization. This is slightly earlier than observed in a number of other Ontario municipalities who instead commonly use 55+ as the minimum age. Notwithstanding the age definition, it is important that older adult programs recognize the different abilities within the cohort as some older adults are able to remain physically active to a greater extent than others; therefore, the City's Wellness Guide's programs also identifies the level of intensity required for 50+ programs.

Another prevailing trend in older adult service provision is the desire for soon-to-be older adults and "younger" generations – particularly Baby Boomers – to resist the label of being a "senior citizen." While some view the term as a source of pride, it would appear that many 50+ individuals want to participate in parks, recreation and cultural activities within intergenerational settings. As a result, fewer seniors' centres are have been constructed in the province in the past decade compared to years prior. Instead, the trend has shifted to dedicating or assigning priority to rooms/spaces for older adult programming within multi-generational, multi-use community centres. In such multi-use settings, older adults have the ability to participate in both physically active programs (e.g. aquatics, fitness, and sport), arts and culture, as well as more socially-oriented activities.

Prior to 2010, what was formerly known as the Rose City Seniors Activity Centre offered a dedicated programming space for Welland's older adults and seniors. An expansion to this facility was completed in 2011, resulting in the centre being opened up to all age groups and rebranded as the Welland Community Wellness Complex.

The Wellness Complex continues to offer programs and activities oriented towards older adults but is now especially well positioned to respond to broader demands for multi-generational space. This is especially true with the addition of the therapeutic pool and hot tub, fitness space, and theatre, all of which will be highly desirable for the soon-to-be and younger generations of older adults. The physical activity and cognitive stimulation afforded by these types of facilities is also highly beneficial for the elderly of whom research shows strong benefit from having "healthy aging" opportunities in place to prevent chronic illness and pain.

Older Adults: Recommendations

- #12. Work with the Rose City Seniors Foundation and other older adult service partners to better understand how older adults are using the City of Welland's parks, recreation and culture services, and collectively find ways to increase participation rates in response to emerging trends and issues.

Section 4 Parks in Welland



4.1 Welland's Parks System

Parks are dynamic places. They are hubs for community gatherings, physical activity and to simply get fresh air. Well-designed parks system offers social, environmental, health, and economic benefits, and have the potential to bring people together.

As noted in a national charter entitled Parks For All, parks are defined as "any land and water that exists on the parks continuum" which could be located on public or privately held lands. As outdoor spaces, parks provide an important connection to nature which is required for our survival as well as personal, community and societal enrichment.⁶

The City of Welland's parks system plays an important role locally as well as throughout Niagara Region. There are nearly 400 hectares (1,000 acres) of active and passive parkland that is owned by the City of Welland, over half of which is attributable to the Welland Recreational Corridor (approximately 242 hectares of land and the waterway). Welland's parks serve recreational and cultural needs of individuals while forming an integral component of the broader Niagara Escarpment ecosystem and surrounding watersheds.

The City of Welland Official Plan classifies parkland into three categories based upon the function and catchment area that a park is intended to serve.

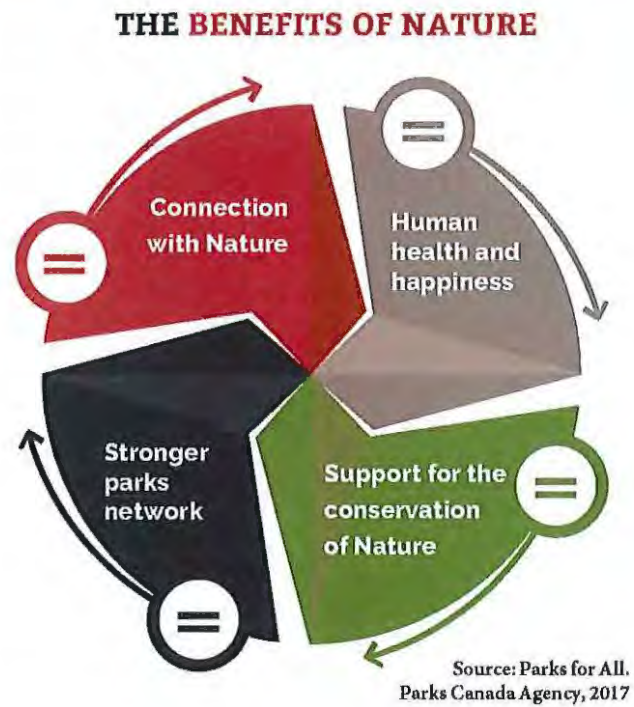
Regional Park	Serves needs of all residents in the City as well as visitors/tourists.
City Park	Serves the needs of multiple neighbourhoods in the City.
Neighbourhood Park	Serves the needs of residents living within walking distance of the park.

The City's parks system is complemented by dozens of woodlots, natural heritage lands, and environmental protection areas throughout Welland.

A Vision for Canada's Parks

Connected Canadian Park Lands and Waters that support healthy Nature and healthy people in harmony for generations to come, backed by an active, diverse parks community that cultivates shared goals, mutual respect, and collective action.

~ Parks for All. Parks Canada, 2017



⁶ Parks Canada Agency. 2017. Parks for All: An Action Plan for Canada's Parks Community. Prepared on behalf of the Canadian Parks Council and the Canadian Parks and Recreation Association.

4.2 The Welland Recreational Corridor

Welland's history is tied to the water. The Welland Recreational Corridor is an old alignment of the Welland Canal that was abandoned after the construction of the Welland By-Pass in the 1970s. The old canal was subsequently turned over to the City in 1997 and renamed as the Welland Recreational Waterway.

In 2001, the Welland Recreational Canal Corporation was established to assume stewardship of the waterway, the aqueduct and adjacent lands. After 15+ years of managing the waterway, the Welland Recreational Canal Corporation was dissolved in 2017 and operations were reassumed by the City of Welland who oversees the waterway to this day.

Now referred to as the Welland Recreational Corridor, approximately 242 hectares consisting of the waterway and adjacent lands are under the responsibility of the City. Since taking over operations, the City has collected feedback on its "Go Quiet" By-law including exploring alternative uses of the waterway. In 2018, City Staff undertook additional research and consultations to prepare a report/action plan for expanded uses on the waterway, and implementation is ongoing for the following components:

- Extending the Lincoln Street docks and outfitting them with ladders to allow public swimming at Scuba Park;
- Placement of public amenities including picnic tables, benches, and bike racks; and
- Addition of shaded seating areas

Over the years, much consultation and study has been undertaken for the Welland Recreational Corridor. In the context of the PRC Master Plan, the Corridor presents tremendous potential given its ability to facilitate quality experiences and events, both on land and in the water. The PRC Master Plan supports the "Go Quiet" by-law and reinforces non-motorized watercraft activities within the waterway in order to preserve enjoyment for the widest range of marine uses.

In this respect, the Goal Statement of the 2008 Recreational Waterway Master Plan remains relevant today. The PRC Master Plan supports non-motorized recreational uses within the Welland Recreational Corridor in order to minimize potential conflicts between different terrestrial and marine uses, while accommodating as broad a range of interests as possible.

Walking, jogging, swimming, fishing and paddling already take place to a great extent within the Welland Recreational Corridor. The Welland International Flatwater Centre is the most recent major piece of infrastructure that has been added while improvements to the Lincoln Street docks is another example of recent and ongoing efforts to strengthening aquatic use within the Corridor.

"To create an exciting, attractive, well used and self-sustaining Recreational Waterway that is fully integrated into the fabric and life of the City of Welland - a distinctive and memorable place where people want to be - a place where residents and visitors can participate in a wide variety of arts, culture, sports, leisure and recreation activities, and experience a unique natural and recreational environment within an urban area."

Welland Recreational Waterway Master Plan, 2008



Key Facts

- 242 hectares / 600 acres
- 25 km of paved trails
- Assumed by the City in 1997



Notable Facilities

- Welland International Flatwater Centre
- Floating Stage & Amphitheatre
- Community Boathouse
- Lincoln Street Docks

The multi-dimensional nature of the physical activities occurring create an incredible potential for casual and competitive activities for physical health and personal enjoyment. The City should explore strategic investments in certain sections of the Welland Recreational Corridor including the following:

- Comfort elements such as seating, shade, trail markers and interpretive signage (also see below), and/or washrooms to encourage greater levels of use.
- Open-water programs such as advanced leadership (e.g. National Lifeguard, Distinction, Instructor/Examiner training, etc.) and unique aquatic activities (e.g. stand-up paddleboarding, paddleboard yoga, inner tube polo, etc.).
- Outdoor fitness equipment using a parcour-style format (e.g. fitness trail) which would also reinforce the popularity of duathlon/triathlon training that is growing in popularity within the corridor. The Floating Stage and/or open spaces within the corridor's unique setting could also be attractive for certain group fitness programs delivered by the City and third-parties.
- A splash pad to complement a potential public swimming area, providing a safer choice for children that are not trained to swim in open water. This would reinforce the Corridor as a family destination as well as potentially become a regional draw for outdoor aquatics.
- A 2,000 metre (minimum) competitive rowing course in the southern portion of the Corridor, potentially with supporting amenities required to host larger-scale events/races.

In addition to the recreational amenities identified above, further opportunities to showcase arts and culture within the Welland Recreational Corridor should be considered given how closely it is intertwined with the City's history and its proximity to the downtown's many cultural assets. At a minimum, this should include:

- Commemorative features such as monuments, plaques and interpretive signage that highlights key moments and accomplishments in Welland's past. The Corridor's importance as a tourist destination and a local gathering place would be reinforced by providing a "sense of place" and a "sense of identity" through such commemorative works to people partaking in activities there.
- Public art through paintings, sculptures, fountains, or other pieces that are discussed in Section 6.7 of this Master Plan.
- A graffiti wall (either within or in proximity to the Corridor) as discussed in Section 6.7.
- Rejuvenating the Floating Stage through planned lifecycle renewal activities but also exploring ways to enhance the stage to accommodate a broader range of recreation and cultural programs and events.



Facility Snapshot

The **Welland International Flatwater Centre** is located in the Welland Recreational Corridor. It is designed for competitive paddle sports, attracting athletes from around the world for training and competitions.

The extent of coordination, delivery of programming, and provision of infrastructure that is being proposed for the Welland Recreational Corridor is substantial. The works presented in the PRC Master Plan span multiple City Departments and Divisions, and will require the appropriate resourcing to implement the vision articulated herein along with any other Corporate-wide initiatives.

The creation of a full-time staff position (1.0 FTE) dedicated to the implementation of the PRC Master Plan Recommendations pertaining to the Welland Recreational Corridor is recommended. This new staff position should coordinate efforts of staff between applicable Departments in the joint planning, design and delivery of programs and spaces to ensure consistent and efficient use of internal resources. The new staff person should also be responsible for attracting and overseeing the delivery of events at the Welland International Flatwater Centre (duties could potentially be defined through the Festivals & Events Strategy advanced through Recommendation #43 in Section 6.8) and/or a new rowing course if ultimately pursued.

Welland Recreational Corridor: Recommendations

- #13. Initiate a second phase study of expanded uses and action plans for the Welland Recreational Corridor that tests public opinion and the business case to create a "leisure zone" for non-motorized marine uses within the portion of the waterway corridor that exists between Woodlawn Road and Ontario Road. At a minimum, leisure uses to be explored should include areas for public swimming (such as a beach area) and a splash pad, additional shaded seating areas and permanent or portable washrooms along the Welland Canals Trail, vehicular parking, and interpretive/way-finding signage and public art.
- #14. Investigate the feasibility of establishing a competitive rowing course within the southern portion of the Welland Recreational Corridor (i.e. south of Townline Tunnel Road). The ability to involve local, regional and/or provincial rowing organizations as funding or operating partners should be explored as part of this process.
- #15. Invest in outdoor aquatics and fitness infrastructure within the Welland Recreational Corridor through outdoor fitness equipment, rejuvenation of the Floating Stage, open-water swimming amenities, and others as identified. In tandem with these investments, explore the delivery of unique programming related to land-based and open-water activities such as triathlon, paddleboard yoga, advanced aquatic leadership, and group fitness classes.
- #16. Establish a Full-Time Staff position (1.0 FTE) to oversee and coordinate initiatives related to the growth, delivery and development of programs and infrastructure within the Welland Recreational Corridor and the Welland International Flatwater Centre.

4.3 Parkland Needs for the Next 10 Years

The strong value that residents place on parks, the physical and social benefits created through these spaces, and the economic spinoffs that are generated lend support for continued investment in parkland. Future parkland needs are met in three primary ways.

1. Acquisition of New Parkland
2. Major Revitalization & Renewal Efforts of Existing Parks
3. Strengthening Park Experiences through Investments in Amenities

1. Acquisition of New Parkland

The City is entitled to receive parkland through the land development process as prescribed by the Ontario Planning Act; up to 2% of developed industrial and commercial lands, 5% of all other developable lands, and/or 1 hectare per 300 dwelling units can be conveyed through parkland dedication. Cash-in-lieu of the physical parkland can be collected (though at a rate of 1 hectare per 500 dwelling units is applied to the density-based standard). However, proposed changes to the Planning Act and Development Charges Act may result in a different abilities of the City to collect parkland and fund recreation/cultural facilities (also see Section 7.1). The City can supplement parklands received through the land development process by purchasing additional lands, securing leases or access agreements, and other means to add parkland to the supply.

The City of Welland Official Plan establishes an overall target of providing parkland at a rate of 4.0 hectares per 1,000 residents.⁷ Based upon the current parkland supply of 396 hectares – less approximately 92 hectares of water surface area in the Welland Recreational Corridor – Welland is exceeding its parkland target by providing it at a rate of 5.4 hectares per 1,000 residents. By the year 2029, the current supply would result in a rate of 4.8 hectares per 1,000 population.

Notwithstanding the fact that the overall parkland provision rate will be achieved over the next 10 years, it is important to look at service levels for each classification of parkland. The City's Official Plan targets for Regional and Neighbourhood Parkland are being met (3.1 hectares and 1.3 hectares per 1,000, respectively), the former as a result of including the Corridor lands. Conversely, the City-wide parkland targeted rate is not being achieved at its present level of 1.0 hectares per 1,000.

Welland provides a strong level of service for parkland, amounting to **5.4 hectares per 1,000 residents** which presently exceeds the City's Official Plan target.

Existing Parkland Supplies

Regional Parks – 175 hectares
 City-Wide Parks – 53 hectares
Neighbourhood Parks – 76 hectares
TOTAL Parkland – 304 hectares
 WRC Water Surface Area – 92 hectares

Official Plan Targeted Rates (Hectares per 1,000 Residents)

Regional Parks – 0.4
 City-Wide Parks – 2.6
Neighbourhood Parks – 1.0
TOTAL Targeted Rate – 4.0

⁷ City of Welland Official Plan, 2010 (Revised 2017), pp. 120, Section 6.2.2.1E.

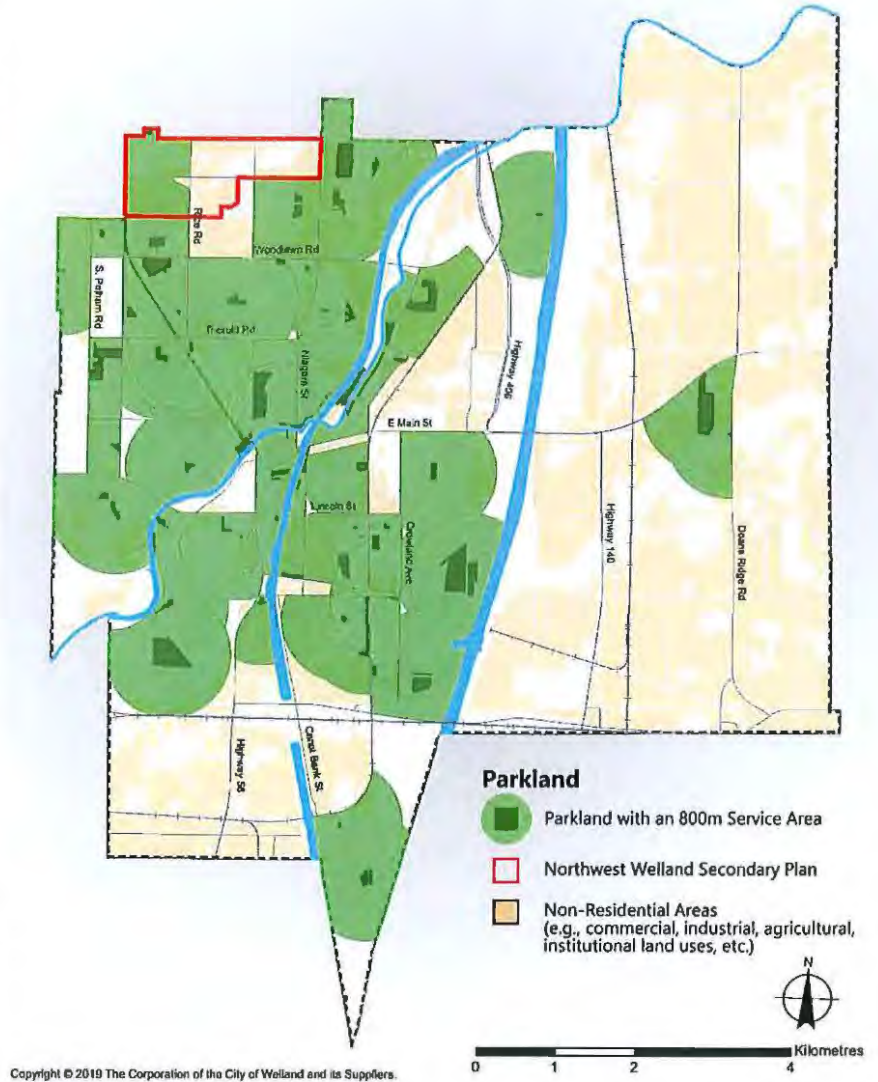
It is also important to identify where certain residential areas of the City do not have access to some form of parkland within walking distance. Figure 4 illustrates that the built-up areas of Welland are generally well serviced with most residential areas having access to parkland within a 10 minute walk without having to cross highways or major roads, waterways, or railways. However, parkland will need to be added within future residential areas such as north Welland as well as selected gaps located west of South Pelham Road (if/where possible based on the status of plans of subdivision)..

The North West Welland Secondary Plan process is scheduled for completion in 2019. Its community structure plans presented to date contemplate Neighbourhood Parks and Parkettes (the latter represents a small-size park serving a sub-neighbourhood area, although is not identified within the City of Welland Official Plan).

Ideally, a City-wide Park would be provided in the Secondary Plan although this may not be possible given the advanced state of that land use planning process. A City-wide Park should also be contemplated by redeveloping the Atlas Landfill upon obtaining the approvals required for its decommissioning.

It also bears noting that a 2.5 hectare Neighbourhood Park is planned as part of the future Sparrow Meadows subdivision.

Figure 4: Geographic Distribution of Parkland in Welland



2. Major Revitalization & Renewal Efforts of Existing Parks

The park experience is tied to its design, intended function, and the quality of facilities/amenities found within. These factors are often influenced by the era of original construction. A park built decades prior can impart positive feelings of history, sentiment, and pride; however, older parks may also be in need of rejuvenation if deterioration is apparent or if the intended functions no longer respond to modern interests.

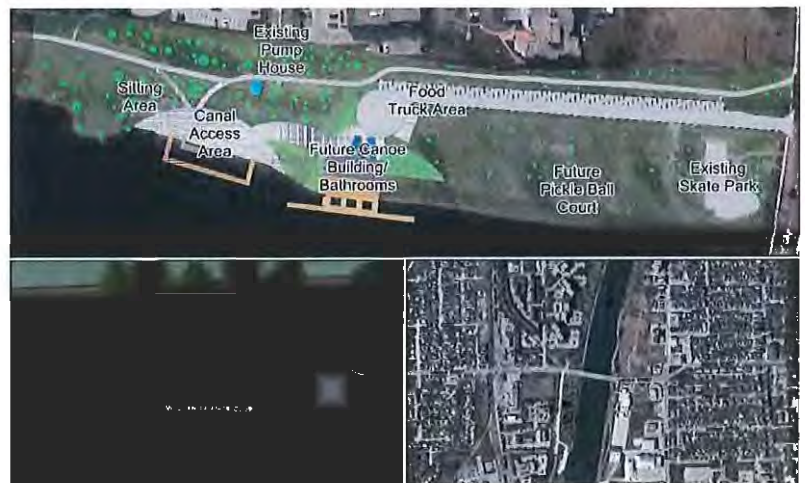
Parkland revitalization is thus an important part of attracting continued use over time. Rejuvenation efforts can be major in scale, ranging from complete park redevelopments to renewal of major amenities or adding new facilities where space permits. Rejuvenation can also take more basic or minor forms as will be discussed in subsequent pages. Often, redevelopment of a park is initiated because of population growth pressures or an evolution that has occurred in demographics of surrounding areas (e.g. a greater proportion of older adults and fewer children), in response to volunteer initiatives (e.g. fundraising or service club contributions), or multiple park-based facilities approaching the end of their lifecycle. Examples of major redevelopment or revitalization efforts within the existing supply of parks include the following.

Lincoln Street Recreation Hub (Rotary Club of Welland Park)

The City is establishing a recreation hub within the Welland Recreational Corridor immediately south-west of the Lincoln Street bridge (across from the Welland Community Wellness Centre). Future efforts will build upon the Welland Skateboard & BMX Park along with recently added seating and picnic areas, dock extension, and aesthetic improvements. The City plans to centralize recreational on-water activities and relocate the canoe-kayak rental program by adding a storage facility for the latter (Figure 5).

Food and beverage vending opportunities along with accessible public washrooms, pickleball courts, a space for small concerts/events and public art are also envisioned. The Rotary Club of Welland has committed a portion of funding as part of their 100th anniversary legacy project.

Figure 5: Rotary Club of Welland Park Preliminary Concept



Source: City of Welland, 2018

Memorial Park Master Plan

The City undertook a master planning exercise for Memorial Park in 2017 given recent and expected residential developments in the area, along with a certain major park components approaching the end of useful life. Notable outcomes of the master plan (Figure 6) included:

- Ball Diamonds: new/upgraded ball lighting, the addition of a junior slo-pitch diamond, t-ball diamonds relocated to the west parcel.
- Outdoor Aquatics: new outdoor pool and change house, larger splash pad to replace the existing splash pad and wading pool.
- Other features: new picnic area, multi-use court, ice skating rink or path, multi-use trail connection, accessibility improvements, plantings and seating.⁸

The park master plan was prepared with input from stakeholders and the public. The PRC Master Plan consultation process revealed that the City's two largest ball associations would not make use of the junior slo-pitch diamond and feel it would be better suited as another type of diamond. As recommended in Section 5.5 of the Recreation assessments, ball groups should be re-engaged prior to constructing new diamonds in order to identify what diamond is desirable based on their needs and whether this could fit with other conceptualized park components.

Civic Square Revitalization

The City's vision to revitalize Civic Square (City Hall) includes a gathering space for many of Welland's special events such as movie nights, outdoor skating, Santa Claus Parade, and more. Revitalizing Civic Square can improve overall quality of life through "placemaking", which is the concept of reimagining and reinventing public spaces as the heart of the community.⁹ The vision for revitalizing Civic Square centres on improving pedestrian environments including enhancing signage, seating, lighting, and shade.

Figure 6: Memorial Park Concept Plan



LEGEND		
—	PROPERTY LINE	
●	EXISTING TREES	
○	PROPOSED TREES	
■	PROPOSED CONCRETE PAVING	
■	PROPOSED ASPHALT PAVING	
■	PROPOSED PLAYGROUND SAFETY SURFACE AREA	
■	PROPOSED SOO	
■	EXISTING SPORTS FIELD	
■	PROPOSED SPORTS FIELD	
■	PROPOSED BUILDING FACILITIES	
P	P = PAVILION	
PP	PP = PROPOSED PAVILION	
—	PROPOSED PATHWAY	
○	PROPOSED PARK ENTRY POINT	

Source: Memorial Park Concept Plan, 2017

⁸ City of Welland. June 2017. Memorial Park Master Plan, Final Draft. Prepared by OMC Landscape Architecture, Gradina Design and Aqua Plans Aquatic Consultants.

⁹ Project for Public Places. What is placemaking? Retrieved from www.pps.org

3. Strengthening Park Experiences with Amenities

The City can attract greater use of parks and further “animate” them through smaller-scale investments that are commonly focused on comfort, accessibility, and functionality. Through community consultations, desires were expressed for more shade, seating and washrooms within parks and along trails. Comfort features benefit everyone, but especially families with young children as well as older adults. There is a trend towards greater informal gatherings within parks such as picnics, gatherings among cultural groups, or simply meeting up with friends.

Welcoming, Comfortable Designs

Accessibility and inclusivity is an important part of park design. Parks are typically a place for all, thus facilitating access for persons with disabilities and special needs is something to strive towards. Not all parks or areas within them are appropriate for universally accessible infrastructure (e.g. ecologically sensitive or naturalized zones), however, community-focused spaces should consider the ability of all residents to access them.

The application of park and pathway lighting may be considered in areas where a high level of use is expected such as along main pathways where evening use is encouraged (e.g., Welland Canal Parkway Trail). Lighting may also be appropriate for security purposes in order to deter crime; however, the use of lighting can provide a false sense of safety and may be costly to provide and maintain. Thus, lighting should be considered on a case-by-case basis.

The City can increase the likelihood of its residents regularly visiting Welland's parks and trails by making them comfortable, welcoming and safe. As noted at the start of this section, the more connected that people become with the outdoors, the better the outcomes for individuals and the community.

Signage in Parks

Signage is an essential design feature that plays an important role in identifying publicly accessible outdoor spaces, as well as establishing a visual identity or brand for a municipality. Consultations revealed that some residents are not aware of whether they are on public or private property where signs do not exist or are not clearly marked. Signs have been installed at a number of parks (and recreation facilities) that feature the City's new branding scheme. Continued installation to replace older signs that are still in some parks should take place, potentially phased in so that the City can more evenly distribute signage replacement funds as the signs deteriorate over time.

Interpretive signage and wayfinding signage should also be considered as a way to encourage greater use of parks by highlighting interesting and functional information to a park or trail user.

Multi-Generational, Multi-Seasonal Usage

The ability to attract the broadest range of people into a park throughout the year is central to many park design philosophies. Although not all parks can or should be everything to everybody, a good park makes sure there is at least something that a person can do regardless of their age. Whether it is a family activity such as use a playground or fly a kite, the ability for adults to congregate with friends around a checkerboard table for a coffee, or simply a place for somebody to sit on a shaded bench and relax, parks should be a destination within the catchment area they are intended to serve.

Future Parkland Needs: Recommendations

- #17. Acquire new parkland in future development areas primarily through maximizing parkland dedication allowable under the Ontario Planning Act, and where necessary through municipal purchase or securing agreements with other landholders. In particular, focus acquisition on a minimum of one City-wide Park along with the requisite number of Neighbourhood Parks that will result in strong walkability within future residential areas.
- #18. Upon completing the decommissioning of the Atlas Landfill and obtaining the requisite approvals to make it accessible for public use, convert the site into City-wide Park thereby improving the service level for that park typology. Implementation of the Vista Park Concept Plan should guide the development of this future park.
- #19. Park and trail development/redevelopment projects should integrate comfort elements to encourage public use. At a minimum, elements may include shade, seating, lighting and/or washrooms where appropriate.
- #20. Install consistent signage using the municipal brand for residents to easily identify that they are at a City of Welland park or trail. Interpretive and wayfinding signage should also be installed where appropriate so that park users can directly relate to their surroundings (including local historical or natural heritage features), learn about the benefits of physical activity, and identify connections to other community parks, recreation and culture activities and/or facilities.

4.4 Horticulture & Community Gardens

Gardening is one of the most popular forms of leisure activity in Canada and visits to public gardens and historic sites is expected to increase as the population ages and demands more passive types of outdoor activities. Furthermore, trends towards higher density forms of housing are resulting in more residents living with smaller (or no) yards thereby restricting their ability to plant and maintain their own gardens. The City's identity as the "Rose City" fits well with current and future horticultural efforts.

Community Allotment Gardens

Allotment gardens (e.g., community garden plots, "Plant a Row – Grow a Row" programs, etc.) are being embraced by municipalities seeking to beautify their communities and supplement a growing reliance on the public realm for personal use. Community allotment gardens involve community members directly maintaining their own individual plots. These gardens encourage social interaction, horticultural education and awareness of the benefits of healthy diets, while they can also enhance safety within parks due to the presence of gardeners during the early morning and evening hours. Community gardens fit well with the City's aging and diversifying cultural population, objectives surrounding food security, and its aging population as older residents may be more inclined to participate in such activities. Community gardens have become a place for interaction, socialization, intergenerational learning, and neighbourhood pride.

The Welland Downtown BIA is leading the community gardening movement with a new plot set to open in May 2019 at Hellems Avenue and Young Street. The garden will be focused on seniors and has received \$25,000 in federal funding; the BIA is partnering with the Niagara Catholic District School Board to leverage the assistance from two classes at Notre Dame College School where students will work with seniors to design and build the space. The BIA is partnering with a regional social food distribution enterprise to provide gardening and food-related expertise directly at the garden and through workshops.¹⁰

The BIA model represents best practice in terms of community development, empowerment, and partnerships. The City should encourage similar community-driven projects in other areas of Welland by lending support in areas such as mobilizing volunteers into garden-specific steering committees or oversight organizations, exploring partnerships, providing in-kind supports (e.g. expertise, space within parks, gardening classes or programs, etc.), and/or financial resources to help projects get off the ground.

¹⁰ The Welland Tribune, Kris Dubé. [Community Garden to sprout up in downtown Welland](#). May 12, 2019.

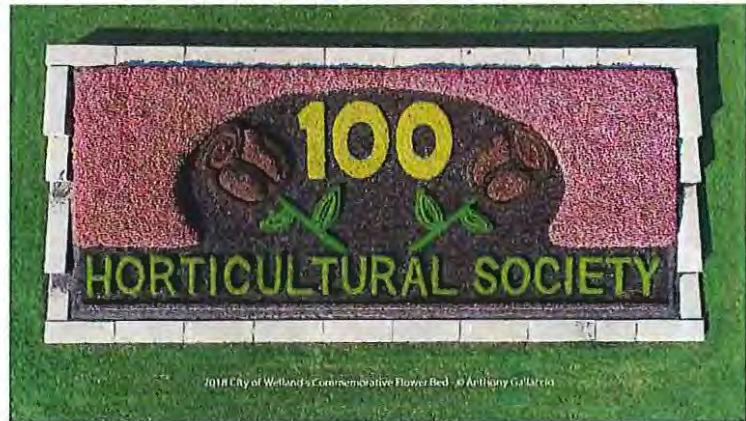
Horticultural Gardens

In addition to allotment gardens, progressive land use planning movements (such as New Urbanism and Creative Cities) centre residential and commercial areas upon focal points including horticultural gardens and landscaped parks. Chippewa Park and Merritt Park are two local examples that contain beautiful horticultural displays and gardens that are diligently maintained by skilled Parks Division Staff.

Such destinations draw people to utilize the public space, fostering vibrancy and sometimes economic prosperity through the foot traffic and positive ambiance that they create in community nodes. The City also provides floral beds and other plantings as part of its land development and placemaking initiatives through boulevard buffer strips, entrance gardens in parks, etc.; the City's commitment to beautification through plantings is admirable.

The City should continue its practice of providing horticultural displays at appropriate destinations including major parks, recreation and cultural facilities, library branches, high profile or high visibility intersections, etc. as part of its continued commitment to civic beautification. As the number of displays increases, however, the staffing and financial implications will need to be examined in greater detail given that ongoing maintenance is an important part of beautification efforts.

A particular area of opportunity is to engage local horticultural organizations in the design and upkeep of selected displays, but also to help the City develop and deliver gardening programs. By teaching younger generations the fundamentals of gardening, the likelihood of them remaining physically active and socially engaged increases into older adulthood.



Horticulture & Community Gardens: Recommendations

- #21. Formalize a volunteer-driven approach to establishing community allotment gardens through municipal provision of in-kind and/or financial supports whereby residents and businesses mobilize into self-governing entities responsible for oversight, operation and programming of their respective community gardens.
- #22. In keeping with the identity as the "Rose City" identity, engage local horticultural organizations to develop and deliver intergenerational gardening programs within municipal parks and/or facilities (the valuable expertise of Parks Division Staff should also be leveraged in program design and delivery).

4.5 Off-Leash Areas

The Welland Off-Leash Dog Park located off Prince Charles Drive has two separate areas for larger and smaller dogs. Discussions with off-leash park users during the time of site visits revealed a desire for more comfort amenities such as on-site water, shade, seating, and dog waste bins. The latter amenity is well justifiable as dog waste is presently disposed of in standard garbage collections that are small and uncovered which creates an unpleasant environment at times. The location of the off-leash area within the Welland Recreational Corridor is good for dog-walkers arriving by the Canal Parkway Trail. It is a small park (less than a hectare in size) which can result in a level of congestion during peak periods; as such, there is merit in exploring a second off-leash area north of the Main Street corridor.

Off-Leash Areas: Recommendations

- #23. Investigate potential sites for a second off-leash area in the northern half of Welland while integrating selected amenities at the Welland Off-Leash Dog Park, at a minimum which should include a closed-lid waste container and provision of shade (through plantings or a shade sail/structure).

4.6 Trails System

Three primary trail networks – the Welland Canal Parkway Trail, Merritt Island Trail, and Stop 19 Pathway (also known as the Steve Bauer Trail) – extend approximately 29 kilometres throughout the City of Welland. These scenic routes encourage recreational and utilitarian forms of active transportation, providing opportunities for people to be physically active, connected to the outdoors, while linking residents and visitors to key destinations throughout the City.

Welland also has 7.5 kilometres of internal park pathways, some of which can be used for short exercise loops within a park or as inter-neighbourhood linkages between nearly 326 kilometres of sidewalks that may form part of a longer journey.

At a conceptual level, the Master Plan investigated opportunities for new trail routes and linkages to supplement the existing network, with consideration given to connecting destinations and developing linkages through future residential areas.

The key to continued development of an effective and robust trail network will be to ensure that safe, accessible, and convenient linkages exist between users and key destinations (e.g., parks, recreation and community facilities, schools, etc.). The City is in an enviable position where it can build upon its existing north to south “spines” thereby extending networks further into communities and neighbourhoods. A conceptual trails network is illustrated in Figure 7, which is intended to be used as a guide to develop new route opportunities.

The conceptual network emphasize strengthened east-west linkages, largely in order to connect residents to the Welland Recreational Corridor. The City should explore ways to leverage parks and open spaces to increase east-west linkages within its established neighbourhoods. The City’s Municipal Standards document (Section 12.4.1) requires that “each park will contain a pedestrian system of walkways, trails, bridges and ramps to provide continuous direct access from the point of entry at the edge of the park or parking lot to the park facilities.” Site visits revealed that some parks do not have adequate trail circulation routes (either narrow walkways or no walkways). The ability to make use of utility corridors and the City’s own sidewalk/road system should also be considered where opportunities exist and where surrounding lands are not adversely impacted.

“The Welland Canal Trail is perfect for biking short trips or brief leisure trips [within Niagara Region]”

~ Resident Comment

Existing Trails in Welland

Canal Parkway Trail – 18 km

Merritt Island Trail – 6.7 km

Steve Bauer Trail – 4.3 km

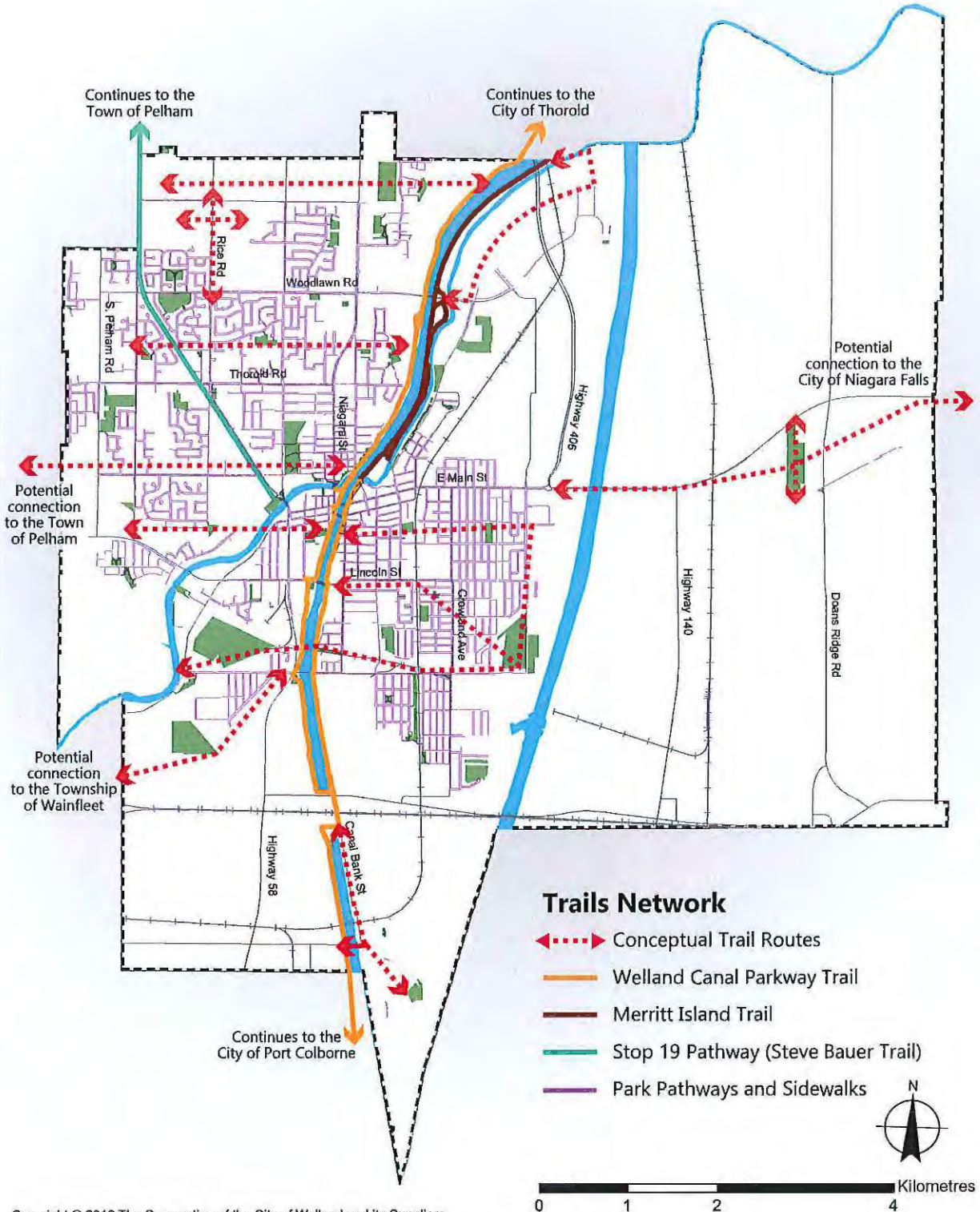
TOTAL Trail Length – 28.9 km

Other Park Pathways – 7.5 km

Sidewalks – 325.7 km



Figure 7: Conceptual Trail Network



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In addition to promoting connectivity within the City of Welland, the Master Plan's conceptualized trails system illustrates potential connections to adjacent municipalities. Regional on-road and off-road active transportation infrastructure presents an opportunity for Welland to capitalize on Niagara's tourism (e.g. agri-tourism, visitors to Niagara Falls, etc.). Establishing external connections would benefit the local economy while promoting active living among residents and tourists. For example, the illustrated connection to the City of Niagara Falls via Lyons Creek Road (or suitable alternative) attract potential trail users by passing the Battle of Cooks Mills National Historic Site along the way.

The trails concepts put forth by the PRC Master Plan should be viewed as a point of departure through which additional work should be initiated. For example, this Master Plan does not go into the level of detail regarding property ownership, engineering factors such as terrain and elevation, impacts on ecological systems, and compatibility with the broader transportation system. Furthermore, additional consultation with the community would be appropriate to refine potential routes, discuss potential amenities, etc. For these reasons, it is best practice among municipalities to have a separate Trails Master Plan or Active Transportation Master Plan in place, which are also better able to estimate costs of implementation.

Trail routes should be considered in future residential areas, particularly in the emerging northwest area of Welland. At the City's discretion, specific routing should be determined through the planning process in consultation with the land development industry and the public, with emphasis placed on connections to existing linkages, which is consistent with Official Plan policies (including Section 4.2.3.5).

"The City, wherever possible, shall develop a well-maintained open space system which links important destinations ...using trails, natural areas, bicycle paths and sidewalks."

~ City of Welland Official Plan
Section 6.2.2.1.D

Trails System: Recommendations

- #24. Prepare a Trails / Active Transportation Master Plan to confirm the feasibility, costs and potential to work with public and private landowners in order to implement the conceptual trails map contained in the Parks, Recreation & Culture Master Plan.
- #25. Publish a Welland Trails Map that clearly identifies current trail routes in relation to other major destinations in the City. This map should be designed in a reader-friendly format that can be used as part of communications and signage strategy for the trails system.

Section 5 Recreation in Welland



5.1 Welland's Recreation System

The City of Welland's recreation facilities allow residents to pursue a wide range of recreational activities that keep them active and connected with others in the community. Notable destinations for recreation in the City include:

- The **Welland Community Wellness Complex** that provides small gymnasium and aquatic centre, fitness centre and program studio, performance theatre, multipurpose program rooms and a billiards room, and a kitchen/concession area.
- The **Welland International Flatwater Centre** built around a 1,000 metre paddle course and containing an indoor paddle training tank, fitness centre, judging and media rooms, and meeting space.
- **Welland Main Arena** and **Jack Ballantyne Memorial Youth Arena**, each of which contain a single ice pod.
- **Youngs Sportsplex** containing one full-size indoor artificial turf field and two outdoor artificial turf fields, lit and unlit outdoor natural grass fields, four indoor tennis courts, and an outdoor ball hockey rink.
- The **Welland Sports Complex** with a hardball stadium and two lit softball diamonds.

There is a good distribution of major indoor recreation facilities between public and non-municipal providers (Figure 8). The distribution of parkland (see Figure 4 in the previous Section) also lends itself well to outdoor recreation facilities being dispersed across Welland. School properties also contribute open space and certain outdoor recreational amenities such as sports fields, courts and playgrounds.

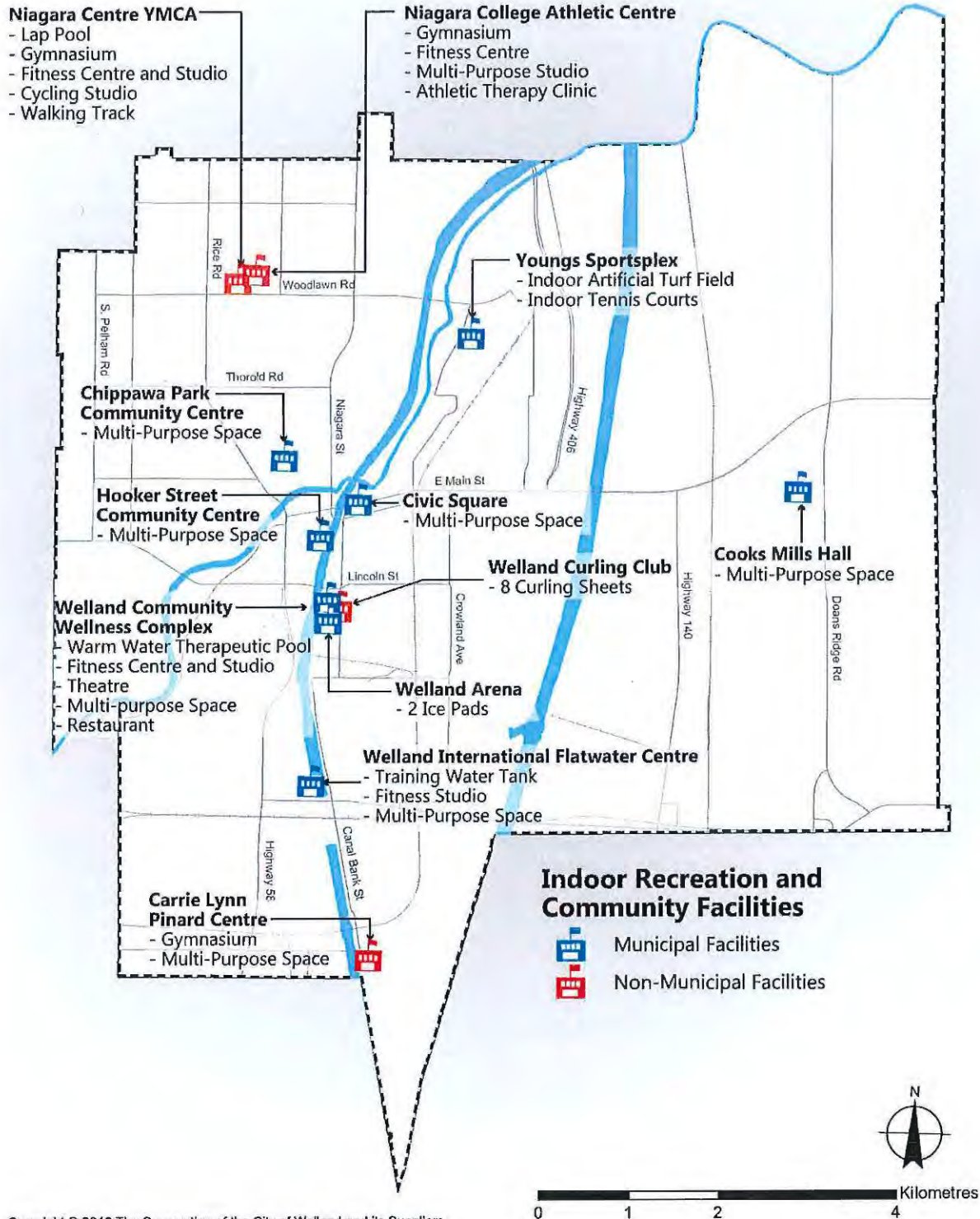
Recreation is the experience that results from freely chosen participation in physical, social, intellectual, creative, and spiritual pursuits that enhance individuals and community wellbeing.

~ A Framework for Recreation
in Canada, 2015

Recreation System Highlights

- 2 Arenas
- 1 Outdoor Ball Hockey Pad
- 15 Outdoor Ice Skating Rinks
- 2 Fitness Centres
- 1 Gymnasium
- 1 Indoor Pool
- 3 Outdoor Pools
- 3 Splash Pads
- 1 Indoor Artificial Turf Field
- 2 Outdoor Artificial Turf Fields
- 19 Natural Grass Soccer Fields
- 22 Ball Diamonds
- 1 Cricket Pitch
- 4 Indoor Tennis Courts
- 9 Outdoor Tennis Courts
- 8 Basketball Courts
- 3 Sand Volleyball Courts
- 1 Skateboard Park
- 1 Off-Leash Park
- 38 Playgrounds

Figure 8: Major Indoor Recreation Facilities in Welland



5.2 Aquatics & Fitness

The Welland Community Wellness Complex offers a holistic fitness and therapeutic experience anchored by a small indoor aquatic area, equipment-based fitness centre, and group fitness studio. This combination of facilities in conjunction with the other program rooms has driven growth in the City's aquatics and fitness programs. The Welland International Flatwater Centre also has a fitness centre, though it is geared towards the athletes using the facility but can be rented by the public if desired.

The City's aquatics programs are facing considerable pressures primarily due to staffing challenges. Welland, like others in Ontario, face a shortage of lifeguards, particularly during daytime hours (the majority of City lifeguards are high school students). However, the small size of the indoor pool also limits the number of people that can participate in a program, as well as the types of programs that can be offered; for example, learn-to-swim programs are relegated to introductory levels (the pool is not large or deep enough for intermediate and advanced levels).

Fortunately, the three outdoor pools are well distributed across the City and are used to deliver lessons and lane swims, albeit these are limited to eight to ten weeks in the summer (and dependent on weather). The outdoor pools accommodated over 38,000 public swims and over 200 children registered in programs in 2018. The outdoor pools are vital community assets in the areas that they serve and should continue to be operated over the master planning period pending outcomes of the City's separate and ongoing Outdoor Pool Rationalization Study.

Additionally, the Niagara Centre YMCA branch in Welland is able to supplement the programming limitations of the Wellness Complex. Its 4-lane 25 metre pool and separate leisure pool are conducive to learn-to-swim and leadership at all levels, aquatic fitness, lane swimming and leisure swims. The YMCA lessons are at capacity and faces similar lifeguarding challenges as the City which diminishes its ability to fully meet community program needs. The YMCA also offers a large fitness centre and group fitness studio; although the YMCA is membership-based, non-members can pay drop-in rates to access the facility.

The fitness market in the City has become more competitive, particularly with the recent arrival of a major US-based fitness chain. Its arrival demonstrates that the private sector is aware of the growing demand for personal and group fitness opportunities in Welland, and re-affirms the City's decision to enter the fitness market when the Wellness Complex was expanded in 2011. There are approximately 2,600 Wellness Pass memberships spanning a wide range of age groups while participation in the City's fitness programs have almost doubled since 2016.

Over the next 10 years, there is reason to believe that demands for aquatics and fitness programs will continue to grow, particularly among the 55+ age cohort. The following strategies are proposed to address growth in the local aquatics and fitness market:

- **Find ways to overcome staffing challenges in the aquatics system.** The City should continue to engage other aquatic providers such as the YMCA and other municipalities to understand how others are meeting staffing shortfalls.

It would also be prudent to explore whether to convert the current part-time aquatics coordinator to a full-time position; the Recreation & Culture Department presently does not have a full-time staff person dedicated solely to administering, programming, and promoting the indoor and outdoor pools (aquatic responsibilities are presently shared between staff and other recreation program portfolios).

- **Increase aquatic programming capacity by leveraging the City's outdoor aquatic infrastructure.** Explore a greater range of aquatic fitness programs in the outdoor pools, recognizing that certain functional upgrades to the pools and their pool houses may be required (e.g. accessibility enhancements) if targeting populations such as older adults. The ability to deliver a broader range of unique aquatic leadership, sport and fitness programs should also be explored within the Welland Recreational Corridor (refer to Recommendation #15 in Section 4.2).
- As part of a potential **future conceptual planning process** (as discussed in the arena assessment for a long-term replacement strategy), investigate the ability to integrate an indoor aquatics centre beyond the 10 year master planning period in the event future needs justify such a facility and to position it as a multi-use facility. If the site cannot accommodate indoor aquatics, an alternative long-term strategy should be developed (potentially at the time of an update to the PRC Master Plan or separate process).



Welland Dog Paddle at Memorial Park Pool - © Anthony Gallaccio

Aquatics & Fitness: Recommendations

- #26. Engage the YMCA of Niagara to discuss ways to collaboratively address the broad range of aquatic programming needs and address aquatics staffing challenges common to itself and the City of Welland.
- #27. Dedicate a full-time staff person that possesses the requisite training in the aquatics sector to administer, program, and promote the City of Welland's indoor and outdoor pools. This should be implemented by converting the existing part-time Aquatics Coordinator to a full-time position (i.e. representing a 0.5 FTE increase in staffing).
- #28. Pilot an expanded range of aquatics programming within the three outdoor pools and the Welland Recreation Corridor, the latter potentially at Rotary Club of Welland Park and/or any designated outdoor swimming areas that may be developed in the future. Programs to be tested could span advanced leadership, aquatic sports, and aquatic fitness.
- #29. Review the recommendations that ultimately emerge out of the ongoing Outdoor Pool Rationalization Study with the aquatic implementation strategy articulated in the Parks, Recreation & Culture Master Plan (for pools and the Welland Recreation Corridor) in order to confirm the future course of action for the City of Welland's outdoor aquatic services.

5.3 Arenas & Ice Rinks

The Welland Main Arena and the Jack Ballantyne Memorial Youth Arena are separate single pad facilities that share a site, constructed in 1947 and 1967, respectively. As older arenas, they have fewer dressing rooms, smaller ice surfaces, and certain barrier-free accessibility challenges compared to modern design standards.

A review of the November 2018 arena schedule revealed a modest prime time usage rate of 72%, though 90% of weekday times between 5pm and 9pm were used; times are available during late weekday evenings as well as weekends for rentals and programs. The roughly 1,000 minor users in hockey and figure skating programs results in a service level of 1 ice pad per 500 minor registrants, on par with service level targets in a number of municipalities. Minor registrations are forecasted to reach 1,100 skaters by the year 2029, and the projection model results in both arenas as being needed over the master planning period.

There is case to continue operating both of Welland's arenas despite a lower than desired arena utilization rate, the population becoming proportionately older, and a new twin pad arena in Fonthill having opened within a 10 minute drive from most areas in northwest Welland. The City's arenas are reported to be in satisfactory structural and mechanical condition, Welland has thus far bucked the trend of declining ice sport participation seen across the Greater Golden Horseshoe, and removing an ice pad could constrain the ability of minor users to book times in the 5pm to 9pm window.

Given the age of the arena infrastructure, the time will come within or shortly after the current master planning period for the City to conceptualize a potential replacement strategy for the two arenas. There are examples of arenas in Niagara Region that have been unexpectedly shuttered due to structural or mechanical lifecycle issues. Preparation of a conceptual plan to show how a twin pad arena could fit on the current site, along with its costs and funding plan would proactively position the City to replace its arenas when deemed to be at end of useful life or in the event of a catastrophic failure.

The 15 outdoor skating rinks also serve a valuable need while alleviating pressures on the arenas, largely through their attractiveness for neighbourhood-based public skates and shinny. Outdoor rinks are maintained by the Parks Division and volunteers, though this is becoming increasingly difficult with warming climatic conditions. The 15 rinks provide strong geographic distribution, particularly when anchored by rinks on the Chippawa Park Pond, Civic Square, and Woodlawn Bush that are the focus of more intensive maintenance. As such, the supply of outdoor rinks along with the shared operational model is sufficient over the next 10 years.

5.4 Gymnasiums & Program Rooms

The Welland Community Wellness Complex contains a gymnasium-type room that can be portioned into two separate spaces; the gym is able to accommodate some sports such as pickleball and badminton, however, does not have basketball hoops or the ceiling height required for certain other activities such as volleyball. It is also used for hall functions such as dinners and larger gatherings.

The City-owned Carrie Lynn Pinard Centre is a former school that contains a gymnasium; that facility is leased for the exclusive use of Dain City Recreation who deliver a number of community events and programs to the surrounding community. Gymnasiums are also operated by Niagara College, the Niagara Centre YMCA, and local school boards,

Local demand for gymnasium time appears to be strong based upon discussions with City Staff, non-municipal operators, and the public; pickleball programs were stated to be a large part of the reason, with the Wellness Complex program filling nearly 90% of available drop-in spots in an average year and nearly 20 hours per week being dedicated to pickleball programs.

The multi-generational and multi-purpose nature of gymnasiums are also contributing factors to their strong use. Municipal standards in other communities often target one gymnasium per 40,000 to 50,000 population which could explain

some of the pressures noted for gym time, though standards are also contingent upon access to school gymnasiums which can substantially alleviate pressures on municipal gyms and allow service level standards to be targeted at a lower rate.

The City also provides a number of multi-purpose program rooms and meeting rooms that are capable of accommodating certain activities and rentals. Multi-purpose rooms are located in many civic facilities such as community centres, arenas, libraries, Civic Square, etc. These rooms have differing levels of functionality depending upon their size, configuration, storage capabilities, availability of sinks, etc.

The City does not presently have reciprocal agreements with the local boards of education to gain access to gymnasiums or classrooms. While some of these spaces are noted to be in demand, it is no longer considered best practice to construct single purpose gymnasium or hall-type facilities. A gymnasium could be explored in tandem with a future arena replacement strategy but a more cost-effective scenario would be to work with the local school boards to gain access to one or more of their gymnasiums. Reciprocal agreements are commonly used across the province while there are many partnership examples of municipalities contributing capital towards gyms located in new or redeveloped schools. The provincial Community Hub model is also being contemplated to align municipal recreation with partners in health, education and social services.

Gymnasiums: Recommendations

- #30. Gymnasium needs should be addressed by exploring joint or reciprocal use agreements with the District School Board of Niagara, the Niagara Catholic District School Board, Niagara College, the Niagara Centre YMCA, and other prospective community hub partners.
- #31. Work with pickleball organizations operating in Welland to explore how the City can facilitate access to additional times at municipal and non-municipal gymnasiums/halls, potentially through partnerships and agreements per Recommendations #6 and #30 of the Parks, Recreation & Culture Master Plan.

5.5 Sports Fields & Fieldhouses

Within the City of Welland are 22 rectangular fields consisting of one indoor artificial turf field and two outdoor artificial turf fields at the Youngs Sportsplex, and 16 natural rectangular fields. There are also 22 ball diamonds – four of which are designed for hardball – and one cricket pitch in Cooks Mills.

Artificial Turf

The Youngs Complex indoor turf field provides Welland residents with a high quality facility for year-round field sport programs. The Welland Soccer Club's indoor program has approximately 1,350 players which is a level that would generate satisfactory weekly usage rates, but does not unduly constrain the supply; this allows other field sports such as lacrosse, football and baseball to secure times (indoor golf is also played). This is consistent with input provided by the third party management company that oversees the facility who state that additional times could be rented out, albeit primarily during the daytime.

The availability of the Youngs Sportsplex means that indoor field needs will be well served over the course of the master planning period, even when projecting indoor soccer registration growth over the next 10 years. Similarly, the supply of outdoor artificial turf fields positions the City of Welland above many comparable municipalities and allows a wide range of field sports (football, rugby, lacrosse, etc.) to deliver programs in the spring, summer and fall; Youngs Sportsplex's facility operator indicated plans to convert one of the existing grass fields to artificial turf, adding a third such field to the supply.

Rectangular Fields

In conjunction with the natural grass fields, the needs of rectangular field users should be sufficiently accommodated based on service level metrics. Considering that many communities count their outdoor artificial turf fields as the equivalent of 2 grass fields, Welland's effective supply of 24 unlit equivalents results in one rectangular field per 2,500 population or one field per 100 registered soccer players based on projections to the year 2029. Soccer field service levels are optimally targeted in the range of one per 80 to 90 registered players, meaning that two additional soccer fields should be constructed (after factoring in the planned conversion of an existing field to synthetic turf).

Sports Field Supply

Artificial Turf: Youngs Sportsplex (indoor and outdoor)

Natural Rectangular Fields: Hooker Street Park, Manchester Park, Plymouth Park and Youngs Sportsplex (2)

Mini Rectangular Fields: Youngs Sportsplex (14)

Lit Hardball Diamonds: Burgar Park, Memorial Park, and Welland Sports Complex

Unlit Hardball Diamond: Memorial Park

Lit Slo-Pitch Diamonds: Memorial Park, Plymouth Park, and Welland Sports Complex (2)

Unlit Slo-Pitch Diamonds: Bemus Park, Chippawa Park, Glenwood Park, Maple Park, Memorial Park, and Trelawn Park

T-Ball Diamonds: Bridlewood Park, Cooks Mills Park, Glen Wood Park, Manchester Park, Memorial Park (2), and St. George Park

Cricket Pitch: Cooks Mills Park

Ball Diamonds

The unlit equivalent supply is 25.5 ball diamonds when counting lit diamonds as 1.5 unlit equivalents (due to hours that can be used later into the evening). Use of the ball diamonds has grown by 40% over the last three years, with strongest use at Memorial Park and the Welland Sports Complex which is in line with regional trends (competitive baseball participation in Niagara Region has increased by 43% over the past decade). There are over 1,900 players registered with local ball groups meaning that the City is providing one diamond per 75 players, and one diamond per 2,200 population.

This level of service is favourable in terms of capacity, something that is confirmed by two major groups operating in Welland; those groups placed a greater priority on having the "right types" of diamonds rather than more diamonds, noting in particular the need for correct sizing and availability of diamond lighting systems. Therefore, no net additions to the diamond supply are being recommended as service levels are projected to be one diamond per 90 players (and one per 2,500 population) by 2029; however, ball diamond users should be re-engaged as part of the Memorial Park conceptual planning and implementation process to ensure any diamonds are provided are designed to meet the needs of local users.

Cricket Pitches

Cricket is growing in popularity across the Greater Golden Horseshoe and Welland is ahead of the curve as cricket pitches are commonly found in municipalities where the population exceeds 100,000 persons and/or has strong immigration from cricket playing nations (typically South Asian, Caribbean and some European countries). While the number of players in Welland is not known, the availability of the Cooks Mills cricket pitch is anticipated to meet needs over the next 10 years based upon a review of its utilization profile and anticipated growth in ethno-cultural populations.

Sports Fields: Recommendations

- #32. Construct two new natural grass rectangular fields, one or both of which should be located in the North West Welland Secondary Plan area.
- #33. Re-engage ball diamond user groups to reconfirm ball diamond plans proposed for Memorial Park, and investigate whether identified needs (for hardball and t-ball diamonds) can be accommodated within the 2017 Memorial Park Master Plan concept.

5.6 Sport Courts

The City provides sport courts for tennis, basketball, beach volleyball, pickleball, and ball hockey. In total there are 12 tennis courts (including four indoor courts), two pickleball courts, eight basketball courts, a multi-use court combining basketball and tennis, three sand courts, and a ball hockey court with rink boards. Purpose-built courts for tennis and basketball are also sometimes used for other activities such as ball hockey or unstructured play using the open court area.

Tennis Courts

Organized tennis play is strong in Welland with quality programs delivered through the Welland Tennis Club and the Welland Indoor Tennis Club using all of the City's tennis courts. While there are no tennis courts for drop-in/neighbourhood-based play, provincial trending indicates that most growth in tennis participation occurs at the club level. Therefore, the high quality courts at Hooker Street Park and Youngs Sportsplex position Welland very well to continue to accommodate growth in the sport over the master planning period. The two tennis clubs have a membership arrangement that discount fees for each other's members that is beneficial and avoids undue competition between them; while the number of members associated with the indoor tennis club is not known, the outdoor club reports 300 members. Based upon industry guidelines of the ratio of courts to club players, along with the fact that the clubs offer a diversity of all-season playing experiences (including clay and hard court play), the number of club-courts in Welland is appropriate for the next 10 years.

Pickleball Courts

Pickleball is played indoors at the Welland Community Wellness Complex (as well as the Niagara Centre YMCA) and has recently transitioned outdoors to Maple Park where players are making use of an underutilized tennis court as a temporary solution. While there are a handful of municipalities that have constructed dedicated pickleball courts, as a relative newcomer to the facility provision spectrum most municipalities are using a multi-use court design (see the following paragraphs) that overlay pickleball lines on top of a traditional tennis court template.

Hard Surface Court Supply

Indoor Tennis Courts:

Youngs Sportsplex

Outdoor Tennis Courts:

Hooker Street Park (4 clay, 4 asphalt for club play)

Outdoor Pickleball Courts:

Maple Park (2)

Outdoor Basketball Courts:

Almond Street Park, Gaiser Road Park, Glenwood Park, Jon Deere Park, Lancaster Park, Ricelawn Park, Sherwood Forest Park, Station Park

Multi-Use Courts:

Gaiser Road Park

Ball Hockey Courts:

Youngs Sportsplex (leased)

Sand Volleyball Courts:

Chippawa Park



Facility Snapshot

The multi-use court at Gaiser Road Park uses an interlocking plastic tile system that delineates playing boundaries for three-on-three basketball and tennis.

A strong demand for pickleball was expressed during master plan's consultations and there is merit in establishing a permanent outdoor venue for play. The Lincoln Street Recreation Hub/Rotary Club of Welland Park conceptual plan (Figure 5 in the Parks section) illustrates pickleball courts, which the PRC Master Plan supports on the basis that there is a strong base of racquet sports in the immediate area between pickleball players using the Wellness Complex and the tennis club players nearby at Hooker Street Park.

Basketball Courts

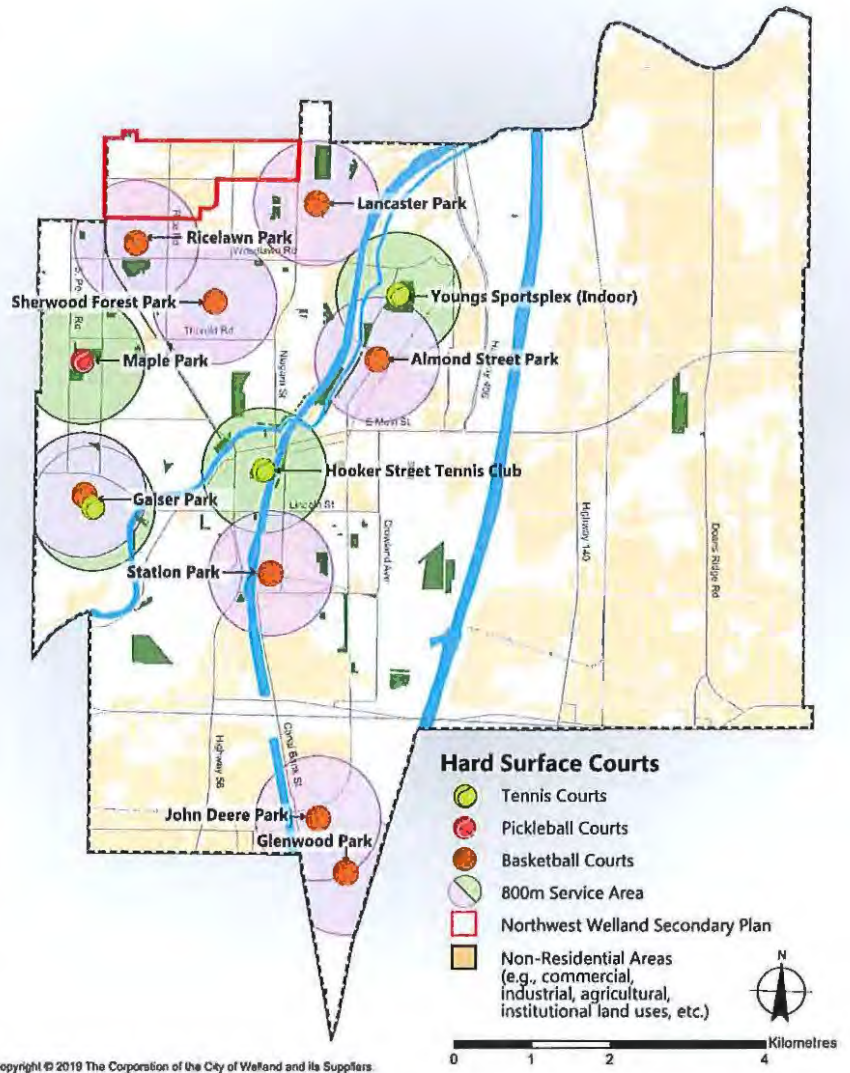
With nine courts designed for basketball, Welland achieves a service level of one basketball court per 625 youth between the ages of 10 and 19; many municipalities target basketball courts at a rate of one per 800 youth, given this age group is the primary demographic.

There is a good distribution of basketball courts in established neighbourhoods, providing low cost choice to children and youth within walking distance. Gaps are noted in the residential areas surrounding Memorial Park and St. George Park, while an influx of housing in the North West Welland Secondary Plan could also create a need depending upon the housing mix.

Multi-Use Courts

Gaiser Park's combination tennis-basketball court embodies leading edge design practices, particularly the surface type. To address noted gaps for basketball courts but also providing flexibility for multiple park users throughout the day, the City's multi-use court template should be replicated for future developments intended for neighbourhood drop-in play.

Figure 9: Distribution of Hard Surface Courts



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Sand Volleyball Courts

The three sand courts receive strong levels of use, collectively booking over 400 hours in 2018, and reflecting provincial trends pointing to growth through recreational/social leagues such as the Niagara Sport & Social Club that delivers programs through Chippawa Park (and other sand courts in Niagara Region). Like other play court sports, sand volleyball is an inexpensive activity and one that is popular among young adults.

Sand volleyball courts tend to be provided based on local needs rather than defined service level targets. No information was received that the present supply of sand courts was constraining organized play, however, it is also recognized that the strong usage at Chippawa Park may not leave much time for unorganized play or rentals by other groups. The City should investigate the feasibility of lighting the Chippawa Park sand courts provided that light and noise impacts on nearby residents can be mitigated.

As part of the ongoing development of recreation and cultural experiences within the Welland Recreational Corridor (see Section 4.2), provision of sand volleyball courts is a logical fit with the recreational experiences being recommended there. Alongside the PRC Master Plan Recommendation #15 to develop aquatic and fitness infrastructure and programs in the Corridor, the City or a partner could develop sand volleyball programs such as introductory lessons, summer camps, or even additional leagues.

Outdoor Sport Courts: Recommendations

- #34. Construct a minimum of four outdoor pickleball courts as part of implementing the Rotary Club of Welland Park redevelopment project.
- #35. Construct a total of three multi-use courts (basketball/tennis combination) to be located at a future park in the North West Welland Secondary Plan, Memorial Park and St. George Park.
- #36. Engage the beach volleyball community to determine whether sand courts would be supported in the Welland Recreational Corridor, both in terms of rentals as well for beach volleyball programs, camps or leagues. The ability to install lighting at the Chippawa Park sand courts should also be explored to extend rentals after dusk.

5.7 Playgrounds

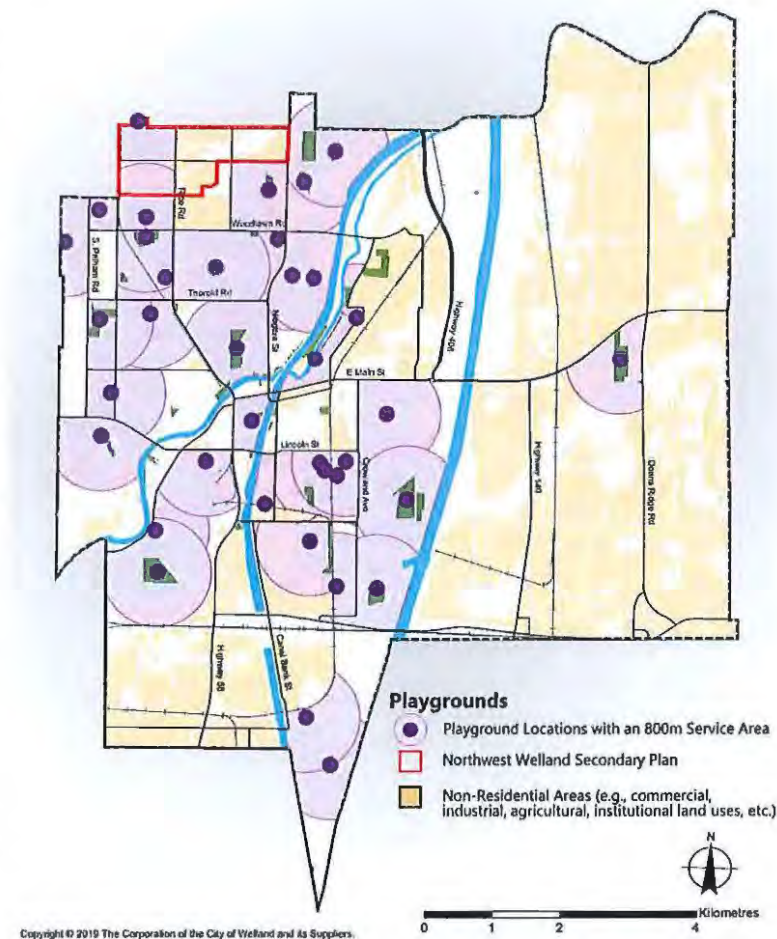
The City provides 38 playgrounds across Welland, and has been replacing older structures over time as funds permit. Playgrounds are also provided at elementary schools throughout the City. Playgrounds are neighbourhood-level amenities that benefit early childhood development, foster social skills and cognitive development, and encourage physical activity.

Playgrounds are typically provided within walking distance of major residential areas (5 to 10 minute walk), without having to cross major pedestrian barriers such as arterial roads, highways, railways, and waterbodies. Figure 10 shows that most residential areas in Welland have access to a playground in walking distance; new residential areas in the North West Welland Secondary Plan will require at least one playground to be provided.

Traditional playground equipment generally consists of swings, slides, and an array of climbing structures. More recently constructed playgrounds are designed to offer more creative and unique play experiences and often integrate accessible features.

As an alternative to the traditional and creative playground model, natural and adventure playgrounds are popular around the world. These playgrounds encourage the use of the existing landscape and materials such as wood, logs, ropes, stones, and boulders to allow users to create more daring opportunities. Still designed in compliance with CSA Z614 standard, natural/adventure playgrounds may appear to be more precarious but are proven to stimulate greater sensory and imaginative play compared to traditional plastic structures; research also shows that children's immune health can benefit from exposure to natural materials.

Figure 10: Distribution of Playgrounds



Access to active play in nature and outdoors - with its risks - is essential for healthy child development. We recommend increasing children's opportunities for self-directed play outdoors in all settings - at home, at school, in child care, the community and nature.

~ Council of Chief Medical Officers of Health,
2018

Playgrounds: Recommendations

- #37. Construct one natural playground at a Regional or City-Wide Park (as classified by the City of Welland Official Plan) - with consideration given to the Welland Recreational Corridor to complement its natural surroundings - while a minimum of two new playgrounds should serve future residential areas in the North West Welland Secondary Plan. Any new or redeveloped playgrounds should consider accessible components, natural play areas, and challenging/adventure play as appropriate.

5.8 Skateboard Parks

The Welland Skateboard & BMX Park is a quality facility designed with a number of features that provide a good experience for both introductory and advanced level riders. Its centralized location and service level of one skatepark per 5,600 youth (between 10 and 19 years of age) are benefits and are anticipated to serve the City well over the master planning period. In fact, the current skateboard park should sufficiently meet needs until Welland's youth population exceeds 10,000 persons, which is expected to be reached at least 15 years from now. As a result, no further additions to the skateboard and bike park supply are proposed through the PRC Master Plan.



Section 6 Culture in Welland



6.1 Welland's Arts & Culture System

The City of Welland origins are as a scattering of farms established as an outgrowth of a settlement around the year 1788, between what is now known as Quaker Road and South Pelham Street, along the Welland River. A cairn located near the City's eastern boundary on Lyons Creek Road marks the spot where the United States and those of Canada met for the last time in armed conflict, nearly 200 years ago. In 1829, a wooden aqueduct was built to carry the Welland Canal over the Welland River which solidified the settlement and the name was changed to Merrittsville in 1844 to honour William Merritt. The settlement was incorporated as the Village of Welland in 1858. Incorporation as a town took place in 1878, and as a City on July 1, 1917.¹¹

Today, Welland's arts and cultural sector is commonly associated with built assets such as the Museum, Floating Stage, Farmers' Market, and buildings in the historic downtown. However, culture at its core is about the shared experiences between people that connects a community. The City of Welland recognizes that the availability of arts and culture opportunities is very desirable, fostering vibrant and liveable neighbourhoods, contributing to local knowledge and supporting the local economy. The arts and cultural community in Welland benefit the City in a number of ways such as:

- Lending itself to developing a "creative economy" that attracts labour through the creative class (artists, architects, designers, chefs, etc.)
- Sharing a willingness to form a collective and create incubators; and
- Generating tourism/cultural tourism benefits using unique cultural individuals, assets, and events found here.

"Culture shapes and profoundly enriches our lives and communities. Engagement in cultural activities strengthens empathy, cross-cultural understanding, and sense of community."

~ Ontario Culture Strategy: Telling Our Stories, Growing Our Economy
 Discussion Paper

Arts & Cultural System Highlights

Welland Canal Bridge 13

Welland Farmers' Market

Merritt Park Floating Stage & Amphitheatre

Welland Historical Museum

WCWC Performance Theatre

Battle of Cooks Mills National Historic Site (Parks Canada)

Canoe Art Project & Downtown Murals

Welland Canal Memorial Monument

Canalside Players Theatre Productions

Various Buildings with Historical & Distinctive Architectural Features

Dozens of festivals, special events and concerts

¹¹ City of Welland. <https://www.welland.ca/aboutwelland>. Accessed on May 2, 2019.

6.2 Providing a Foundation for Arts and Culture

In 2006, a landmark document for culture was prepared for the Government of Canada that identified culture as being one of four pillars of community sustainability.¹² Across Canada and around the world, demonstrate that a thriving arts, culture and heritage system brings multi-faceted benefits to a community. Ontario's arts and culture industry generated \$22 billion in GDP in 2010, representing nearly 4% of the total economy as well as employing 4% of the provincial workforce.¹³

The City of Welland is keen to leverage the contributions and talents of its creative collective; over the years, the City has invested in its arts and cultural system through physical infrastructure, program delivery, and community development. A strong Municipal Arts & Culture Policy is in place that provides a framework for planning, delivering and supporting arts and cultural services.

Municipal policies and investments provide the foundation through which the arts and cultural community can grow. The City has actively developed partnerships in the community such as local businesses and volunteer groups that run theatre productions, festivals and special events.

The provision of arts and cultural programs is important for people of all ages, but is particularly critical for younger children and older adults. Involvement in the arts facilitates self-expression which in turn can develop feelings of confidence and self-worth for children and youth. Participation in the arts at an early age can lead to life-long involvement, something that is also important during older adulthood as there is ample research linking participation to the prevention of cognitive deterioration and dementia, and minimizing social isolation. In the current day and age, more people are tapping into their creative sides using technology available through their smartphones and tablets (e.g. writing/blogging, photography, music and video creation), meaning that there is upside for participation in arts and culture activities.

Definition of the Arts

"The creative arts in all its forms of expression [including the] visual arts, literary arts, performing arts, media arts, material arts, arts industries, civic arts, culturally specific arts, and community arts."

Definition Culture

"The values, customs, heritage and traditions that characterize the community. Culture is inclusive and reflects the elements and traits of people from historical and contemporary settlement, popular culture, and the places, physical amenities, events, products and creations that contribute to such values, customs and traditions."

~ City of Welland Municipal Arts & Culture Policy (revised February 2018)

¹² Government of Canada. From Restless Communities to Resilient Places: Building a Stronger Future for All Canadians. (2006). Final Report of the External Advisory Committee on Cities and Communities.

¹³ Statistics Canada. June 2015. Provincial and Territorial Culture Satellite Account, 2010.

6.3 Cultural Diversity in the City

A community's ethno-cultural diversity can play a prominent role in shaping local arts and culture system, often contributing to a community's identity and traditions that have carried over time. Ethno-cultural background is also part of establishing new traditions and offerings, part of the reason that a community's cultural identity is dynamic and constantly evolving.

Despite modest increase in the immigrant population over the past decade, historical immigration continues to play part of the sustained identity of many ethno-cultural groups. Immigration patterns can be expected to change and the City's cultural diversity may increase, particularly if new residential lands are released and as Welland – like certain other Niagara Region municipalities – becomes more popular among retirees, many of whom represent diverse cultural backgrounds.

With Ontario's population becoming increasingly culturally diverse, arts and cultural activities will be reflective of such changes. The City of Welland celebrates its broad cultural diversity with a broad range of events (e.g., Luck of the Irish), programs (e.g., Tai Chi), and facilities (e.g., cricket pitch) to recognize global cultures that are living and visiting locally. Since 89% of Welland's population are non-immigrants, barriers to participation (e.g. religious, cultural or language-related reasons) are less likely to be significant in Welland but nevertheless need to be considered in the delivery of services.



6.5 Heritage

Heritage sites and buildings are often positive attributes in a community. They provide opportunities for regeneration through community revitalization efforts, economic development and tourism, interpretation and education, housing or commercial/employment uses, and can be venues for municipal programming/rentals. The Welland Museum is but one of the excellent examples of adaptively re-using a historically important structure.

The Ontario Heritage Act and the Ontario Planning Act are the principal pieces of legislation guiding historical preservation and conservation efforts. As such, the City of Welland Official Plan is the primary implementing document for heritage planning at the local level, with a Heritage Advisory Committee supporting City Council and Staff. Welland contains many structures and sites that represent its early history, particularly in its downtown core, some of which are designated Heritage properties.

6.6 Arts & Cultural Space

The City of Welland most recent investments in purpose-built arts and cultural space over the past decade are the Welland Community Wellness Complex performance theatre and the Merritt Park Floating Stage and Amphitheatre. Longstanding built civic spaces include the Welland Museum, the Welland Farmers' Market and the Welland Public Library branches.

Indoor & Outdoor Performance Space

The Wellness Complex's theatre has a capacity of 385 persons with its retractable seating system and is home to the City-funded, volunteer-run Canalside Players who put on one production annually. The theatre also attracts a few travelling productions every year and a number of concerts. While it is viewed as a successful theatre, some logistical challenges exist such as the demand for multi-purpose program space within the Wellness Complex that results in the theatre being used for group fitness or meetings/gatherings. This reduces the time and ability to host additional longer-running productions, build sets, deliver additional arts and cultural programs, etc.

It is excellent that the theatre is flexible enough to accommodate a wide range of uses, thereby resulting in a good utilization rate, but poses challenges to performance groups wishing to make more use of one of the few facilities in Welland that can meet their needs. Compounding logistical challenges is the limited storage space which has resulted in one of the dressing rooms being taken over for storage and equipment being stored in the theatre's wings; neither of these is ideal for performance groups. Furthermore, the Green Room is presently being used for administrative purposes.

The Floating Stage and Amphitheatre at Merritt Park is truly a unique and attractive outdoor performance/special event venue. With seating for up to 750 people, the amphitheatre is the location of choice for many summer festivals in Welland. City staff



Cultural Snapshot

The **Battle of Cooks Mills National Historic Site** was designated in 1921. It was the site of an engagement between British and Canadian troops and American forces during the War of 1812 where the Americans were forced to withdraw following a heavy skirmish.



identify that there are some functional limitations relating to storage and complexities to set up events, as well as noting that certain lifecycle components of the stage are beginning to deteriorate. Recommendation #15 of the PRC Master Plan advances rejuvenation of the Floating Stage with a view of integrating components that potentially allow a broader range of programs and events to take place.

Visual Arts & Exhibition Space

There are no purpose-built visual arts spaces operated by the City of Welland, though a number of its multi-purpose rooms – such as at the Welland Community Wellness Complex – can be used for painting, craft work, and certain other visual arts activities. Most visual arts are presumably taking place in home-based or private studios, and exhibited in private galleries.

The Welland Museum

The Welland Museum is located in a designated heritage building, occupying a former Carnegie Library. It operates at arms-length from the City of Welland which funds the Museum (along with other supporters); it is a registered charity and incorporated non-profit entity that is governed by a Board of Directors. The Museum provides two floors of exhibits and archival materials that are generally focused on the historical founding, settlement and development of Welland, Pelham and surrounding area. The museum delivers educational and recreational programming for all age groups.

Welland Public Library

Welland Public Library has three branches. The main branch at Civic Square (City Hall) is supported by smaller branches at Seaway Mall and at Diamond Trail Public School. In addition to print resources, the Welland Public Library offers digital information, media, and 3D printing. Other services include room rentals, programming, support services, and dedicated spaces for children and teens.

Like many progressive library systems, Welland Public Library is a multi-faceted community destination whose programming portfolio to include non-traditional, but nevertheless complementary offerings. This includes vegetable gardening classes (which could potentially align with recommended support for community gardens in Section 4.4), arts and crafts programs such as knitting and painting, music and technology, and even some fitness programs as part of its commitment to wellness.

As a City-funded department, there is merit in pursuing greater coordination between Welland Public Library, the Recreation & Culture Division, and the Parks Division to collaboratively plan and delivery programs using indoor and outdoor municipal spaces. Greater coordination could reduce service duplication between some program offerings between the Divisions and the Library, while allowing each other to maximize use of resources and share subject matter expertise with one another through each other's respective program delivery.

While not part of the public library system, a small user-curated library space is contained within the Welland Community Wellness Complex.

Welland Farmers' Market

The Farmers' Market has a history dating back to 1907 and is now the largest farmers' market in Niagara Region. It is a gathering place for the community and is a regional tourist destination focused upon the sale of fresh fruits and vegetables, meats and cheeses, baked goods, and wares crafted by artisans from across the region. The City has upgraded the Farmers' Market Building and undertaken aesthetic and functional improvements to the outdoor area through plantings, decorative signage, and the open air pavilion. There is also a demonstration kitchen located within the building with video camera and television setups, along with a patio area; given its low usage during the week and limited interest in municipally-run culinary programs thus far, the City should explore the ability of this space to be used as a business incubator during the week (e.g. home-based food production enterprises) which falls in line with Recommendation #45 in the pages that follow.

Exploring an Arts & Cultural Hub

With PRC Master Plan consultations expressing desires for additional space for the arts, there is merit in exploring the creation of a facility that can centralize programming and potentially serve as an incubator for the creative individuals/entrepreneurs. Such as "hub" for arts and culture could integrate studio space and workshops, performance space, exhibition space, program rooms, and administrative areas as examples.

Consultations consistently pointed to the downtown as the creative engine of the community where people draw inspiration from the area's natural beauty and historic surroundings. Downtown Welland is home to several critical pieces of cultural infrastructure (Bridge 13, Welland Museum, Farmers' Market, etc.), many of which could support the presence of a hub facility but also to be leverage as part of ongoing downtown revitalization efforts. Some consultation participants thought that adaptive re-use of an existing downtown building, preferably one with a historic element, would be ideal to create new cultural space; the Central Fire Hall with its Edwardian Classical architectural style was noted as an example of a space that could be used for the arts by some residents.

An arts and culture hub, potentially to be referred to as a "resource centre" is envisioned to be scaled as a grassroots-level facility oriented to community programming rather than a large performing arts centre or art gallery found in larger municipalities. An arts and culture resource centre is viewed as a multi-disciplinary space where creative individuals can gather, share ideas, and support each other. The multi-disciplinary philosophy also responds to current trends in the sector that show artists – particularly Generation X and Millennials – transcending their arts across many disciplines/forms of expression as opposed to focusing on single media as tended to be in the past.

Prior to pursuing an arts and cultural resource centre or hub facility, a number of items relating to funding, governance, partnership potential, etc. will need to be confirmed. As such, the City should initiate a consultation, feasibility study and site selection process.



Arts & Cultural Space: Recommendations

- #38.** Continue to promote arts, culture and heritage activities within public spaces such as parks and civic buildings by employing a comprehensive strategy that considers design and amenity requirements, interpretive signage and public art, exhibition areas, and more.
- #39.** Establish an arts and cultural resource centre, potentially in downtown Welland. At a minimum, the City should engage local organizations and/or businesses to discuss the feasibility of such a project, prospective partnerships, as well as the funding and governance models that need to be in place prior to investing in a dedicated centre for arts and culture.
- #40.** Pursue greater inter-departmental collaboration between the Recreation & Culture Division, the Parks Division, and the Welland Public Library to coordinate program planning and delivery. In doing so, explore ways to share expertise, deliver joint-programs, and minimize service duplication with the view of improving efficiencies across the Corporation.

6.7 Public Art in Welland

Public art has featured prominently in Welland for decades, playing an important role in animating public spaces, sparking creativity and imagination, showcasing historical and cultural values, and ultimately creating welcoming and attractive environments. The Festival of Arts historic murals project was initiated in 1986 in the midst of economic uncertainties, commissioning murals to re-instill a sense of community pride, stimulate an aesthetic revitalization of the core and promote tourism.

More recently, the former Welland Recreational Canal Corporation and the City's Arts and Culture Advisory Committee collaborated to initiate the Canoe Art Project; there are 10 Canoes Art displays across the City - most are in or near the Welland Recreational Corridor - each of which commemorates Welland's heritage, sporting history and contemporary culture in a unique way.

Public art is often a symbol of a progressive municipality, showcasing a level of maturity and inspiration that many prospective residents and employers may base a decision to relocate upon. The Municipal Arts & Culture Policy places a strong focus on public art, and a new Public Art Fund has been created in 2019 that allocates \$6,500 towards new public art projects or restoration/maintenance of existing displays.

The City should explore the feasibility of applying the "Percent for Public Art" concept as a potential funding source for the Public Art Fund. Used in municipalities across the world (with many Canadian examples), the Percent for Public Art program is commonly embedded in the land development approvals process through Official Plan policy that enables a municipality to collect one percent of gross construction costs for the purposes of public art. This often supports voluntary contributions from land developers as well as instances where the Planning Act's Section 37 density bonusing permissions apply.

In order to realize the ongoing benefits for public art, the works must be maintained to keep up the appearance originally intended by their artists. Welland's public art should thus be supported by a Maintenance Plan that documents the cost of maintaining or restoring public art pieces. In developing such a plan, the City puts itself in a position of understanding whether its annual Public Art Fund contributions are sufficient as well as provide a long-range plan to fund maintenance/restoration works specific to future years.



The Maintenance Plan could initially be focused upon public art located on City property such as the Canoe Art displays and the Merritt Park storage container, but could potentially be extended to private properties. For example, the deteriorating state of many murals was brought up frequently in the PRC Master Plan consultations and that there needs to be more incentives communicated to their private property owners. A Maintenance Plan could thus help building owners on which the murals are located to understand what works are required to retain the art, the costs involved with doing so, and communicate incentives available to them such as the Recreation & Culture Division's Public Art Fund and the Planning Division's Façade Improvement Grant (the latter of which grants up to \$12,500 per project or up to \$20,000 for designated heritage structures). The Region of Niagara also has a community improvement plan funding for building and façade improvements of up to \$10,000, though that applies to properties situated on Regional Roads.

As a modern twist in the spirit of the murals project legacy, suggestions for a "graffiti wall" were received from the community. The concept has been successfully in other parts of the world where street/graffiti artistic are provided with a blank canvas in the form of a sanctioned wall on a building or as simple as setting up temporary plywood fixtures. There is a level of respect that is gained when urban art is created amongst this micro-community of artists/taggers and does not tend to result in the negative aspects commonly associated with graffiti art. Furthermore, it provides a creative and positive outlet for youth that might otherwise be inclined to vandalize private property, potentially aiding in downtown revitalization efforts. A permanent wall typically involves commissioning a well-established artist who would define his or her vision to the City in advance and often will hire youth or other street artists to assist in the painting. This can be a highly empowering approach and lends financial support and practical experience to all involved. A temporary wall can also involve commissioning an artist(s) but can also be setup in a way that the wall is painted over after a communicated set period of time thereby allowing many artists an opportunity to regularly showcase their work.

Public Art: Recommendations

- #41.* The Public Art Fund recently added to the Departmental 2019 operating budget should be reviewed after its first full year to determine whether the funding allocation is sufficient to encourage new public art projects and the restoration/rejuvenation of existing public art works. The City should explore the feasibility of supporting the Public Art Fund using a "One Percent for Public Art" policy approach as well as preparing a Public Art Maintenance Plan so that the City strengthens its understanding of renewal costs, and allocate funding appropriately for future years.
- #42.* Create a wall for street paintings/graffiti art within downtown Welland and/or the Welland Recreational Corridor to provide a creative outlet and discourage vandalism that might otherwise occur on private property. The wall could be permanent or temporary in nature.

6.8 Festivals & Events

Festivals and events have several positive impacts on life in Welland. They provide an opportunity for residents to gather while serving as important platforms to celebrate local culture, heritage, talent, and achievements. The City of Welland has demonstrated its commitment to supporting local festivals and special events by providing indoor and outdoor venues, offering support through funding and logistical resources, and facilitating the planning and delivery of the events themselves.

Festivals or events are each unique in terms of their target audience, type of activities taking place, their complexities to plan and execute, and ultimately their size. The number of City Departments involved and the permits required depends on the type of event, whether it uses a facility or outdoor space (or both), whether road closures are needed, if the event is licensed for alcohol consumption, and any other approvals from municipal or other governmental agencies.

Consultations held throughout the master planning process demonstrated that residents and decision-makers want to see more festivals and special events, while strengthening existing ones. The City is working to streamline coordination with the community by having festival and event applications directed through a single point of contact within the City, who can then direct further inquiries to the appropriate person within the corporation.

In terms of internal coordination, the Community Development, Community Recreation, and Arts & Culture Coordinators collectively work together when an event includes programs/services that fall within their responsibilities. While the Coordinators' ability to dedicate sufficient time can be constrained due to their other departmental responsibilities, the festivals and events season peaks between May and November. The summer student position advanced in Recommendation #8 (see Section 3.5) would alleviate some pressures on the Coordinators by assuming peak season marketing and awareness tasks.

A Festivals and Events Strategy should be prepared in order to provide the City with a robust understanding of the resources required to effectively deliver upon its responsibilities. This Strategy would provide guidance to decision-makers and festival /event organizers by developing:

- A long-term vision for festivals and events in Welland;
- Strategic directions, initiatives and recommendations alongside a timeline for implementation;
- An understanding of gaps in service along with how existing infrastructure (streets, community centres, parks, etc.) can be leveraged as well as any new infrastructure that may be required;
- Strategies for marketing, promoting and funding festivals/events;
- Opportunities for collaboration between community stakeholders, City Departments and the Region of Niagara; and
- Funding and staffing requirements associated with implementing the vision and recommended actions to bolster festivals/events.

"Concerts on the Canal
is a GREAT series of
events!"

~ Your Channel
Welland Comment

Figure 11: Spectrum of Festivals and Events

Private**Festivals & Events**

Restricted to a limited, invited group of patrons.

Local**Festivals & Events**

Geared to a specific neighbourhood or stakeholder group.

Major**Festivals & Events**

Originates from within the local community and often produced by local residents, and the event is typically promoted to the Community at large. Canada Day and Concerts on the Canal are examples of this category.

Signature**Festivals & Events**

A public one-time or recurring festival or event that possesses significance, tradition, attractiveness or publicity that provides the host community with a competitive advantage. The Welland Rose Festival is an example of this category.

Mega**Festivals & Events**

A public one-time or recurring festival or event that is distinguished by its focus on international participation and visitation, level of public funding, infrastructure, legacy development and economic impact. Festivals and events put on through the Welland International Flatwater Centre are examples of this category.

Source: Town of Richmond Hill, Festival & Events Resources Manual, 2019.

Festivals & Events: Recommendations

- #43. Prepare a comprehensive Festivals & Events Strategy that defines the role and responsibilities of the City of Welland in delivering and facilitating events. The Strategy should articulate funding and staffing requirements, promotional and awareness strategies targeted to local residents and tourists across the region, and identify how existing and future physical infrastructure can be better leveraged to deliver quality experiences.

6.9 Resourcing Arts & Culture in Welland

Implementation of cultural policies and initiatives identified in the PRC Master Plan must be accompanied by appropriate resources; ensuring that funding and staffing are sufficiently allocated will increase the likelihood of success. Arts & Culture is allocated \$25,000 in the operating budget that primarily goes towards program instructors, equipment and supplies; however, the new \$6,500 Public Art fund will be over and above this amount. Accordingly, the City allocates approximately \$0.56 per capita that is directly assignable to arts and culture, plus other funding in the Recreation & Culture Division that is common among arts, culture, and recreation services (e.g. promotion, some staffing, etc.).

The City and local non-profit organizations are also eligible to apply for the annual Niagara Investment in Culture program that funds a range of innovative and collaborative projects (new projects/events only). In 2018, the program funded local projects such as the concert for the 2018 Canoe Polo World Championships, the Battle of the Bands competition through Welland Public Library showcasing youth aged 12-25 as well as performances by established local musicians, a local theatre production, and the BIA's Welland Supper Market.

Building capacity in the arts and culture sector goes beyond dollars and cents. The City's role is multi-faceted with funding being but one component; it will need to also act in a planning, coordination and facilitation capacity if to be successful. Many City Departments and Divisions face resourcing challenges where multiple responsibilities are often combined when in fact certain portfolios require full-time attention. Staffing challenges are common in many municipalities and while it would be ideal to direct necessary resources to addressing such challenges, it is not always pragmatic or feasible to do so. Therefore, the community development approach advanced in Section 3 of the PRC Master Plan along with a commitment to a corporate culture of integrated and coordinated departmental communications will be important. Furthermore, the citizen-based Arts and Culture Advisory Committee and the Heritage Advisory Committee are important resources whose knowledge the City should continue to leverage.

Resourcing Arts & Culture: Recommendations

- #44. Allocate the funding and staffing resources required to deliver upon the existing arts and cultural opportunities along with those articulated in the Parks, Recreation & Culture Plan such as an arts and cultural resource centre, related programming, public art and festivals/events.
- #45. Connect the City's arts and cultural facilities (existing and future), festivals/events, and programming through coordinated/targeted advertising and promotion, signage, and integration with and connectivity to physical infrastructure such as parks, streets and civic spaces.



Section 7 Implementing the Master Plan

7.1 Monitoring & Updating the Master Plan

The City should regularly review, assess, and periodically revise the recommendations of the Master Plan in order to ensure that they remain reflective of community needs. This may require monitoring activity levels, utilization, demographics, and continuing dialogue with community organizations. The development of annual work plans and year-end reporting should be undertaken to track achievements and lessons learned in order to determine the success of the Master Plan. Through these mechanisms – or as a result of internal or external factors – adjustment in resource allocations and priorities may be required. The following steps should be considered to conduct an annual review of the Master Plan.

- Review of the past year (recommendations implemented, capital projects undertaken, success of new and existing initiatives, changes in participation levels, areas for improvement/adjustment, etc.).
- Review the Master Plan to identify and/or confirm short-term initiatives based on staff review and consideration (e.g, trends, usage data, consultation, funding, partnerships, etc.).
- Identify potential challenges for the upcoming year.
- Communicate the status of ongoing and future projects with staff, Council, and the public.
- Revise capital budget and pursue external funding opportunities, as necessary.

Monitoring & Updating the Master Plan: Recommendations

- #46. Update the Parks, Recreation & Culture Master Plan in the year 2024 to coincide with the end of the five year detailed implementation period associated with it. Progress in implementing the Master Plan should be tracked annually with results (and other related corporate achievements) communicated to City Council and the general public on a regular basis.

7.2 Financial Considerations

Due to the City's historical investments in its parks, recreation and culture sector, the PRC Master Plan's recommendations have largely been able to focus upon leveraging ongoing works and existing infrastructure. Major capital expenditures are attributable to the continued development efforts within the Welland Recreational Corridor and a possible arts and culture resource centre. Both of these initiatives require further consultation and design-based work to be completed prior to understanding their respective capital implications. Costs of implementing the Vista Park (Atlas Landfill), Rotary Park, and Memorial Park concepts would be articulated through those separate processes.

All recommendations that have a capital requirement would be brought forward on an annual basis through the budgeting process once the City has the information it needs to develop costs (e.g. amount of parkland being conveyed, site selection, design characteristics, financial contributions from non-municipal sources, etc.). For the purposes of providing a preliminary estimate of capital cost implications for selected recommendations, Table 2 indicates that the City can expect to expend a minimum of \$1,725,000 of which the majority would be eligible for Development Charge funding under current provincial legislation (however, see the paragraphs that follow).

Similarly, it is envisioned that a number of service-delivery focused recommendations centred upon communications, policy development and volunteer supports can be worked into existing staff workloads. Certain others can be assumed into the two new staff positions being recommended (Welland Recreational Corridor Coordinator and Marketing/Promotions Coordinator) whose salaries will depend upon FTE status and municipal pay structure if/when approved to be added.

Table 2: Preliminary Capital Implications of Selected Recommendations

Major Capital Item Recommended	Estimated Cost
Welland Recreation Corridor Developments, Competitive Rowing Course, and Arts Resource Centre	To Be Determined
<u>Recreation Facility Developments</u>	
Rectangular Fields (x2)	\$750,000
Natural and Standard Playgrounds (x3)	\$300,000
Sport courts (x7)	\$350,000
Chippawa Park Sand Court Lighting	\$50,000
Public Art Maintenance Fund (assumes \$10,000 annual contribution)	\$100,000
Street Painting / Graffiti Wall	\$30,000
<u>Consulting / Design Studies</u>	
Trails / Active Transportation Master Plan	\$50,000
Festivals & Events Strategy	\$30,000
PRC Master Plan Update	\$65,000
Preliminary Capital Implications	\$1,725,000
	+ TBD Items
<u>Related Initiatives*</u>	
Memorial Park Concept Plan Implementation*	\$3,600,000
Atlas Landfill (Vista Park) Concept Plan Implementation	\$1,350,000
Rotary Club of Welland Park Concept Plan Implementation	\$2,000,000

* Cost estimates provided by the City of Welland based upon current conceptual/capital plans, and do not reflect changes that may result from PRC Master Plan Recommendations

Notes: Costs for PRC Master Plan major capital items exclude purchases of land and assume optimal geotechnical and site development conditions. Costs are order of magnitude, preliminary in nature based on experience in other municipalities, and should be confirmed by the City through detailed analyses prior to integration into budgets/work plans.

It bears noting that recent legislation introduced by the Government of Ontario through Bill 108 alters the way that the City would fund many of the parks, recreation and cultural services articulated in the PRC Master Plan. Bill 108 proposes changes to the growth-related charges and has identified a "Community Benefit Charge"; the bill has passed its first reading and implementation details have not been identified thereby requiring municipalities to remain apprised of the Bill's implications over the months to follow. The City needs to monitor this legislation and should revisit any recommendations contained in the PRC Master Plan that have the potential to be affected by the legislative changes to reconfirm their feasibility.

Monitoring the Master Plan: Recommendations

- #47. Revisit Recommendations contained in the Parks, Recreation & Culture Master Plan that will be affected by the Provincial Bill 108 to reconfirm their feasibility in light of a new legislative planning and funding framework.

7.3 Implementation Strategy

The following pages summarize Recommendations contained within the PRC Master Plan. Year of implementation for Recommendations to be initiated in the next 5 years are identified individually, while Recommendations that are longer-term or ongoing are shown in a consolidated 5 to 10 year timeframe.

Timing assigned to individual recommendations should be considered as a preliminary estimate as it largely relies upon the City achieving forecasted population thresholds as identified in the PRC Master Plan. It is not the intent of this Master Plan to recommend timing of Recommendations but rather **to provide a general indication of when the need to implement the actions could be considered** along with other future variables. The City should use a combination of service level targets, historical demand indicators and adherence to fiscally responsible business practices prior to determining the type and timing of recommended facilities and services.

Recommendation	Short-Term					Long-Term
	2019	2020	2021	2022	2023	2024 to 2029
Department-Wide Objectives						
#1 Requests for facilities and services that are not part of the City's core mandate should be evaluated based on anticipated municipal role, quantifiable measures of demand and costs to the City, and other long-term implications prior to decision whether or not to partner in the public interest.	Ongoing	→	→	→	→	→
#2 Continue to support Welland's volunteer sector through appropriate community development and capacity building initiatives.	Ongoing	→	→	→	→	→
#3 Convene training opportunities for local volunteer organizations aimed at organizational effectiveness, capacity building, succession planning, etc. potentially hosted in collaboration with major agencies or organizations that also rely upon volunteers.	Ongoing	→	→	→	→	→
#4 Organize annual forums for volunteer and community organizations delivering parks, recreation and culture services in Welland to allow information/idea sharing and networking opportunities to take place. Such forums could be tied in with new or existing volunteer recognition events.	Ongoing	→	→	→	→	→
#5 Regularly meet with partners to discuss implementation of partnership agreements, and where necessary, revisit and/or strengthen agreements to maximize benefits to all parties and the general public.	Ongoing	→	→	→	→	→
#6 Proactively seek partnerships with parks, recreation and cultural service providers including, but not limited to, educational and healthcare institutions, non-profit agencies, sport organizations, and arts and cultural collectives, and entities interested in operating within the Welland Recreation Corridor or other City properties.	Ongoing	→	→	→	→	→
#7 Develop a standardized process or framework for evaluating and responding to requests for partnerships, with the view of maximizing public interests.			●			

Recommendation	Short-Term					Long-Term 2024 to 2029
	2019	2020	2021	2022	2023	
#8 Create a Staff Position (FTE to be determined) within the Recreation & Culture Division that is responsible for the coordination of marketing and awareness initiatives for programs, events, and sponsorship/rental opportunities. The new position could be supplemented during peak months with a student (paid, volunteer and/or co-op) to assist with certain tasks and could benefit from youth job creation grants from senior levels of government		•				
#9 Continually review participation in the Wellness For All program to determine its effectiveness in reaching low-income populations, while working with agency partners to raise awareness of all financial assistance programs available through the City, Region and other partners.	Ongoing	→	→	→	→	→
#10 As growth in the number of persons with disabilities, diverse ethno-cultural groups, and LGBTQ+ communities continues in Welland, the City should engage in ongoing dialogue with representatives of such groups. The intent is to understand the parks, recreation and cultural needs of marginalized populations in terms of demands for traditional activities delivered by the City as well as new programs and services that result in these populations becoming active and connected.	Ongoing	→	→	→	→	→
#11 Develop additional youth-specific drop-in and registered programs to be offered in parks, recreation and culture facilities, libraries, and the Youth Innovations drop-in centre. The Welland Youth Advisory Council, youth-serving agencies and providers – including those delivering social services – and a broader cross-section of youth ages 13 to 18 living in Welland should be engaged in the program development process.		•				
#12 Work with the Rose City Seniors Foundation and other older adult service partners to better understand how older adults are using the City of Welland's parks, recreation and culture services, and collectively find ways to increase participation rates in response to emerging trends and issues.				•		

Recommendation	Short-Term					Long-Term
	2019	2020	2021	2022	2023	2024 to 2029
Parks in Welland						
#13 Initiate a second phase study of expanded uses and action plans for the Welland Recreational Corridor that tests public opinion and the business case to create a “leisure zone” for non-motorized marine uses within the portion of the waterway corridor that exists between Woodlawn Road and Ontario Road. At a minimum, leisure uses to be explored should include areas for public swimming (such as a beach area) and a splash pad, additional shaded seating areas and permanent or portable washrooms along the Welland Canals Trail, vehicular parking, and interpretive/way-finding signage and public art.		•				
#14 Investigate the feasibility of establishing a competitive rowing course within the southern portion of the Welland Recreational Corridor (i.e. south of Townline Tunnel Road). The ability to involve local, regional and/or provincial rowing organizations as funding or operating partners should be explored as part of this process.	•	•				
#15 Invest in outdoor aquatics and fitness infrastructure within the Welland Recreational Corridor through outdoor fitness equipment, rejuvenation of the Floating Stage, open-water swimming amenities, and others as identified. In tandem with these investments, explore the delivery of unique programming related to land-based and open-water activities such as triathlon, paddleboard yoga, advanced aquatic leadership, and group fitness classes.			•	•		
#16 Establish a Full-Time Staff position (1.0 FTE) to oversee and coordinate initiatives related to the growth, delivery and development of programs and infrastructure within the Welland Recreational Corridor and the Welland International Flatwater Centre.		•				
#17 Acquire new parkland in future development areas primarily through maximizing parkland dedication allowable under the Ontario Planning Act, and where necessary through municipal purchase or securing agreements with other landholders. In particular, focus acquisition on a minimum of one City-wide Park along with the requisite number of Neighbourhood Parks that will result in strong walkability within future residential areas.	Ongoing	→	→	→	→	→

Recommendation	Short-Term					Long-Term
	2019	2020	2021	2022	2023	2024 to 2029
#18 Upon completing the decommissioning of the Atlas Landfill and obtaining the requisite approvals to make it accessible for public use, convert the site into City-wide Park thereby improving the service level for that park typology. Implementation of the Vista Park Concept Plan should guide the development of this future park.				•		
#19 Park and trail development/redevelopment projects should integrate comfort elements to encourage public use. At a minimum, elements may include shade, seating, lighting and/or washrooms where appropriate.	Ongoing	→	→	→	→	→
#20 Install consistent signage using the municipal brand for residents to easily identify that they are at a City of Welland park or trail. Interpretive and wayfinding signage should also be installed where appropriate so that park users can directly relate to their surroundings (including local historical or natural heritage features), learn about the benefits of physical activity, and identify connections to other community parks, recreation and culture activities and/or facilities.	Ongoing	→	→	→	→	→
#21 Formalize a volunteer-driven approach to establishing community allotment gardens through municipal provision of in-kind and/or financial supports whereby residents and businesses mobilize into self-governing entities responsible for oversight, operation and programming of their respective community gardens.				•		
#22 In keeping with the identity as the “Rose City” identity, engage local horticultural organizations to develop and deliver intergenerational gardening programs within municipal parks and/or facilities (the valuable expertise of Parks Division Staff should also be leveraged in program design and delivery).					•	
#23 Investigate potential sites for a second off-leash area in the northern half of Welland while integrating selected amenities at the Welland Off-Leash Dog Park, at a minimum which should include a closed-lid waste container and provision of shade (through plantings or a shade sail/structure).						•

Recommendation	Short-Term					Long-Term
	2019	2020	2021	2022	2023	2024 to 2029
#24 Prepare a Trails / Active Transportation Master Plan to confirm the feasibility, costs and potential to work with public and private landowners in order to implement the conceptual trails map contained in the Parks, Recreation & Culture Master Plan.				•		
#25 Publish a Welland Trails Map that clearly identifies current trail routes in relation to other major destinations in the City. This map should be designed in a reader-friendly format that can be used as part of communications and signage strategy for the trails system					•	
Recreation in Welland						
#26 Engage the YMCA of Niagara to discuss ways to collaboratively address the broad range of aquatic programming needs and address aquatics staffing challenges common to itself and the City of Welland.	•					
#27 Dedicate a full-time staff person that possesses the requisite training in the aquatics sector to administer, program, and promote the City of Welland's indoor and outdoor pools. This should be implemented by converting the existing part-time Aquatics Coordinator to a full-time position (i.e. representing a 0.5 FTE increase in staffing).				•		
#28 Pilot an expanded range of aquatics programming within the three outdoor pools and the Welland Recreation Corridor, the latter potentially at Rotary Club of Welland Park and/or any designated outdoor swimming areas that may be developed in the future. Programs to be tested could span advanced leadership, aquatic sports, and aquatic fitness.		•				
#29 Review the recommendations that ultimately emerge out of the ongoing Outdoor Pool Rationalization Study with the aquatic implementation strategy articulated in the Parks, Recreation & Culture Master Plan (for pools and the Welland Recreation Corridor) in order to confirm the future course of action for the City of Welland's outdoor aquatic services.		•				
#30 Gymnasium needs should be addressed by exploring joint or reciprocal use agreements with the District School Board of Niagara, the Niagara Catholic District School Board, Niagara College, the Niagara Centre YMCA, and other prospective community hub partners.	•					

Recommendation	Short-Term					Long-Term
	2019	2020	2021	2022	2023	2024 to 2029
#31 Work with pickleball organizations operating in Welland to explore how the City can facilitate access to additional times at municipal and non-municipal gymnasiums/halls, potentially through partnerships and agreements per Recommendations #6 and #30 of the Parks, Recreation & Culture Master Plan.	•					
#32 Construct two new natural grass rectangular fields, one or both of which should be located in the North West Welland Secondary Plan area.			•	•		
#33 Re-engage ball diamond user groups to reconfirm ball diamond plans proposed for Memorial Park, and investigate whether identified needs (for hardball and t-ball diamonds) can be accommodated within the 2017 Memorial Park Master Plan concept.	•					
#34 Construct a minimum of four outdoor pickleball courts as part of implementing the Rotary Club of Welland Park redevelopment project.		•				
#35 Construct a total of three multi-use courts (basketball/tennis combination) to be located at a future park in the North West Welland Secondary Plan, Memorial Park and St. George Park.			•		•	•
#36 Engage the beach volleyball community to determine whether sand courts would be supported in the Welland Recreational Corridor, both in terms of rentals as well for beach volleyball programs, camps or leagues. The ability to install lighting at the Chippawa Park sand courts should also be explored to extend rentals after dusk.	•					
#37 Construct one natural playground at a Regional or City-Wide Park (as classified by the City of Welland Official Plan) – with consideration given to the Welland Recreational Corridor to complement its natural surroundings – while a minimum of two new playgrounds should serve future residential areas in the North West Welland Secondary Plan. Any new or redeveloped playgrounds should consider accessible components, natural play areas, and challenging/adventure play as appropriate.			•			

Recommendation	Short-Term					Long-Term
	2019	2020	2021	2022	2023	2024 to 2029
Culture in Welland						
#38 Continue to promote arts, culture and heritage activities within public spaces such as parks and civic buildings by employing a comprehensive strategy that considers design and amenity requirements, interpretive signage and public art, exhibition areas, and more.	Ongoing	→	→	→	→	→
#39 Establish an arts and cultural resource centre, potentially in downtown Welland. At a minimum, the City should engage local organizations and/or businesses to discuss the feasibility of such a project, prospective partnerships, as well as the funding and governance models that need to be in place prior to investing in a dedicated centre for arts and culture.			●			
#40 Pursue greater inter-departmental collaboration between the Recreation & Culture Division, the Parks Division, and the Welland Public Library to coordinate program planning and delivery. In doing so, explore ways to share expertise, deliver joint-programs, and minimize service duplication with the view of improving efficiencies across the Corporation.	Ongoing	→	→	→	→	→
#41 The Public Art Fund recently added to the Departmental 2019 operating budget should be reviewed after its first full year to determine whether the funding allocation is sufficient to encourage new public art projects and the restoration/rejuvenation of existing public art works. The City should explore the feasibility of supporting the Public Art Fund using a “One Percent for Public Art” policy approach as well as preparing a Public Art Maintenance Plan so that the City strengthens its understanding of renewal costs, and allocate funding appropriately for future years.		●				
#42 Create a wall for street paintings/graffiti art within downtown Welland and/or the Welland Recreational Corridor to provide a creative outlet and discourage vandalism that might otherwise occur on private property. The wall could be permanent or temporary in nature.					●	

Recommendation	Short-Term					Long-Term 2024 to 2029
	2019	2020	2021	2022	2023	
#43 Prepare a comprehensive Festivals & Events Strategy that defines the role and responsibilities of the City of Welland in delivering and facilitating events. The Strategy should articulate funding and staffing requirements, promotional and awareness strategies targeted to local residents and tourists across the region, and identify how existing and future physical infrastructure can be better leveraged to deliver quality experiences.		•				
#44 Allocate the funding and staffing resources required to deliver upon the existing arts and cultural opportunities along with those articulated in the Parks, Recreation & Culture Plan such as an arts and cultural resource centre, related programming, public art and festivals/events.	Ongoing	→	→	→	→	→
#45 Connect the City's arts and cultural facilities (existing and future), festivals/events, and programming through coordinated/targeted advertising and promotion, signage, and integration with and connectivity to physical infrastructure such as parks, streets and civic spaces.	Ongoing	→	→	→	→	→
Implementation						
#46 Update the Parks, Recreation & Culture Master Plan in the year 2024 to coincide with the end of the five year detailed implementation period associated with it. Progress in implementing the Master Plan should be tracked annually with results (and other related corporate achievements) communicated to City Council and the general public on a regular basis.						•
#47 Revisit Recommendations contained in the Parks, Recreation & Culture Master Plan that will be affected by the Provincial Bill 108 to reconfirm their feasibility in light of a new legislative planning and funding framework.		•				

Appendix A: Facility Inventories

City of Welland

Recreation Facility Supply	Locations
Aquatic Facilities: 10	<u>Indoor Aquatic Facilities:</u> Welland Community Wellness Complex, Welland International Flatwater Centre
2 Indoor Aquatic Facilities	
3 Outdoor Pools and Wading Pools	<u>Outdoor Pool and Wading Pool:</u> Maple Park, Memorial Park, St. George Park
3 Splash Pads	<u>Splash Pad:</u> Chippawa Park, Glenwood Park, Memorial Park
2 Other Outdoor Aquatics	<u>Outdoor Open Water:</u> Welland Recreational Corridor, Welland Community Boathouse
Ice Pads: 2	Jack Ballantyne Memorial Arena (Youth), Welland Main Arena
Fitness Centre and Studio: 2	Welland Community Wellness Complex, Welland International Flatwater Centre
Gymnasium: 2	Welland Community Wellness Complex, Carrie Lynn Pinard Centre (leased to a neighbourhood association)
Dedicated Age Spaces: 1	Youth Innovations
Indoor Artificial Turf Field: 1	Youngs Sportsplex
Soccer Fields: 21 (24 unlit equivalents)	<u>Artificial Turf Fields:</u> Youngs Sportsplex (2) <u>Full Natural Grass Fields (Lit):</u> Youngs Sportsplex (2) <u>Mini Fields:</u> Youngs Sportsplex (14) <u>Community Fields:</u> Hooker Street Park, Manchester Park, Plymouth Park
2 lit artificial turf fields	
2 full-size natural grass fields	
14 mini Fields	
3 community Fields	
Ball Diamonds: 22 (25.5 unlit equivalents)	<u>Lit Hardball:</u> Burgar Park, Memorial Park, Welland Sports Complex <u>Unlit Hardball:</u> Memorial Park <u>Lit Slo-Pitch:</u> Memorial Park, Plymouth Park, Welland Sports Complex <u>Unlit Slo-Pitch:</u> Bemus Park, Chippawa Park, Glenwood Park, Maple Park (2), Memorial Park, Trelawn Park <u>Other Diamonds:</u> Bridlewood Park, Cook Mills Park, Glenwood Park, Manchester Park, Memorial Park (2), St. George Park
3 lit and 1 unlit hardball diamonds	
4 lit and 7 unlit slo-pitch diamonds	
7 other diamonds	
Cricket Fields: 1	Cooks Mills Park
Tennis and Pickleball Courts: 7	<u>Lit Tennis Court:</u> Hooker Street Park (Tennis Club) (8) <u>Unlit Tennis Court:</u> Gaiser Park <u>Unlit Pickleball Court:</u> Maple Park (2) <u>Indoor Tennis Courts:</u> Youngs Sportsplex (4)
8 lit tennis courts	
1 unlit tennis court	
2 pickleball courts	
4 indoor tennis courts	
Outdoor Basketball Courts: 8	<u>Full Court:</u> Gaiser Park, Glenwood Park <u>Half Court:</u> Almond Street Park, Gaiser Park, John Deere Park, Lancaster Park, Ricolawn Park, Sherwood Forest Park, Station Park
2 full courts	
7 half courts	
Skateboard Parks: 1	Welland Skateboard and BMX Park
Playgrounds: 38 locations	See Figure 10
Sand Volleyball Courts: 3	Chippawa Park (3)
Dog Parks: 1	Welland Leash-Free Dog Park
Outdoor Ice Skating: 15	Civic Square (refrigerated), Chippawa Park, Woodlawn Park, St. George Park, Broadway Park, Cooks Mills Park, Elmwood Park, Glenwood Park, Gram Avenue, John Deere Park, Manchester Park, Memorial Park, River Road Park, Stop 19 Park, Summerlea Park

Non-Municipal Providers

Non-Municipal Recreation and Community Facilities	Amenities
Niagara College Canada (Athletics Centre)	Gymnasium, fitness centre, multi-purpose studio, athletic therapy clinic, support spaces
Niagara Centre YMCA	Gymnasium, fitness centre, walking track, cycling studio, four lane lap pool, leisure pool, group fitness classes, child minding, recreation programs
Welland Curling Club	Curling facility (eight sheets)
Aereo Gymnastics Club	Gymnastics training facility, indoor walking track
Welland Fairgrounds (Niagara Regional Agricultural Society)	Indoor multi-use buildings, livestock barn, horse show ring, poultry building, camping area
BP Sports Park	Indoor multi-use turf field (soccer, baseball, etc.), indoor volleyball and basketball

Non-Municipal Fitness Centres and Studios	
Aereo Gymnastics Club	LRV Cardio Kickboxing and More
Anytime Fitness	Modern Vision MMA
Black Panther Jiu-Jitsu	Nappers Boxing Club
Boomer to Zoomers	Niagara Centre YMCA
Chameleon Fitness	PACE
Club Eighty 8 Health and Fitness	Paschima
Crossfit Welland	Studio Twenty Inc
Crunch Fitness	Super Kix Kickboxing
Dance Place-Welland & Fonthill	Therapeutic Fitness and Wellness Centre
Experience Physical Activity	Timberline Club Track
Forge Fitness	Top Dawgs Fitness and Strongmill Crossfit
Good 4 U Toning and Shaping Studio	Welland Martial Arts Centre
Kinetic Kids	Welland Taekwondo
Kinetic Synergy	X Fitness Welland Inc.

Non-Municipal Youth Support Spaces and Services	
B7 Eagle Royal Canadian Air Cadets	Precious Beginnings Daycare
Adolescents Family Support Services	Rose City Kids Youth Centre
Big Brothers Big Sisters of South Niagara	Seven C's
Dream Youth Services	St. Andrew Child Care Centre
EarlyON	St. David's Co-Op Nursery School
G & M Before and After School Home Daycare	Tammy's Home Daycare
Niagara Centre YMCA	Welland Child Care Centre
Niagara Counselling Services	YMCA Child Care Centres (Various locations)

Non-Municipal Senior Support Spaces and Services	
Royal Canadian Legion	Various retirement residences that provide programs and services
Meals on Wheels Community Support Services	
Shevchenko Senior Citizens	
Rapelje Lodge	

Non-Municipal Arts and Culture Facilities

Auberge Richelieu	Tatiana's Music Studio
BLX Studio	The Art Space Welland
Centre De Sante Communautaire Du Niagara	The Music Depot
Cris Delara Art Studio	Welland Heritage Council – Immigrant Settlements
Croatian National Home	Welland Heritage Council and Multicultural Centre
Hungarian Hall	Welland Museum
Royal Canadian Legion	Welland Public Library (multiple locations)
Starfire Theatre	

Note: all non-municipal providers listed herein reflect the best understanding of the local market based upon available research at time of writing



Area	Comment	MBPC
Budget	For 2020 budget, you are recommending 3 new FT and 2 new PT staff?	Yes this is our recommendation, if you want to be innovative and you are going to provide the level of service that your community is looking for then you really need to have the staff there to do it. Some of the things that we did hear is that people do know what's going on with your recreation and culture on a given day. What people talked about was that they didn't always know what was going on in the community. Today you have been successful to date in events but there is a strain on your staff to facilitate all aspects including creating a buzz which then hinders other aspects of rec and culture programs. We do not like making recommendation without acknowledge the need to staff them.
Demographics	We seem to know our children and older adult needs, what are we doing for the other demographics?	The people in the middle have not been forgotten, we talk in the plan about a broad range of recreation programs, arts and cultural programs, city staff working with community organization to create more opportunities. We also recognize that this group is group is also pinched for time, here is where connecting your community "vision" works with the trails and parks and recreation facilities.
	In terms of the demographics, was it skewed more one way or another?	We got a good representation, if it did skew, it did so to the older population which is a group that generally does not come out but it was well represented in this plan. We worked to ensure all were included.
	Where does an 11yr old go to play basketball?	That's a challenge, with 11yrs old they mainly play with their friends at the end of the driveway. Part of that is due to helicopter parents who don't want them going out of eyesight. With that, it's not only parks but there are school playgrounds, but we also identified the use of 3 additional multiuse courts. The plan also speaks to focusing some programming for youth because this is a challenging group; programs mentioned include library programs, graffiti walls, and multi courts.
General	If you wanted to point to something innovative and exciting what would it be?	The Welland Recreation Corridor is what is innovative and exciting, the public is proud and excited about this area. It's taking it to the next level and creating opportunities in this space that is the opportunity.
Inclusion	Accessibility, LGBTQ, etc. is great that it is in there; what was the public reaction?	I would say that it was a combination of the public making us aware, and partly best practice, to ensure groups are not being left out. We tested the concept of inclusiveness and it was well received. We explained and ensured that the plan was clear that it was an inclusive plan from income to accessibility to other previously limiting views.
Parks Development	When you looked at the Atlas Remediation site it was noted for 2022, was that date from staff or based off looking at the plan?	You can correct us if we have not correctly positioned it, based on the current timelines when the land fill will be capped/decommissioned in 2020/2021. 2022 is when we can start to review and look to see it being used for alternative use and implantation of the park can begin.
	I do not see anything about Cooks Mills Park, was there anything mentioned about it?	There is not anything identified other than a trail connecting that community to the rest of the city. As of physical change, we did not hear anything about redeveloping it.
	Did your relook at the 2017 plan, aka for the Memorial Park pond fill in?	We recognize that there were other plans and the Master Plan was not intended to provide a recommendation for every park, its more about as the community changes you integrate changes with parks and parklands. We did hear the upset about the loss, we recommend with any changes community consultation is key.
	I believe we were told that a shallow area would be created, but you did not look that in detail, correct?	This is more about identifying high level needs and working within efforts you have already undertaken. The conversation around Memorial was more around ball diamonds. I know in some municipalities they have flooded diamonds for skating rinks, I do not know if that would work here due to the climate, but there may be opportunities to address these activities by creativity uses spaces you already have.
	In regards for the North West area of Welland, we should not necessarily be looking for parkland but "parks"	Bill 108 – deals with affordable housing and deals with parkland and parkland dedication and how development charges are dealt with in the soft services, including cash in lieu of parkland. There is a lack of awareness of what that Bill means and as it unfolds more information will be available for planning.
Pickleball	New pickleball courts were approved by Council in 2018 for the Rotary Club of Welland Park, what is the status?	Staff are waiting on the results of a FedDev Grant, then will move forward with this project as a priority for 2020.
	Presenters mentioned that there has been many pickle ballers came out can I put a question to staff to look at the numbers and add to the 2020 budget "Can we accelerate the pickle ball plans and build the multicourt in the spring of 2020?"	Yes - this item has been ammended in the final plan, a target date for project completion has been added.
	Speaking about the Pickle ball, I know you did not evaluate all parks, but there was no mention of adding a pickleball court to Maple Park. Did your finding not find a need there? It's a tired old park with a slide and you were speaking to spreading pickle ball around the city	We were looking to create a hub, and concentrate the activity in a location that is near the WCWC and the Tennis Club. When tennis players start to age pickle ball is a logical transition and with Rotary Park within walking distance of both Hooker Street and WCWC, having a central location made sense. In addition from the information gathered people liked that it was close to the WCWC. If pickle ball becomes a huge success it does not stop the growth to another park.
Planning	Plan shows areas across the map that have parks/green space however there is a newer subdivision near Chandler Road with no parks or walkable trails to a park. How will the plan address this when there is no recommendation for it? Reason I am pushing this is that there is land that is not developed but is not recognized.	Staff have reviewed this area; there are several options that could be explored to add a park/greenspace to this area. These include identification of land that could be dedicated for this purpose, which may involve purchase of a property by the City. Additional options include expropriation of non-City land, or entering a partnership with an appropriate entity to make such space available to the public.

Area	Comment	MBPC
Process	Do you think that we have gotten enough participation based on our population? How would you grade it?	We did everything possible to ensure everyone had an opportunity to participate. Everything was well attended except for the survey. To offset the survey we added an additional open house and completed the mail outs.
	You made the 47 recommendation, realistically what is a municipality be expected to complete in the timeline?	Though it sounds like a lot, it works to be about 4.7 a year over a ten year program. With that, some recommendations are what you are already doing and the recommendations are about adding and enhancing to that. Most of the recommendations can be completed, recognizing that they may evolve, like the recreation corridor. The Master Plan is a plan that take everyone into account so the loudest voices are not the only ones heard
Process Ctd.	The recommendations is to receive the report, is it our plan to go through each one and approve or if we receive it do they have cart blache?	How this works is that this is a guiding document, it is expecting that staff come back to council with reports on the recommendation when they want to move forward and at that time you debate/discuss to approve or deny the recommendation. At this time you would approve that this is the guiding tool that staff would use to move forward.
	This is the draft plan, we are not going to get a more in-depth in terms of the recommendations and it's up to council to review and run with?	This is the plan, this is the vision per your community. The details are for staff to present, these recommendations are not to be completed tomorrow but rather worked through over the next few years. This is about setting the framework, each recommendation is given latitude.
	Invest in aquatics – everything mentioned we already have, did you interview these groups?	This recognizes that you have uniqueness in the community and to not lose sight and build upon these activities. If you have one triathlon, could you not have 2, 3 or more? We did invite many of the community groups closed and open sessions. It is also about infrastructure for outdoor stationary workout equipment, housing for SUP/Kayak etc.
Waterway Corridor	What are the top two or three recommendations that would make a quick impact and are financially sustainable?	Investment In Waterway Corridor; increased connection between City and volunteer community; an enhanced special event plan
	Did any of the remarks turn up a need for a beach or a swim park and where would that be?	We heard that swimming is wanted and with the Rotary Park some really creative ideas and zones can be created within the Lincoln street docks. Beach is subject to investigation as we do not want to over intensify one site.
	Was motorized vessel looked at for canal use, it seems Go Quiet is still the way to go but what did you hear?	There was some talk about motorized vessels however we support the Go Quiet due to the activity that takes place on the water or beside the water that would impact the quality of life should motorized vessels be introduced. Some talked about segmenting the canal but more investigation would need to be done.
	The key part is about looking at opportunities, first time I saw that at Merritt Park and there was a flow to it. When you spoke to the amphitheater, its tired, as staff we need to work together. Where do we say, this is what we want to do, this is the plan, this is how we will do it more, how do we jazz up the theatre?	I think is can be any of the above, the theatre is not in horrible shape, but it is the time to start thinking about making it multi use, do you want to change the flooring, do you want to be more visionary. This is why this is a guiding tool, you can weigh the cost of the upgrades to how you want to use to space.
	Investigate southern rowing course, we obviously already have SNRC, what consultation did you do to come up with that?	We met with local, regional and provincial rowing clubs to see if needs were being met. There was enough interest in creating more of a conversation about expanding what was already there in the form of a rowing centre of excellence, extending the course, and also making the area multi use. A model would have to be worked out, this plan is silent about how far it could go.

Appendix III – Amendment Summary

A draft of the 2019 Parks, Recreation & Culture Master Plan dated June 7th was presented for discussion at Council on June 25th.

During the course of the Council discussion, one amendment was identified based on input received, which is now reflected in the Final 2019 Parks, Recreation & Culture Master Plan - appendix I in R&C-2019-08:

- Investment in new Pickleball courts has been separated out from the original recommendation that had previously included multi-use courts to create two separate recommendations. The implementation schedule (pg. 92) has been updated to show 2020 as being the target time frame for completion of new Pickleball courts within the development of Rotary Club of Welland Park.

COUNCILINFRASTRUCTURE AND DEVELOPMENT SERVICESENGINEERING DIVISION

APPROVALS	
GENERAL MANAGER	<i>HL</i>
CFO	<i>D</i>
CAO	<i>HL</i>

19-97

REPORT ENG-2019-31
AUGUST 6, 2019

SUBJECT: CRACK SEALING PROGRAM 2019

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

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

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND approves and accepts the tender of Niagara Crack Sealing Limited as detailed in Report ENG-2019-31 for the Crack Sealing Program 2019.

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate by-laws to enter into contract with Niagara Crack Sealing Limited to execute the construction.

ORIGIN AND BACKGROUND:

The City of Welland has several tenders that comprise the annual road maintenance program. These include asphalt patching, road resurfacing, surface treatment and crack sealing. The purpose of crack sealing is to seal the surface of a road that is in good condition to prevent water from infiltrating the base. This prevents further damage from freeze/thaw, which creates potholes that require a more costly repair.

COMMENTS AND ANALYSIS:

In 2018 the Cities of Welland and Thorold signed a memorandum of understanding (MOU), with the goal of working together where possible to reduce project costs. This MOU was utilized for the 2018 Crack Sealing program and Welland was able to save \$11,000 through this partnership.

For 2019, the Cities of Welland, Thorold and Port Colborne are looking to collaborate on their Crack Sealing programs. The Town of Pelham was also invited, but they did not have crack sealing in their 2019 budget.

The 2019 crack sealing budgets for each City are as follows:

Municipality	2019 Budget
City of Welland	\$100,000
City of Thorold	\$100,000
City of Port Colborne	\$10,000
TOTAL	\$220,000

In 2018, Staff identified thirty-four sections of road that require a total of 34,000m of crack sealing. 16 sections of roadway were completed in 2018, the remaining 18 streets will be the focus of the 2019 program. Work will be completed up to the budgeted amount.

The City of Thorold closed a crack sealing tender and only received one bidder, Niagara Crack Sealing (NCS). NCS was also the only bidder in Niagara Falls and St. Catharines. Section 75 of the City's Purchasing Policy allows for Purchase by Negotiation. Staff have negotiated with NCS to hold the 2018 unit price in exchange for receiving the additional work from Welland and Port Colborne.

Niagara Crack Sealing Limited of Port Colborne, Ontario, is an established company in southern Ontario, serving the Niagara Region, and has been successful with similar work for the City in recent years. Staff at this time considers the firm's performance to be satisfactory in accordance to our specifications and standards, and therefore, recommends that the firm be awarded the contract.

Work is expected to begin in August and should be completed within a few weeks.

FINANCIAL CONSIDERATION:

Work will be completed up to the budgeted amount. A breakdown of the funding structure for this project is shown in the following table:

Funding Breakdown

2019 Capital Budget	Amount
Roads – Crack Sealing Program (10-320-19405)	\$100,000.00
Total Funding	\$100,000.00

SUPPORT OF ASSET MANAGEMENT PLAN:

The 2016 Addendum to the City of Welland Comprehensive Asset Management Plan identifies that "infrastructure expenditure needs are in excess of the available revenue. The analysis indicates that the funding gap is approximately \$20 million per year" (page 22).

To mitigate this funding shortfall, this report also suggests a number of mitigation strategies (page 21). The following strategies have been implemented on this project.

1. Applying rehabilitation techniques to extend the lifespan of assets
7. Implementing operating efficiencies;

OTHER DEPARTMENT IMPLICATIONS:

Contract administration for tendering, agreement, and contract payments have been and will be kept in compliance with the agreed practices of the Finance, Clerks and Legal departments.

SUMMARY AND CONCLUSION:

Crack Sealing is an important component of the City of Welland's roadway maintenance program. Applying rehabilitation techniques at the appropriate time in a road's lifecycle will help extend the life of the pavement at a reduced cost.

Staff recommends working with the cities of Thorold and Port Colborne and awarding of a contract to Niagara Crack Sealing Limited for the 2019 Crack Sealing Program.

ATTACHMENTS:

Appendix I – Crack Sealing Locations

Appendix I - 2019 Crack Sealing Locations

	Street Name	Start Street	End Street	Approx. Street Length (m)
1	Almond St	Ross Road	River Road	290
2	Burgar St	Division Street	Young Street	240
3	Clare Ave	Thorold Street	Fitch Street	1030
4	Countryside Dr	South Pelham Road	Heritage Lane	430
5	Dain Ave	South Limit	Ontario Road	750
6	Dexter Dr	Alan Avenue	Clare Avenue	290
7	Drew St	Oakland Avenue	Wilton Avenue	90
8	Erie St	Michigan Street	Canal Bank Road	360
9	Forks Rd	Michigan Street	Bay Avenue	190
10	Grange Ave	Harrison Avenue	Lincoln Street	410
11	Heritage Lane	Clare Avenue	Countryside Drive	480
12	Kent St	Griffith Street	Lincoln Street	500
13	Northwood Dr	Woodlawn Road	Aspen Court	90
14	Rainbow Crt	North limit	Terrace Avenue	120
15	Royal Oak Dr	Wychwood Road	Windermere Court	110
16	Thorold Rd	Adah Court	Niagara Street	720
17	Wellandvale Dr	Miranda Court	Goodwillie Drive	310
18	Wellbrook Blvd	Aquador Drive	Fitch Street	860



City of Welland Heritage Advisory Committee
 Le Comité Consultatif du Patrimoine de la Ville de
 Welland
 60 East Main Street
 Welland, Ontario
www.wellandheritage.ca
info@wellandheritage.ca

June 5, 2019

Tara Stephens,
 City Clerk, Legislative Services
 Office of the City Clerk, Corporation of the City of Welland
 60 East Main Street Welland, ON L3B 3X4

Re: Designation of "The Feeder Canal Junction Lock"

Dear Ms. Stephens:

At its meeting of June 5, 2019, the City of Welland Heritage Advisory Committee passed the following motion:

Moved by Connie McCutcheon, seconded by Joanne Lynes, that the City of Welland Heritage Advisory Committee recommends that the City of Welland designate the Feeder Canal Junction Lock as having Cultural Heritage Value or Interest under the Ontario Heritage Act. Carried.

Attached please find copies of the full report and Statement of Cultural Heritage Value for the Feeder Canal Junction Lock.

Would you kindly bring this recommendation for designation under the Ontario Heritage Act before City Council at the earliest date possible?

With thanks,
 Sincerely,

Nora Reid, Secretary/Treasurer
 City of Welland Heritage Advisory Committee

05-50

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST**Description of Property – Welland Feeder Canal Junction Lock, Welland, ON**

The Feeder Canal Junction Lock is located between Prince Charles Drive South/ Regional Road 58 and the Welland Recreational Waterway (old Welland Canal) at Broadway Avenue in Welland Ontario.

Statement of Cultural Heritage Value or Interest

The Feeder Canal Junction Lock at Welland is an early part of the Welland Canal system which since the 1820's has shaped both the geography and history of the eastern half of the Niagara Peninsula and of Welland.

The Feeder Canal was created during the construction of the first Welland Canal that extended only as far south as Port Robinson, but after completion of the Second Welland Canal in the 1840's the Feeder Canal emptied into the Welland Canal at a location known as "The Junction" or "Junction Village"; an area later known as "Helmsport" (present day Broadway Avenue and Ontario Road).

The Junction Lock was completed in 1845 during the construction of the Second Welland Canal at "The Junction" where the Feeder Canal emptied into the Second Welland Canal and was used as part of both the Second and Third Welland canals. It allowed boats to lock from the Feeder Canal directly into the Welland Canal (now the Recreational Waterway).

The construction supervisor for the lock was civil and consulting engineer Walter H. Shanly (born Ireland 1817, died Montréal 1899) who along with his brother Francis were among the first engineers to be trained in Canada. Walter Shanly was in charge of work on the Second Canal from Thorold to the Junction and on to Port Colborne. The Shanlys' work on the Second Welland Canal did much to set professional standards for Canadian engineering. They also built many of the early railways and bridges in Canada. Walter was elected to the Legislative Assembly of the Province of Canada and after Confederation to the House of Commons where he served until 1891.

Contractors for the Junction Lock were E.W. Thompson and Company and Wm. Buell Jr. Edward William Thompson (Thomson) was born at Kingston, Upper Canada in 1794. A decorated War of 1812 veteran, he worked constructing the locks on the St. Lawrence and Rideau Canals before being contracted to work on the Welland Canal in the 1830's. Thomson was elected to the Legislature in

WELLAND FEEDER CANAL “JUNCTION LOCK”

Prepared for City of Welland Heritage Advisory Committee

by Nora A. Reid, M.A. (History of Art)

September 2018

Welland Feeder Canal Junction Lock
Broadway and Regional Road 58,
Welland, Ontario

Prepared by Nora A. Reid, M.A.
September, 2018

ARCHITECTURE

Construction (Figs.6, 11-14)

The Welland Feeder Canal Junction Lock is constructed of hundreds of cut stones. Specifications for the new stone locks on the Second Welland Canal (which replaced the wooden ones of the First Canal) were 150 feet by 26.5 feet with 9 feet of water over the sills. Each wall was faced with dressed Queenston limestone and backed by a rubble-filled crib. The number of the lock was carved into a stone near the top layer of masonry at its entrance.

Lock gates were constructed of red or Norway pine, covered with planks of the same. Balance beams were 32 feet long and the sluices in the gates were operated by a lever system like the one used for the First Canal's wooden locks.¹

Age (Figures 1-4)

The Junction Lock where the Feeder Canal emptied into the Second and Third Welland Canals at Welland was built circa 1845 during the construction of the Second Welland Canal.²

Engineers

Hamilton H. Killaly 1800-1874 (Fig. 7)

Hamilton Hartley Killaly was born in Dublin, Ireland in December of 1800 and graduated from Trinity College, Dublin with a B.A. in 1819 and M.A. in 1832. He learned engineering while working with his father, John, on the extension of the Grand Canal in Ireland before he emigrated to Canada in 1835. He was hired by the Welland Canal Company in 1837 as Chief Engineer on the building of the Second Welland Canal. Killaly had a large influence on civil engineering in Canada, both on the Welland Canal and after he was appointed first Chairman of the Board of Works for the Province of Canada in 1840.³

Walter Shanly 1817-1899 (Fig.8)

Walter and Francis Shanly, sons of an Irish lawyer who settled near London, Ontario, were among the first engineers to be educated in Canada. Until that time Canada's engineering requirements had been met by the Royal Engineers who returned to England after the job was completed. Walter and Francis were trained in Montreal, and their work on the second Welland Canal did much to set professional standards for Canadian engineering.

Civil and consulting engineer Walter Shanly was born in Stradbally, Ireland on Oct. 11, 1817 and died at Montréal on Dec. 17, 1899. He was the son of barrister James Shanly and Frances Mulvany. The family emigrated to Canada in 1836 and settled on the Thames River near London (Upper Canada). The friendship between the Killaly and Shanly families, both living near London, facilitated his entry into the career of civil engineering. Walter Shanly was put in charge of the work on the Second Canal from Thorold to the Junction and on to Port Colborne and also on the Feeder from Broad Creek to Dunnville. During this construction period the wooden Aqueduct at Welland was replaced in 1847 by one of stone and the stone Feeder Junction Lock was built.

The Shanlys also built many of the early railways and bridges in Canada. Their bridge over the Humber River in Toronto withstood Hurricane Hazel in 1954. They also worked in the United States and designed the famous Hoosac Tunnel at North Adams, Massachusetts.

In 1863 Walter Shanly was elected to the Legislative Assembly of the Province of Canada and in 1867 to the House of Commons, where he served until 1891. A confidant of Sir John A. Macdonald, the last letter ever written by Macdonald was to Walter Shanly.⁴

Contractors and Builders

The contract for construction of Locks 10-15 on the Second Welland Canal was awarded to E. W. Thomson and Company in 1843. This would have included the Junction Lock, which was no. 14 (Figure 5). In 1844 the contract for excavation and masonry for the Allanburgh and Junction Locks was awarded to Wm. Buell Jr.⁵

Edward William Thompson 1794-1865 (E.W. Thompson & Co.) (Fig.9)

Edward William Thompson (Thomson) was born at Kingston, Upper Canada in January 1794, the son of loyalists Archibald Thomson and Elizabeth McKay. He moved with his family to Newark (Niagara-on-the-Lake) in 1795, then to York (Toronto) and Scarborough Township. He served during the War of 1812 in the 3rd Regiment of York militia, was decorated for valiant services at the battle of Queenston Heights and received a militia land grant.

During the 1820's Thomson was involved in the construction of locks on the St. Lawrence and Rideau canals before becoming a contractor on the Welland Canal in the 1830's. Thomson also was a farmer and entered politics in the 1830's, defeating William Lyon Mackenzie in the 2nd Riding York County on his second try in 1836. Thomson's most significant contributions were in the field of agriculture as founder of the Home District Agricultural Society and first president of the Provincial Agricultural Association.⁶

Foremen and Labourers

Both the First and Second Canals were built almost exclusively by Irish immigrant labourers. Like all the work done on the Second Canal, the ordinary labourers who constructed this lock would have been mainly Irish immigrants.

The Jubilee History of Thorold reported that "The year 1841 brought 4,000 men, a large number having families with them to work on the enlargement of the canal. Most these 'canallers' were Irishmen."⁷

Overpopulation in Ireland and the "clearances" of 1829, when small tenant farmers in the south and west of Ireland were forced from their holdings by landlords to provide more grazing land, contrived to supply a steady stream of Irish immigrants willing to do manual labour. In spite of this, Ireland remained one of the most densely populated countries in Europe. Sixty percent of that population survived by subsistence farming, dependent upon the potato crop.

Between 1828 and 1845 there had been thirteen years of partial crop failures and the complete failure of the potato crop in 1844-45 due to blight brought starvation and death to thousands, forcing a large portion of the population to emigrate or die. By 1851 the Irish-born formed the largest ethnic group in Ontario's cities although for the most part Irish immigrants in 19th century Ontario were farmers, rural craftsmen and merchants and workers in hamlets and small towns.⁸

HISTORY

Event

Construction of Second Welland Canal (Fig.10)

This lock was built during the construction of the Second Welland Canal, which ran 27.5 miles from Port Dalhousie on Lake Ontario to Port Colborne on Lake Erie.

The First Welland Canal had its beginning in 1818 when William Hamilton Merritt, and fellow mill owners George Keefer and John DeCou brought forward a proposal to stabilize the supply of water for their mills on the Twelve Mile Creek

by linking the creek to the Chippawa River, a project which developed into the plan to connect lakes Erie and Ontario by canal. The three men conducted preliminary surveys, petitioned the provincial assembly for incorporation as a canal company, and organized local meetings to win public approval. The Welland Canal Company was chartered in January of 1824 with Keefer as the company's first President. The construction contracts were awarded and sod turned for the First Canal on November 30th, 1824. The first boats to navigate the canal were the Anne and Jane on October 24, 1829. The extension of the canal to Port Colborne on Lake Erie was completed in March of 1833. Locks on the first Welland Canal were constructed in wood.

The Second Welland Canal was begun in 1841 when Upper and Lower Canada were reunited. The Government of Canada embarked on a new series of public works and purchased the entire canal from the Welland Canal Company. It was decided to enlarge it for nine-foot navigation. On the 18th of August, 1841, the Legislature allocated 450,000 Pounds to complete the Welland Canal "In a permanent and fully sufficient manner, with cut stone locks."⁸ The number of locks on the canal were reduced from 36 to 27. The new locks were constructed in stone rather than wood and the leaky wooden aqueduct was replaced by a cut stone aqueduct. The Welland Canal was subsequently enlarged and improved as shipping demanded. The Third Welland Canal was begun in 1871 and completed in 1881, and the Fourth Welland Canal was constructed between 1913 and 1932.

The Feeder Canal was constructed as part of the first Welland Canal, but became indispensable when it was found to be necessary to use it, rather than the Welland River, to maintain the water level in the Canal. It was deepened during the construction of the Second Welland Canal and completed in 1845. Its intersection with the main channel of the Welland Canal was moved south to what became known as "The Junction", later "Junction Village", then "Helmsport" where this lock was located.⁹

Context

The Feeder Canal Junction Lock at Welland is an early part of the Welland Canal system which since the 1820's has shaped both the geography and history of the eastern half of the Niagara Peninsula. It was the Welland Canal that led directly to the birth of the settlement that grew into the City of Welland.

The Feeder Canal was created during the construction of the first Welland Canal. The first Canal (opened 1829) extended only as far south as Port Robinson, where landslides had prevented further excavation. Ships locked into the Welland River at Port Robinson then travelled through the Welland River to the Niagara River and down to Buffalo. A Feeder Canal was dug through Wainfleet

Township to Dunnville, where a dam on the Grand River ensured an adequate water supply to the new Welland Canal.

After the Second Welland Canal was finished, the Feeder Canal emptied into the Welland Canal at what was known as "The Junction" or "Junction Village", an area later known as "Helmsport", then "Welland South". (Figs .1-4) The remains of the stone Junction Lock are located next to the old Welland Canal (Recreational Waterway) at Broadway Avenue and Prince Charles Drive (Figs.15-22). The Junction Lock was created during the construction of the Second Welland Canal (see Age above) and was used as part of the both the Second and Third Welland Canals.¹⁰

The stone Junction Lock and the stone Aqueduct on East Main Street between the Civic Centre and the Recreational Waterway are the only remnants we have in Welland of the Second Welland canal and the Feeder Canal. These structures are important because the creation of the Feeder Canal and Aqueduct led directly to the creation of the community that we now call Welland.

From the book, The Welland Canals and Their Communities by John N. Jackson:

There can be little doubt but that the City of Welland was born, reared and became an industrial town due to the Welland Canal...Specifically, the *raison d'être* for the first urban settlement, was the feeder canal from the dam at Dunnville on the Grand River. The town grew at the spot where this feeder crossed the Chippawa Creek (Welland River) by means of a wooden aqueduct...The new settlement was given the name "Aqueduct", which was changed to a more dignified "Merrittsville" in 1842, and then to Welland in 1858 when the settlement was incorporated as a Village by Act of Parliament. The importance of the site, presumed initially to be a shanty town for Irish workers on the aqueduct, depended upon the fall in level between the water in the aqueduct and the river, the resultant potential for water power, and the lock which allowed canal boats to enter the Welland River. The settlement became therefore a local centre for river and canal navigation, with access towards the Grand River along the feeder, to Lake Erie and Lake Ontario along the Welland Canal, and to Chippawa and the centre of the peninsula along the Welland River.

The Second Canal begun in the 1840's was located east of the original canal, forming an island between the old and new canal channels. The old channel was spanned by a fixed bridge and the new by a swing bridge at East Main Street. The core of Welland with its businesses and Court House (completed 1856) developed along the road route (East Main Street) east of these two bridges. Grist and carding mills were located near the river along North Main (now Niagara).¹¹

The construction of the Feeder Lock at “The Junction” resulted in a smaller settlement there – “...a few houses, taverns &c”. It was also a transfer point for goods being transported to Dunnville along the Feeder.¹²

ENVIRONMENT

Setting (Figs. 15-22)

The remains of the Feeder Canal Junction Lock are located between Regional Road 58 and the Welland Recreational Waterway (old Welland Canal) at Broadway Avenue. This is an open grassy area adjacent to the City’s Dog Park.

The open portion of the lock is filled with water and surrounded by historical plaques within a couple of feet of the lock which can only be read by standing on the edge of the lock with one’s back to the open water (Figs 16 &17). It is an unsafe situation which could be remedied by turning the plaques around to face outward from the Lock.

Landmark

The Feeder Canal Junction Lock is a unique landmark in the City of Welland.

INTEGRITY

Site

The Feeder Canal Junction Lock occupies its original site and has not been moved.

Alterations

The Lock originally extended for about 150 feet.¹³ Most of this area has been buried under the earth with only a portion of the original lock open (Figs 15-18) and the tops of the stone lock walls visible here and there in the grass (Figs 19 & 20) in the other areas between its entrance at the old Welland Canal (Recreational Waterway) (Figs. 21 & 22) and the highway.

Condition

The open portion of the Lock is filled with water so only the exposed stone portions of the Lock can be examined but they appear to have survived in relatively good structural condition.

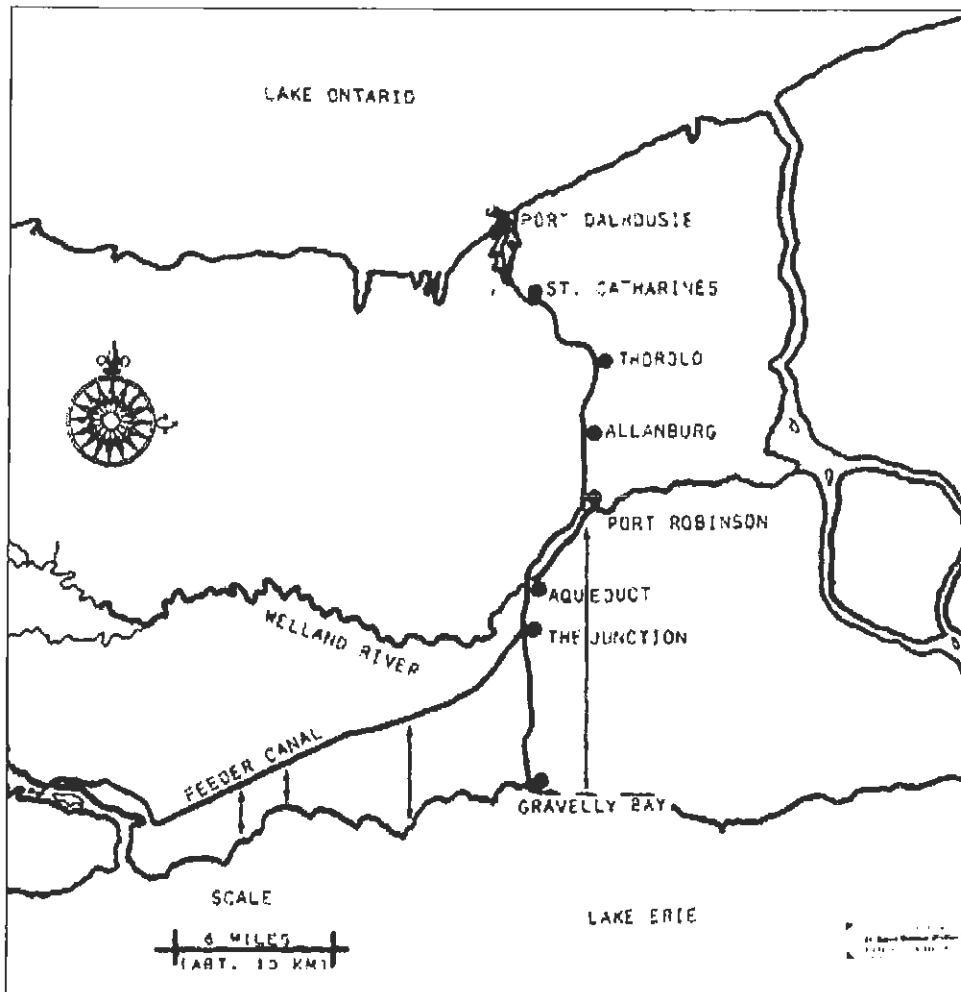


Figure 1

The Line of the First Welland Canal
 showing where the Feeder Canal meets the Welland Canal at "The Junction"
 Source: The Driver's Guide to The Historic Welland Canals by Colin Duquemin

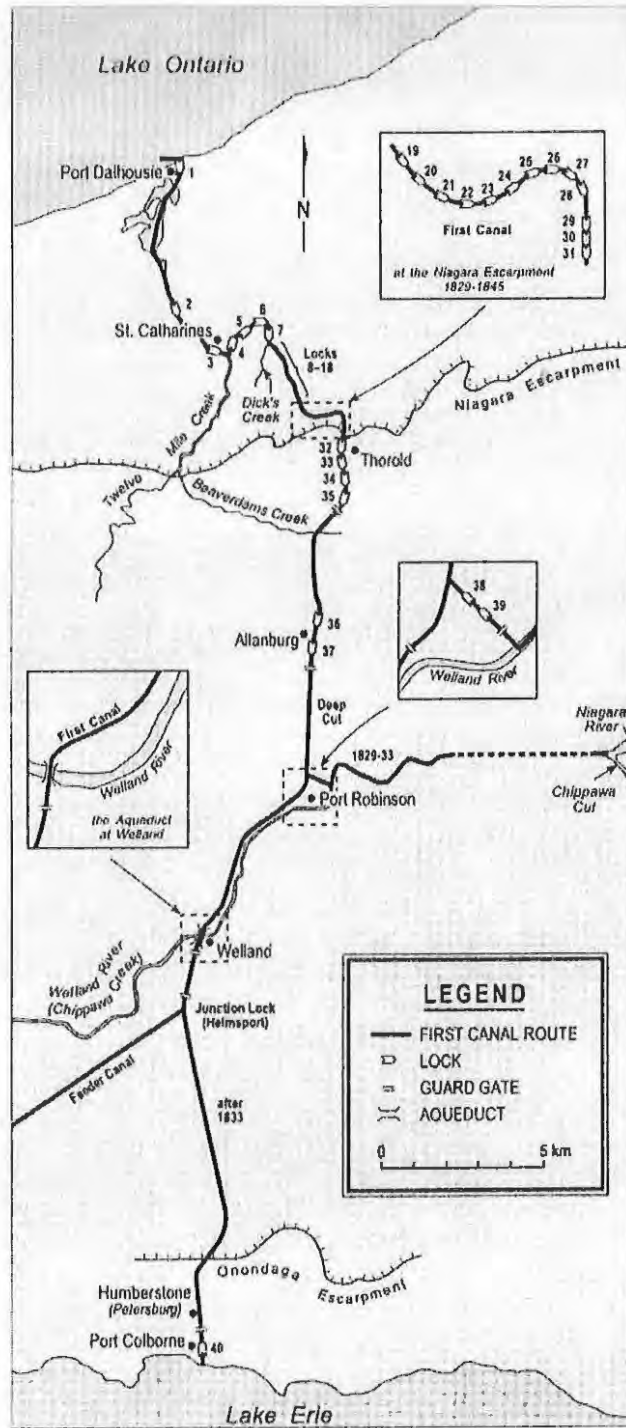
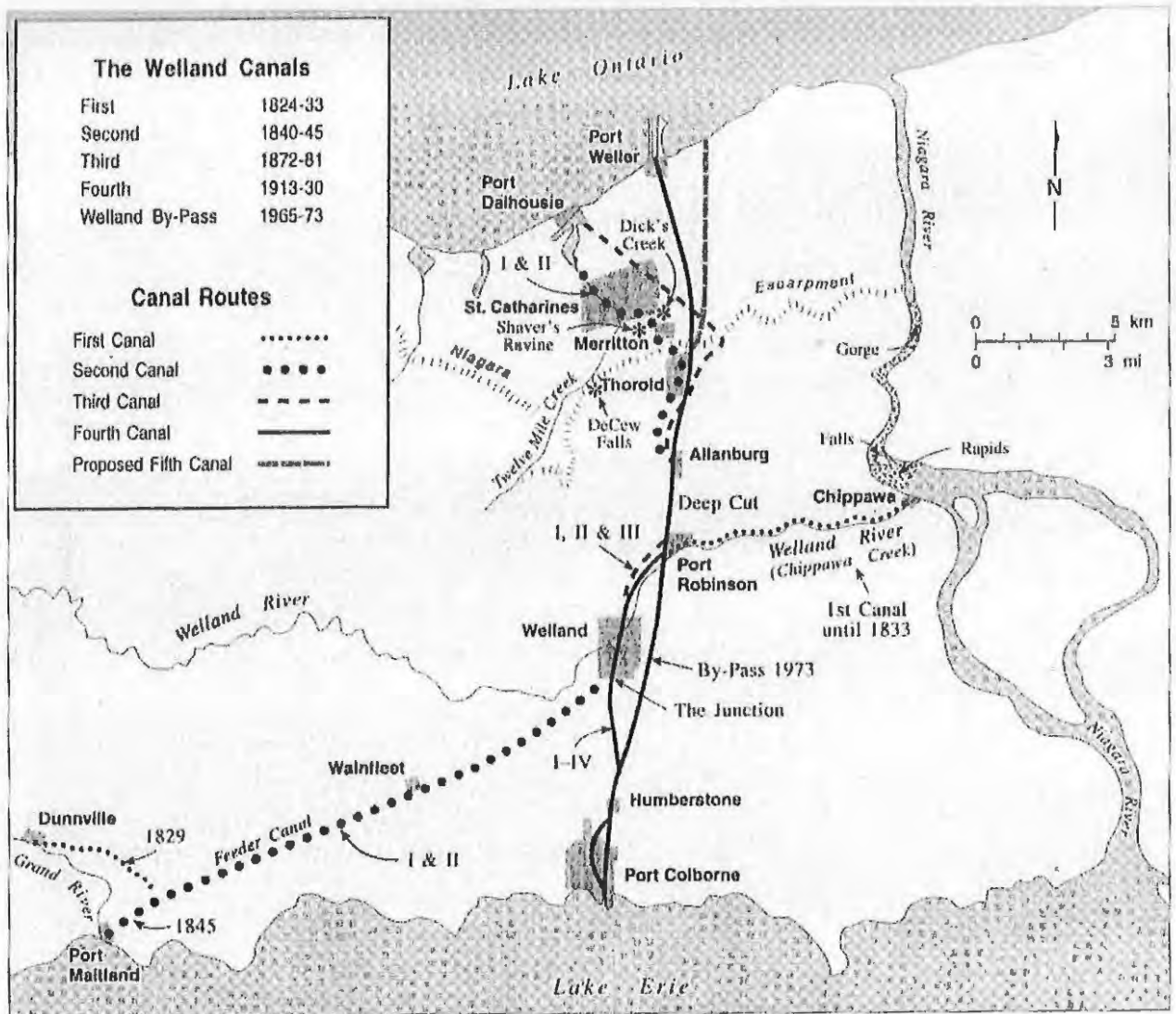


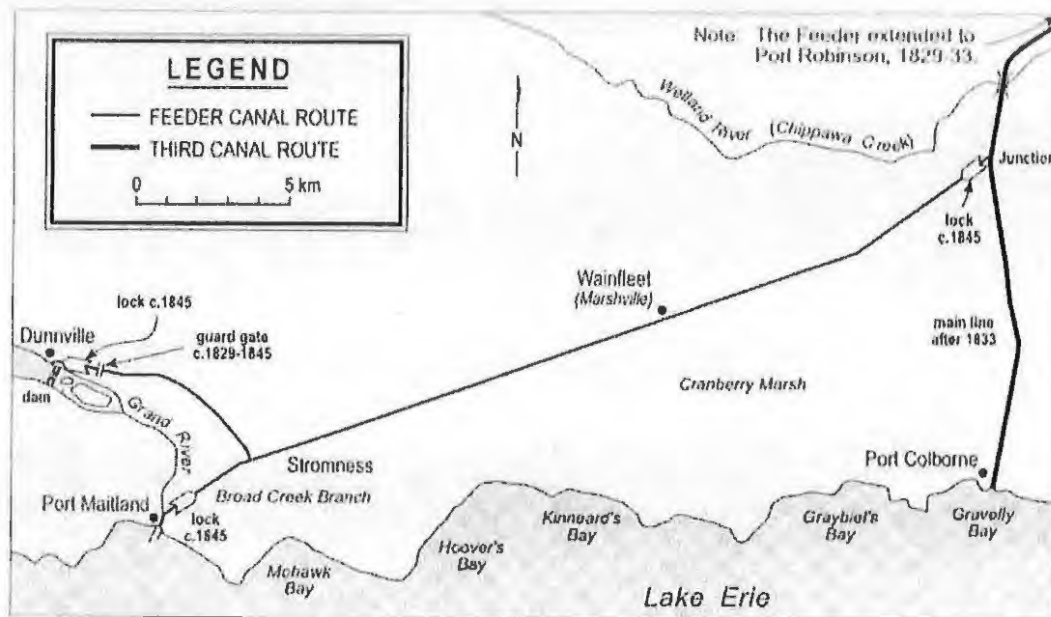
Figure 2
 The First Welland Canal (1829-1845)
 Showing location of "The Junction Lock" (Helmsport)
 Source: Roberta M. Styran and Robert Taylor, This Great National Object
 Credit: Louis Gasparotto, Department of Geography, Brock University



Int.1 (above) The Welland Canals (Loris Gasparotto, Department of Geography, Brock University)

Figure 3

The Welland Canals
 Showing location of "The Junction" and Feeder Lock
 Source: Roberta M. Styran and Robert Taylor, This Great National Object



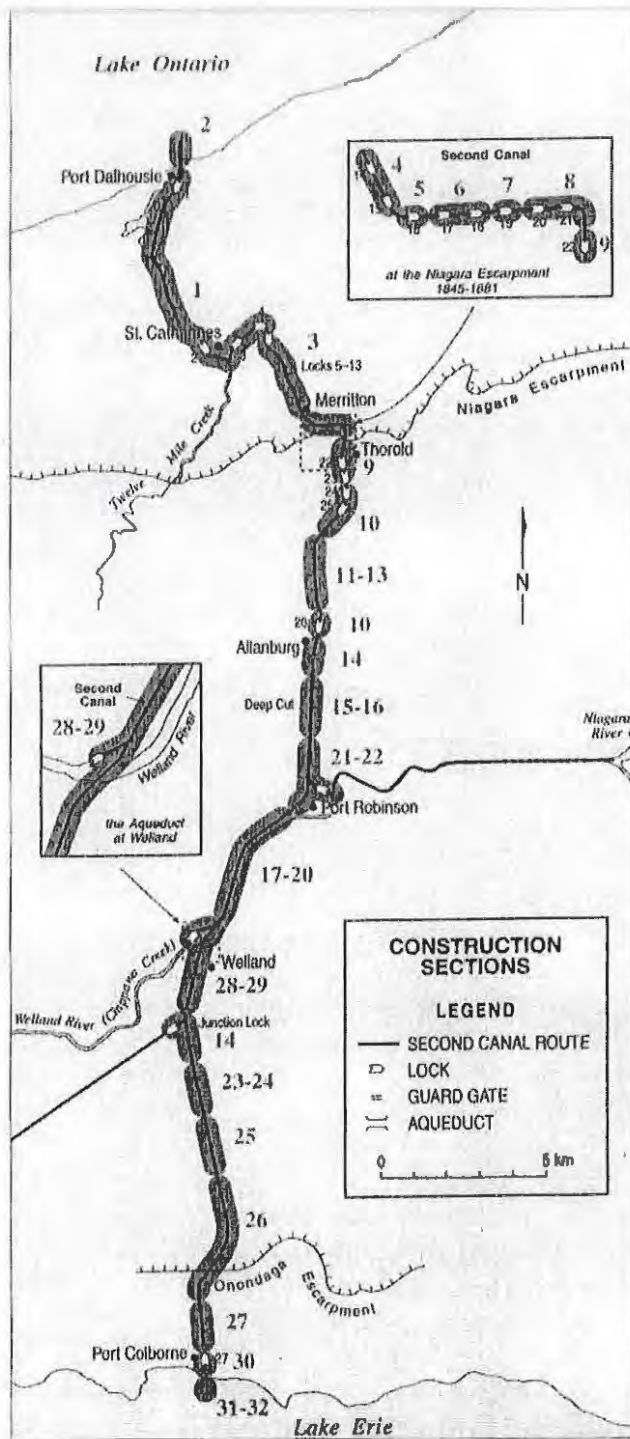
2.4 The Feeder Canal, opened 1829, provided water from the Grand River to the main Canal until 1881. (Loris Gasparatto, Department of Geography, Brock University)

Figure 4

Feeder Canal Route

Showing location of "The Junction" and Feeder Lock

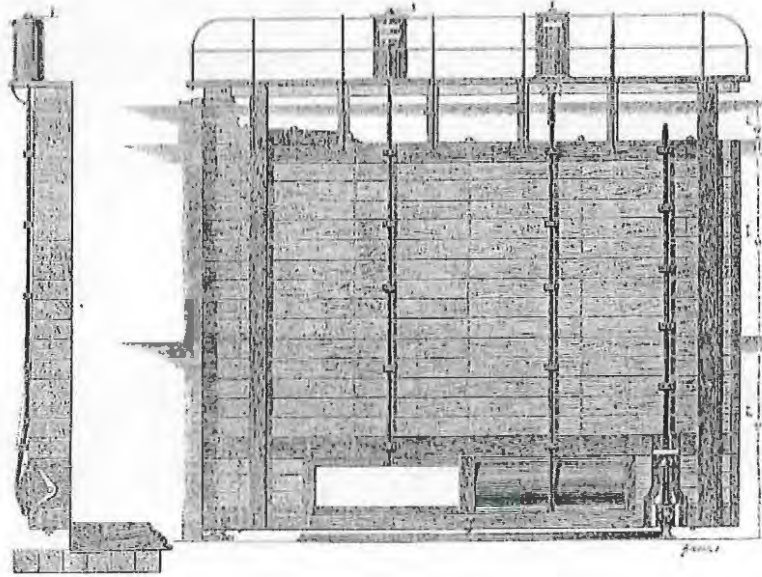
Source: Roberta M. Styrán and Robert Taylor, This Great National Object



3.2 Construction sections for the Second Welland Canal (Loris Gasparotto, Department of Geography, Brock University)

Figure 5

Source: Roberta M. Styrán and Robert Taylor, This Great National Object



5.8 A Second Canal lock gate, c. 1870, with paddles or sluices similar to those on the First Canal. (See also fig. 5.3.) (*Engineering*, 25 February 1870, 130)

Figure 6

Source: Roberta M. Styran and Robert Taylor, [This Great National Object](#)



Figure 7

Hamilton Hartley Killaly

Source: [Dictionary of Canadian Biography, Vol X](#)



Figure 8

Walter Shanly



Figure 9

Edward William Thompson

Source Figs. 8 & 9: Dictionary of Canadian Biography, Vols. XII and IX



Figure 10

Second Welland Canal

Source: Welland Public Library Digital Collection



Figure 11

Cut stone construction – Second Welland Canal



Figure 12

The bridge over nothing at Broadway (left) once spanned Feeder Canal (1957)
Source Figs 11 &12: Second Canal Images, Welland Public Library Digital
Collection

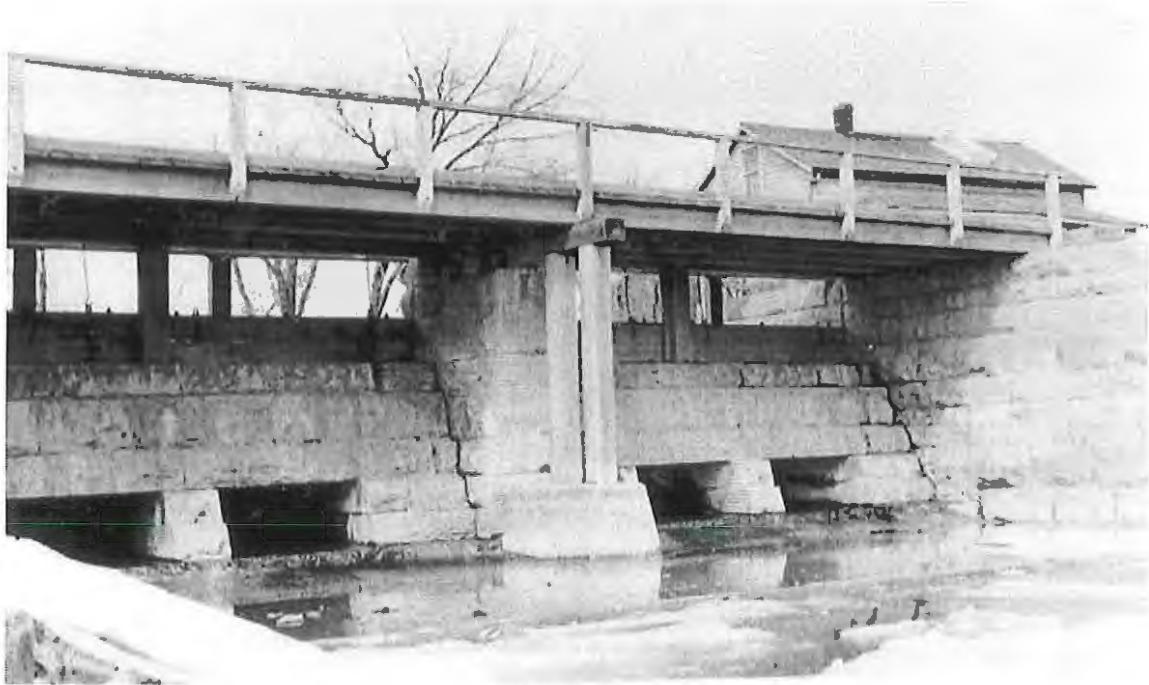


Figure 13
Spillway of the Feeder Canal into the Welland Canal at Welland, ON 1924



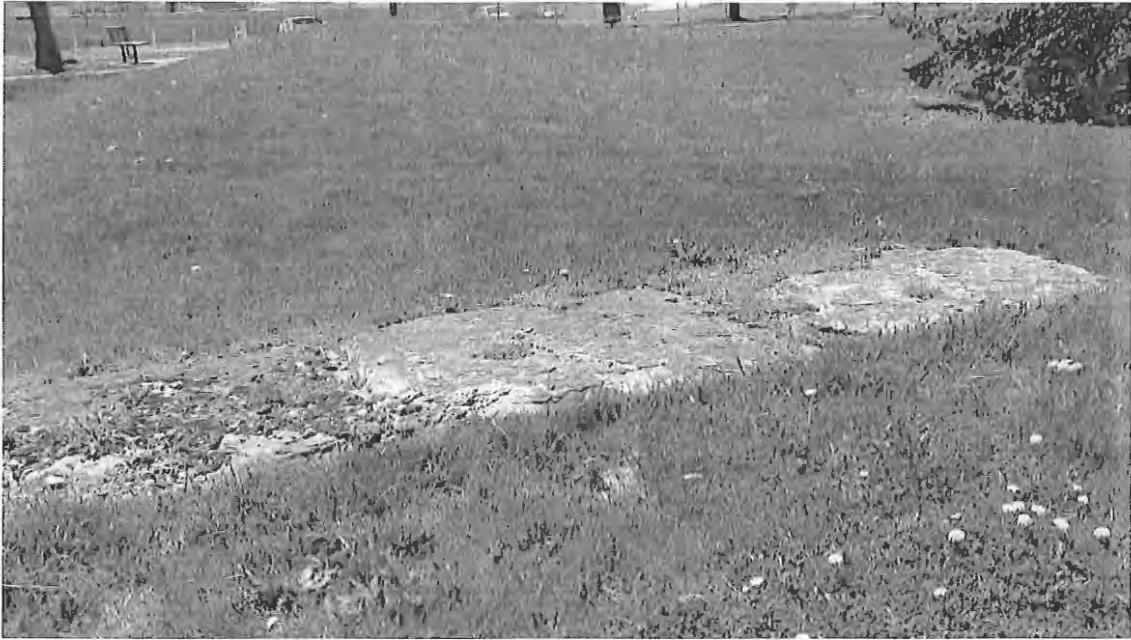
Figure 14
Gates of the Feeder Canal into the Welland Canal at Welland, ON, 1924
Source for Figs. 13 & 14: Welland Public Library Digital Collection



Figures 15 -18
Feeder Canal Junction Lock at Broadway, Welland 2018
A portion of the lock remains exposed and is filled with water
Photos: N. Reid







Figures 19 & 20
Lock walls buried east of exposed portion of Junction Lock
Photos N. Reid, 2018





Figures 21 & 22
Stone fenders at entrance to Feeder Canal lock on banks of old Welland Canal
(now Recreational Waterway) – being exposed by erosion
Photos: N. Reid 2018



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Jackson, The Welland Canals and Their Communities, p. 102

¹¹ John N. Jackson, The Welland Canals and Their Communities, (Toronto, 1997) p.p. 43-44; p.50.

¹² Smith’s Directory, quoted in The Welland Canals and Their Communities, p. 102; The Welland Canals and Their Communities, p. 210.

¹³ Interview, Terry Hughes, local researcher on Welland Canal History in the City of Welland

Administration

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www.niagararegion.ca

July 19, 2019

CL 13-2019, July 18, 2019

PEDC 7-2019, July 10, 2019

PDS 27-2019, July 10, 2019

AREA MUNICIPAL CLERKS**SENT ELECTRONICALLY**

**Re: Niagara Housing Statement Final Summary Report
PDS 27-2019**

Regional Council, at its meeting of July 18, 2019, approved the following recommendation of its Planning and Economic Development Committee:

That Report PDS 27-2019, dated July 10, 2019, respecting Niagara Housing Statement Final Summary Report, **BE RECEIVED** and **BE CIRCULATED** to the Local Area Municipalities.

A copy of Report PDS 27-2019 is enclosed for your information.

Yours truly,



Ann-Marie Norio
Regional Clerk

:me

CLK-C 2019-181

Subject: Niagara Housing Statement Final Summary Report

Report to: Planning and Economic Development Committee

Report date: Wednesday, July 10, 2019

Recommendations

1. That Report PDS 27-2019 **BE RECEIVED** for information; and,
2. That a copy of Report PDS 27-2019 **BE CIRCULATED** to the Local Area Municipalities.

Key Facts

- The purpose of this report is to inform Council of the *Niagara Housing Statement Final Report* ("the Report") which outlines the results of the data collected, known as the "Niagara Housing Statement Database".
- The Report provides a summary analysis of population, demographic and housing characteristics, core housing need, and key population sub-groups, including older adults, immigrant populations, and aboriginal identity, through the use of graphics, geographical mapping at the sub-municipal level, and other visual aids intended to assist in the interpretation of the data collected.
- The Niagara Region hosted a training and facilitation session for local municipal planners on June 7th, 2019 in order to provide information regarding the contents and capabilities of the Niagara Housing Statement Database, as well as to explore the use of an agent-based analysis platform to gain insight into the risks and rewards of various housing scenarios.
- Staff will work to ensure that the Niagara Housing Statement Database is hosted on the Niagara Region's Open Data portal and website for use by the public. Additionally, Regional staff will be determining the extent to which further analysis is required to inform the various studies and projects currently being undertaken across the Corporation to address housing need and affordability.

Financial Considerations

The Niagara Housing Statement project was funded through the 2018 Council Approved Operating Budget with contributions from the Planning and Development Services Department, and the Community Services Department. There are no direct financial implications arising from this report.

Analysis

Niagara Region Housing Market Analysis Report

In December 2018, the Canadian Centre for Economic Analysis (CANCEA), was retained by the Niagara Region for the preparation of a database to inform the comprehensive review of the Niagara Region 10-Year Housing and Homelessness Action Plan and the development of a Regional Housing Strategy. Overseen by the Planning and Development Services and the Community Services Departments, the final dataset provides an accurate assessment of the current and future demand for ownership, rental, and affordable housing within the Niagara Region, including detailed demographic and housing trends, income levels, and demographic and housing characteristics at the sub-municipal levels.

In order to verify and discuss the specific data procured for each of the twelve (12) local area municipalities, a series of one-on-one consultation meetings were held in March 2019 with local planning staff. The feedback received identified few corrections or gaps in the data presented, and as such, these consultation sessions were followed by a presentation from the CANCEA Project Team at the April 17th Planning and Economic Development Committee meeting (Report No. PDS 17-2019), which outlined the implications of the preliminary analysis of the data collected on core housing need within Niagara.

With the final database completed and circulated to local municipal staff, CANCEA has now prepared a final summary report (see Appendix I) to both provide a more comprehensive understanding of the demographic and housing trends that can be inferred from the prepared database, as well as to satisfy the remaining requirements of the Request for Proposal. The report, which had been reviewed by staff in the Planning and Development Services Department, Community Services Department, and Niagara Regional Housing, provides a summary analysis of population, demographic and housing characteristics, core housing need, and key population sub-groups, including older adults, immigrant populations, and aboriginal identity, through the use of graphics, geographical mapping at the sub-municipal level, and other visual aids intended to assist in the interpretation of the data collected.

Next Steps

The Niagara Region hosted a training and facilitation session for local municipal planners on June 7th, 2019 in order to provide information regarding the contents and capabilities of the Niagara Housing Statement Database, as well as to explore the use of CANCEA's agent-based analysis platform to gain insight into the risks and rewards of various housing scenarios. Based on the feedback received at this session, as well as inter-Departmental discussions, Regional staff will be determining the extent to which

further analysis is required to inform the various studies and projects currently being undertaken across the Corporation to address housing need and affordability.

Additionally, Regional staff will be working internally to ensure that the Niagara Housing Statement Database is hosted on the Niagara Region's Open Data portal and website for use by the public.

Alternatives Reviewed

N/A

Relationship to Council Strategic Priorities

The new Regional Official Plan will assist in implementing Council's Strategic Priority of Labour-Ready Workforce.

Other Pertinent Reports

- PDS 17-2019 Niagara Housing Statement – Affordable Housing Data

Prepared by:
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Planner
Planning and Development Services

Recommended by:
Rino Mostacci
Commissioner
Planning and Development Services

Submitted by:
Ron Tripp, P.Eng.
Acting, Chief Administrative Officer

This report was reviewed by Doug Giles, MCIP, RPP, Director of Long-Range and Community Planning, Planning and Development Services Department.

Appendices

Appendix 1 Final Report – Niagara Region Housing Market Analysis Page 04

Niagara Region Housing Market Analysis

Trends, current state and forecasts, 1996-2041

June 2019

A faint, light-colored map of the Niagara region is visible in the background, showing the outlines of the Niagara River, Lake Ontario, and the surrounding landmasses.

CANADIAN CENTRE FOR
ECONOMIC ANALYSIS

ABOUT THE CANADIAN CENTRE FOR ECONOMIC ANALYSIS

The Canadian Centre for Economic Analysis (CANCEA) is a socio-economic analytics and data firm. CANCEA provides objective, independent and high data intensity analysis and consulting services.

CANCEA uses modern techniques in data science, including agent-based modelling, for econometric analysis, risk management assessments, and estimating current and future population and household characteristics. CANCEA's field expertise includes market analysis, policy evaluation, business model optimization, cost-effectiveness and rate-of-return analysis, macroeconomic analysis, insurance risk evaluation, land use and infrastructure planning, logistics, and labour market analysis. CANCEA also provides comprehensive Canadian data services.

At the centre of CANCEA's analytical capabilities is an agent-based platform called Prosperity at Risk® that is an extensive, data-driven model of 56,000 locations across Canada. Given the systems focus behind all of CANCEA's work, CANCEA has a one-model approach to its analysis which allows various disciplines and stakeholders to be incorporated into a single analysis.

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ABOUT THE REPORT

CANCEA does not accept any research funding or client engagements that require a pre-determined result or policy stance, or otherwise inhibits its independence.

In keeping with CANCEA's guidelines for funded research, the design and method of research, as well as the content of this study, were determined solely by CANCEA.

This information is not intended as specific investment, accounting, legal or tax advice.

Citation: Niagara Region Housing Market Analysis. CANCEA. June, 2019.

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GLOSSARY

Census Household: Contains at least one census family.

Census Family: Defined as a married couple or a couple living common law, with or without children of either and/or both spouses; or a lone parent of any marital status with at least one child living in the same dwelling. Grandchildren living with their grandparent(s) but no parents are also considered a census family.

CMA: Stands for Urban Census Metropolitan Area, defined by Statistics Canada as an area consisting of one or more neighbouring municipalities situated around a major urban core.

CMHC: Stands for Canada Mortgage and Housing Corporation, a Crown Corporation of the Government of Canada that acts as Canada's national housing agency.

Core Housing Need: According to CMHC, a household is said to be in core housing need if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Housing standards are defined as follows:

Adequate housing is reported by residents as not requiring any major repairs.

Affordable housing costs less than 30% of total before-tax household income.

Suitable housing has enough bedrooms for the size and makeup of resident households, according to National Occupancy Standard requirements.

DA: Stands for Dissemination Area, a small area composed of one or more neighbouring dissemination blocks with a population of 400 to 700 persons. This is a geographical resolution used by Statistics Canada.

High-Density Housing: Units in apartment buildings of five storeys or more. In some situations, housing is mixed with other uses.

LIM-AT: Stands for low-income measure, after tax, and is a metric for determining whether a household falls below a low-income threshold specific to the household size, based on whether its income is below 50% or median adjusted after-tax income.

Low-Density Housing: Single-detached and semi-detached housing.

MCR: Stands for Municipal Comprehensive Review, a new official plan, or an official plan amendment, initiated by an upper- or single-tier municipality under section 26 of the Planning Act that comprehensively applies the policies and schedules of the Provincial Growth Plan.

Medium-Density Housing: Units in row houses, duplex apartments, and apartment buildings of four storeys or less.

Multiple-Family Households: Households that consist of two or more census families. There may also be persons who are not in a census family in this type of household.

National Occupancy Standard: A standard developed by CMHC through consultations with provincial governments which is used to determine the number of bedrooms required by a household in order to be suitably housed.

Non-Census Household: Comprises a single person or two or more persons in a non-census family.

Primary Household Maintainer: The first person in the household identified as someone who pays the rent or mortgage, the taxes, or the electricity bill, and so on, for the dwelling.

St. Catharines-Niagara CMA: Comprises the municipalities of St. Catharines, Niagara Falls, Welland, Fort Erie, Lincoln, Port Colborne, Thorold, Pelham, Niagara-on-the-Lake and Wainfleet.

FINDINGS AT A GLANCE

The aim of this study was to develop the Niagara Housing Statement Database in support of the Regional Housing Study and Housing and Homelessness Action Plan. It compiles the available information about the current stock of rental, ownership and affordable housing in Niagara Region by type and location. This information is combined with data about the households themselves, including the type of household, income level, age of household maintainer, and whether the household faces core housing need or affordability challenges. The study also provides a forecast to 2041 of the future housing stock based on the Provincial Growth Plan projections as of May 2019 and current economic trends.

DEMOGRAPHICS

Niagara Region is facing unique challenges relative to much of Ontario. It already has a significantly older population than the province, and this demographic aging is expected to continue to trend upwards in the future. The population aged 65 years or older is expected to more than double by 2041. Single-person households are the dominant type of households, a trend which is also expected to continue as the population ages and household sizes decrease.

HOUSING STOCK

Niagara Region's housing stock is primarily low-density. Single-detached homes are the most common dwelling type, followed by low-rise apartments and row houses. Medium- and high-density housing represents 24% of the total stock and houses 71% of the renter population.

HOUSING NEED

Core housing need affects 13% of households in Niagara Region, or approximately 24,000 households, according to the most recent figures. Renter households are in core housing need at three times the rate of owner households and also live in unsuitable, unaffordable and inadequate dwellings at higher rates than their owner counterparts. Of these components of housing need, affordability is the main challenge in the Region, as rates of housing unsuitability and inadequacy are low overall. Almost all households affected by core housing need are in the lower 4 income deciles, and of these, the majority are in deciles 1 and 2, earning less than \$29,500 per year.

Similar rates of core housing need exist across most ages of household maintainers. Rates are slightly higher for households with a maintainer younger than 35 or older than 84. The household types predominantly affected are single-person households, which are the large majority of households in core housing need, and lone-parent households.

1.0 INTRODUCTION

1.1 OBJECTIVES

The aim of this study was to develop the Niagara Housing Statement Database in support of the Regional Housing Study and Housing and Homelessness Action Plan. It compiles the available information about the current stock of rental, ownership and affordable housing in Niagara Region by type and location. This information is combined with data about the households themselves, including the type of household, income level, age of household maintainer, and whether the household faces core housing need or affordability challenges. The study also provides a forecast to 2041 of the future housing stock based on the Provincial Growth Plan projections as of May 2019 and current economic trends.

Through the course of this study, working with Niagara Region, CANCEA:

- Created a comprehensive dataset that:
 - combines housing and demographic data in one place for use by Regional and local municipal planners and policymakers; and
 - includes historical forecasts and projections up to 2041 for key housing and demographic metrics.
- Conducted a housing need analysis to determine:
 - how many households are in core need;
 - how many households face affordability challenges; and
 - which groups are facing pressure in the ownership and rental markets.
- Consulted with local municipalities to:
 - confirm that data capture was representative of the local experience;
 - identify any relevant gaps;
 - provide training on the use of the database; and
 - determine the main scenarios of interest to test for the next study phase (scenario-based analysis).
- Presented findings to the Niagara Region Planning and Economic Development Committee.

This report is intended to provide a curated selection of representative housing and demographic data, along with graphs and tables to easily visualize this information, and to summarize key findings from the study.

1.2 METHODOLOGY

The Regional dataset was created using CANCEA's statistical analysis and data simulation platform, which makes use of 15 years' worth of community-level data housed in a linked-path agent database covering 55,000 regions across Canada. The platform is regularly updated to include the most recent Statistics Canada datasets and census information.

Niagara Region Housing Market Analysis

The population projections have been aligned to the Provincial Places to Grow targets as well as the numbers generated by the Municipal Comprehensive Review. These population projections, along with life expectancies and birth rates, are used to determine the number of households and the dwelling sizes these would require under different conditions and over time.

Information about the current housing stock, the way in which the current population is housed (affordability, suitability and adequacy) and dwelling formation rates (both market and non-market) are used to assess the supply of housing over time.

This study and the accompanying dataset draw primarily from Statistics Canada census datasets and CMHC tables. All population and household counts have been corrected for census undercounts. As a result, these may be a few percent larger than those found in the census table. All income values are presented in constant 2015 dollar figures to be consistent with the 2016 census results.

Additional data included was provided by Niagara Region, including:

- Provincial Policy Statement tables;
- Core housing need custom cuts; and
- Affordable housing data.

All figures, tables and statistics included in this report derive from these sources unless otherwise specified.

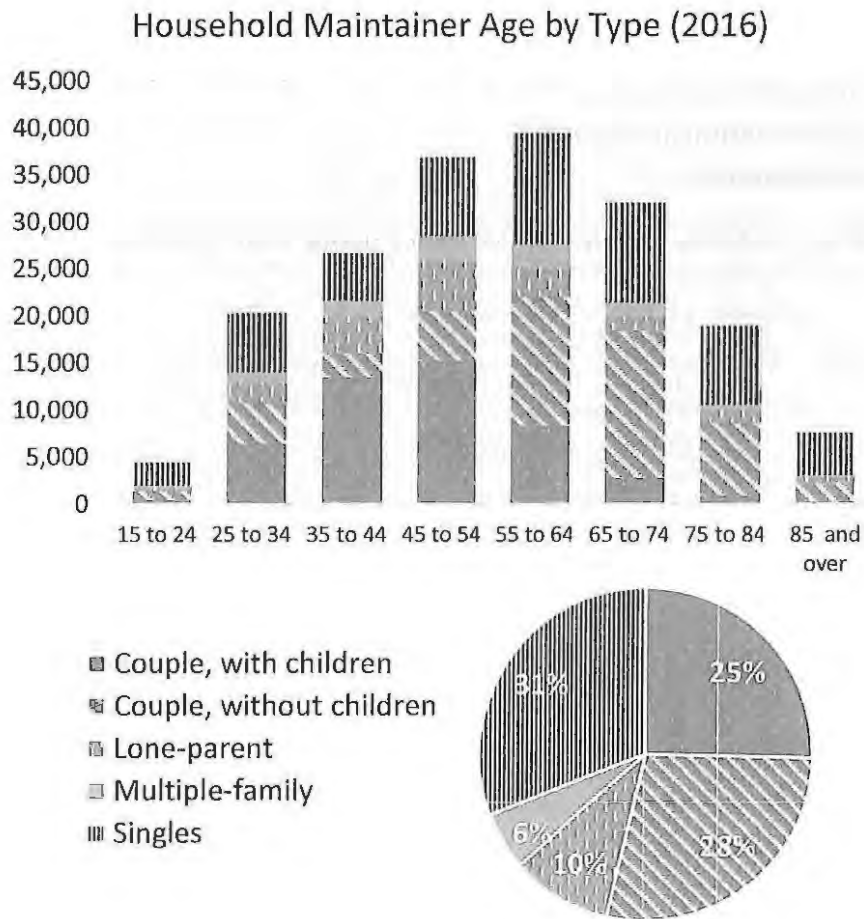
2.0 POPULATION AND HOUSEHOLDS

2.1 DEMOGRAPHIC TRENDS

2.1.1 HOUSEHOLDS

In Niagara Region, single-person households are the most common type (31%)¹, followed by couples without children (28%) and with children (25%). The proportion of single-person households is 1.5 times the provincial average. Additionally, 41% of singles are 65 years or older, which is 21% higher than the rest of Ontario.

Figure 1 Households by age and type, 2016

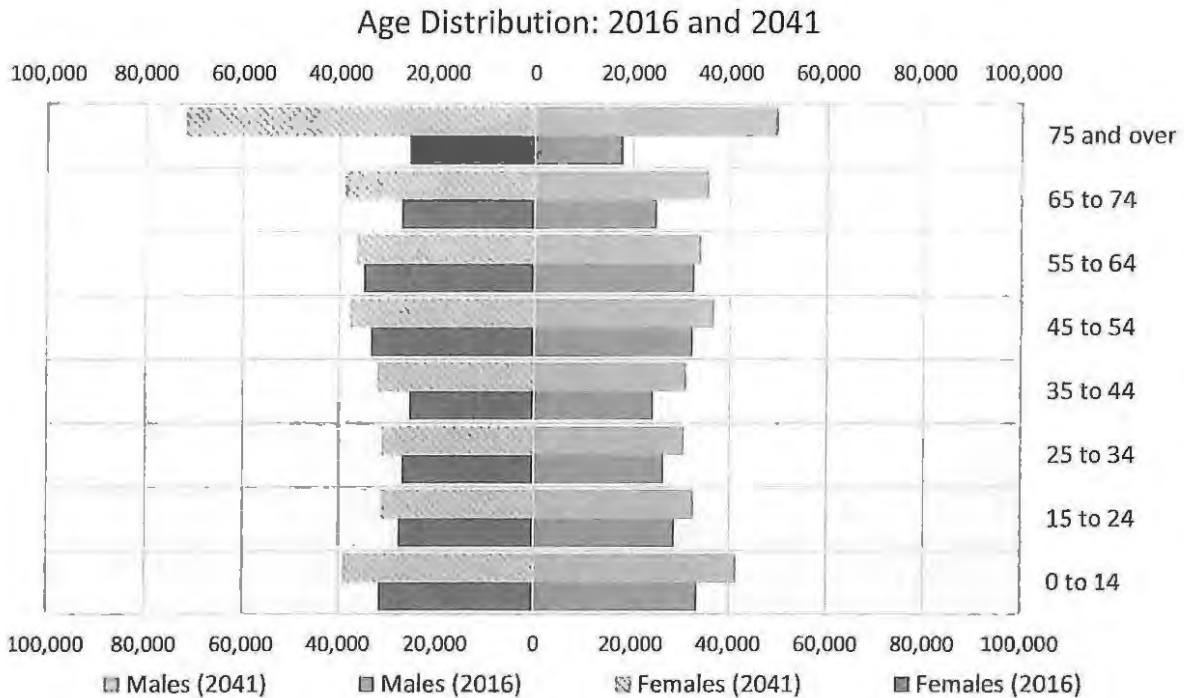


¹ Non-census households include all non-census family households (see glossary) and are predominantly single-person households. For simplicity this report will refer to non-census households as singles or single-person households moving forward.

2.1.2 POPULATION TRENDS

The age profile of Niagara Region is expected to increasingly skew older as 2041 approaches. By 2041, it is expected that the population aged 75 and older will be 50% larger than the 14 and under population. At 180%, the growth rate of the cohort aged 75 years or older is at least 4 times larger than the growth rate of any other cohort. The older population is projected to also skew female.

Figure 2 Population by age and sex, 2016 and 2041



2.2 EMPLOYMENT AND INCOMES

The average individual income in Niagara Region is \$41,591, while the median income is \$31,433. The discrepancy between the average and the mean is an indication of the degree of income disparity in the Region. Incomes are generally higher in the predominantly rural local municipalities and lower in the larger cities, particularly near the downtown cores, as seen in Figure 4.

In this analysis, incomes are reported both at the individual and household level. To analyze differences between individuals and households of different income levels, individual and household income deciles are used. Each population (household) decile contains 10% of the Regional population (households). The lower-bound income of each decile is the income of the person or household within the decile with the lowest income, and the upper bound is the income of the person or household with the highest income. Income deciles for Niagara Region are given in Table 1.

Niagara Region Housing Market Analysis

Figure 3 Average and median individual incomes, 2016

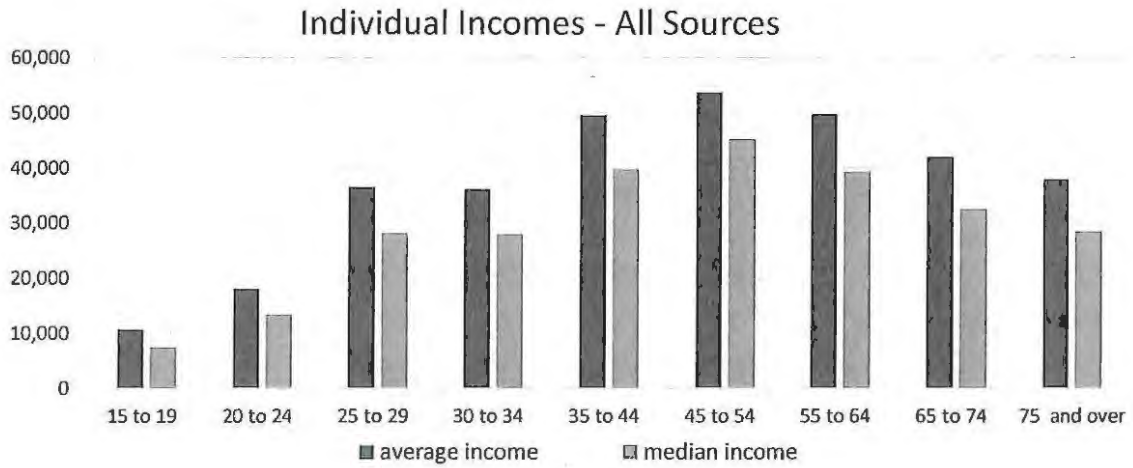
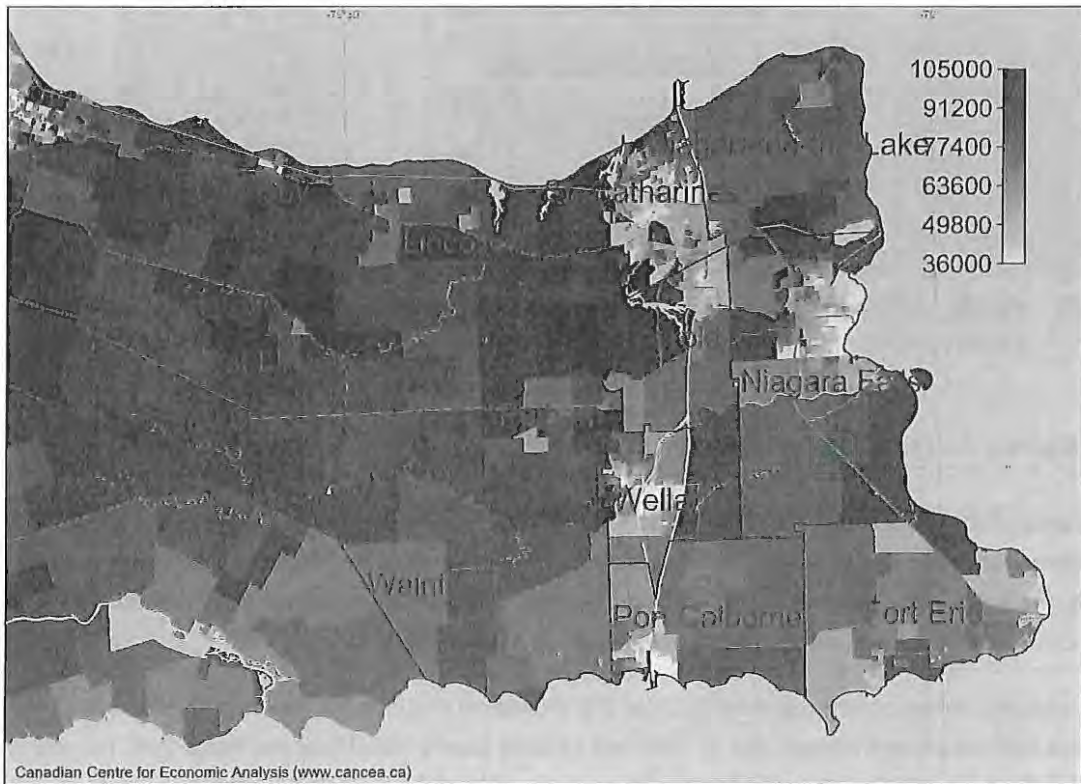


Figure 4 Median household income by dissemination area (legend in \$), 2016



Niagara Region Housing Market Analysis

Table 1 Individual and household income deciles for Niagara Region, 2016

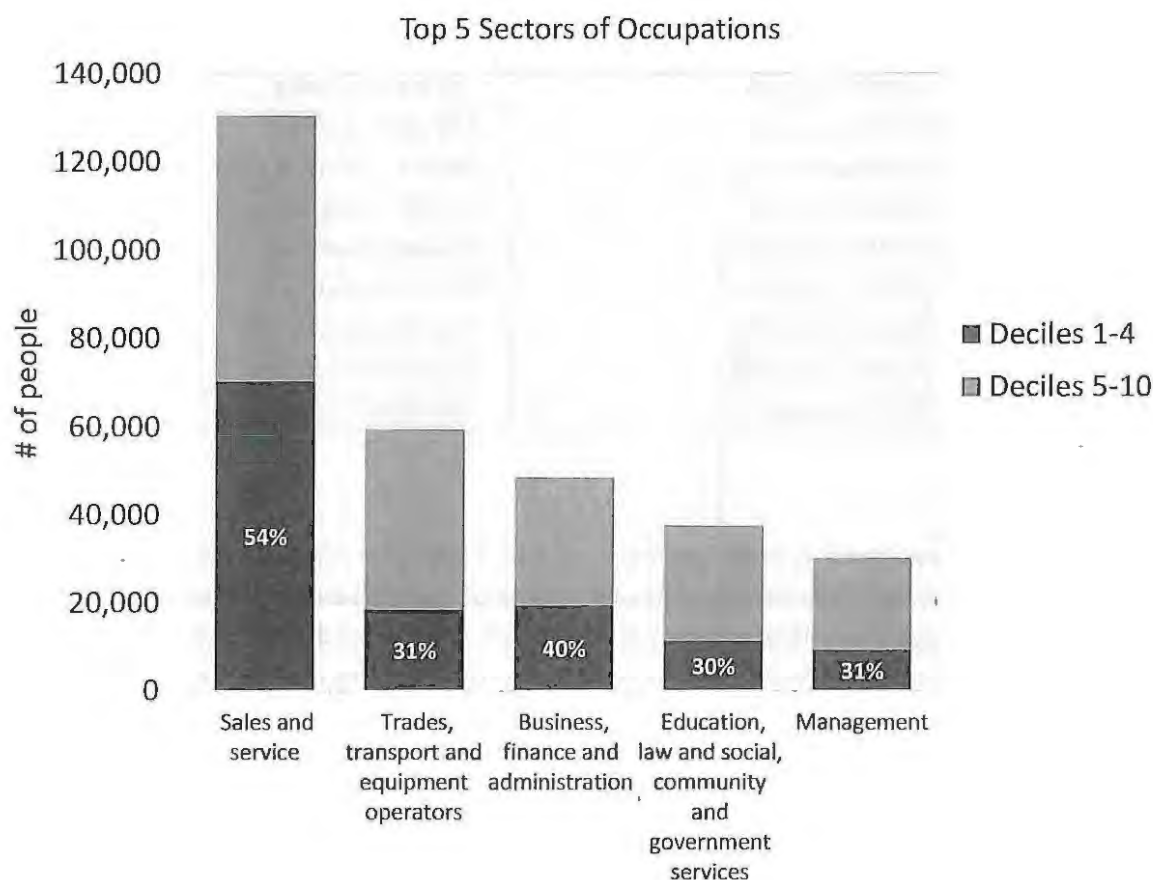
	Individual Income	Household Income
Decile 1	Less than \$8,900	Less than \$19,400
Decile 2	\$8,900 to \$13,999	\$19,400 to \$29,499
Decile 3	\$14,000 to \$19,099	\$29,500 to \$39,799
Decile 4	\$19,100 to \$24,799	\$39,800 to \$52,699
Decile 5	\$24,800 to \$31,399	\$52,700 to \$68,399
Decile 6	\$31,400 to \$38,999	\$68,400 to \$84,299
Decile 7	\$39,000 to \$48,999	\$84,300 to \$101,199
Decile 8	\$49,000 to \$62,799	\$101,200 to \$122,199
Decile 9	\$62,800 to \$85,799	\$122,200 to \$155,899
Decile 10	\$85,800 or more	\$155,900 or more

2.2.1 OCCUPATION

In Niagara Region, there is twice as many residents that report having an occupation in sales and service² as in the next most common occupation type. People in these occupations are more concentrated in lower income deciles than those in any other occupation type. In fact, over half of the people in sales and service occupations (about 13,400) have individual incomes below \$24,800, placing them in the lower 4 individual income deciles. The main occupation types are illustrated in Figure 5.

² This category contains retail and wholesale sales occupations and customer and personal service occupations related to a wide range of industries, such as accommodation and food service, travel, tourism, and cleaning services. See the National Occupational Classification (NOC) 2016 Version 1.0 on the [Statistics Canada website](#) for the full list of definitions of occupation types.

Figure 5 Top 5 occupation types, 2016



2.2.2 EMPLOYED, LOWER-INCOME POPULATION CHARACTERISTICS

The population of employment income-earners whose total income is in the lower 4 deciles skews female. The discrepancy between the share of all men and women with employment income whose total income is in the lower 4 income deciles increases with age, as shown in Figure 6.

The maximum educational attainment of most of the population whose total income is in the lower 4 deciles³ is a high school certificate, followed by a college certificate or diploma and no certificate or diploma. The subset of this population with a college certificate or diploma or at least some university skews significantly more female than the population with other educational attainment levels (see Figure 7).

³ This population also includes individuals who do not receive employment income and is therefore slightly larger than the population represented in Figure 6.

Figure 6 Gender and age of employment income recipients with a total income in deciles 1 to 4

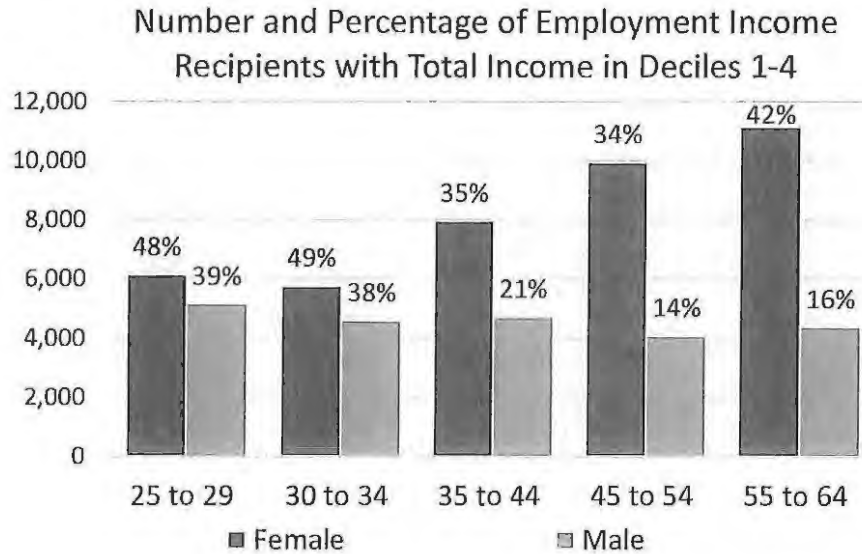
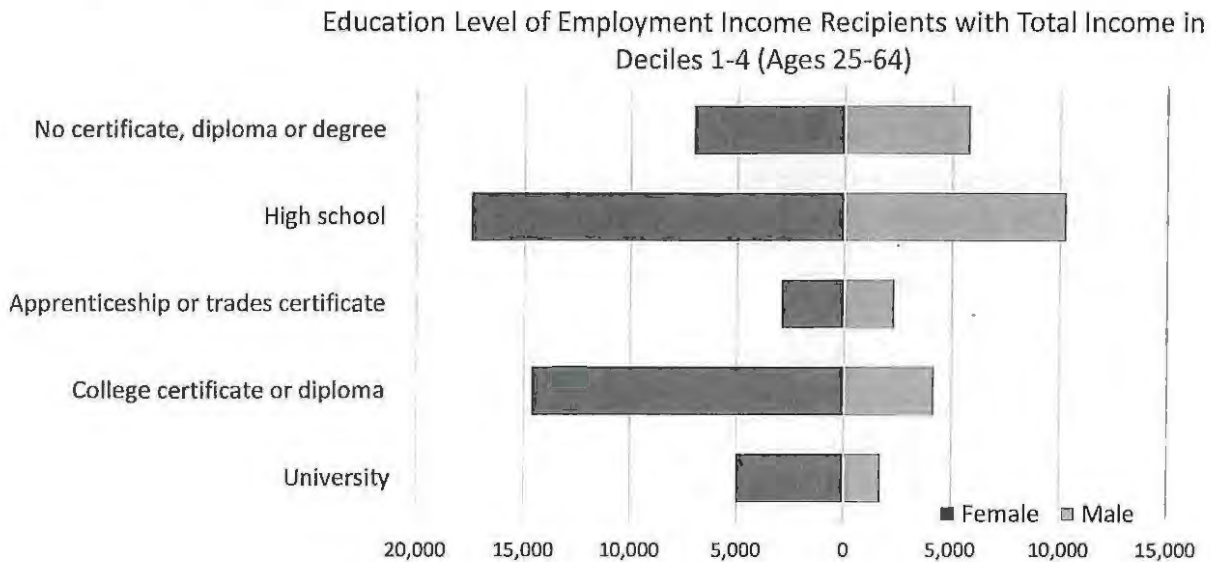


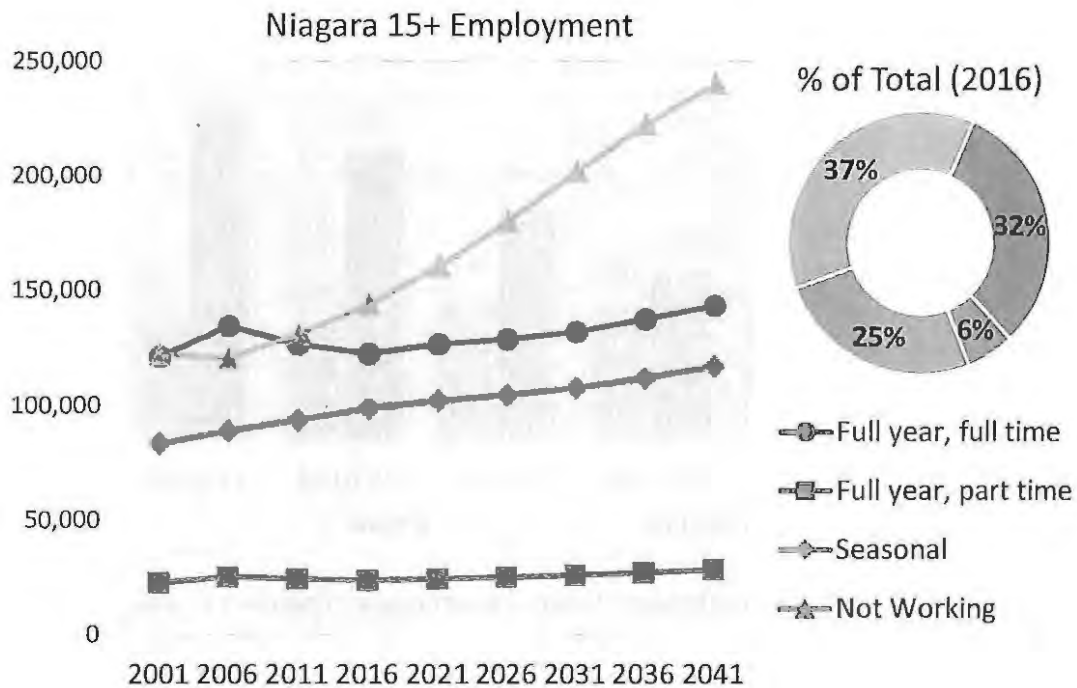
Figure 7 Education level of individuals with a total income in deciles 1 to 4 by gender



2.2.3 EMPLOYMENT INTENSITY

The Region is seeing an increasing number of people who are not employed, which correlates to the demographic aging of the population. Since 2011, Niagara Region has had more people not employed than people employed in full-time work. In parallel, the local dependency ratio – the proportion of residents aged 15 or younger and 65 and older relative to those in their working years (15 to 65) – will also increase.

Figure 8 Employment trends and projections, 2001-2041



2.3 CONCLUDING REMARKS

The following demographic and employment trends will affect future housing demand in Niagara Region, including the type of housing, location, tenure, density, etc.

- The demographic aging of the population
 - Demographic aging creates a trend towards smaller household sizes.
- The importance of sales and service employment, which is primarily lower-wage
 - Over half of the people in sales and service occupations are in the lower 4 individual income deciles.
 - Lower-income households are more concentrated in the larger cities in the Region, particularly in the downtown areas.
 - The ability to house this population can have an effect on the local economy.

3.0 HOUSING STOCK

3.1 DWELLING TYPES AND TENURE

The most common type of dwelling in the Region are single-detached houses. Low-density dwellings represent 73% of all housing in the Region. The composition of Niagara Region's housing stock by dwelling type is presented in Table 1.

Table 1 Housing stock by dwelling type, 2016

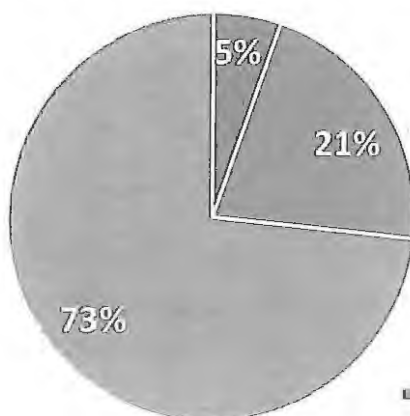
Density	Dwelling Type	Number of Dwellings
Low	Single-detached	126,208
Low	Semi-detached	9,734
Medium	Row house	13,701
Medium	Apartment 5 storeys or less	19,975
Medium	Duplex Apartment	6,050
Medium	Other	486
High	Apartment over 5 storeys	9,864

The Region's housing stock is composed of 74% ownership and 26% rental. The majority of the rental stock is concentrated in the larger cities in the Region, especially around the downtown cores, with very little rental stock outside of these areas (see Figure 9). Most ownership stock is low-density housing while most rental stock is medium- or high-density.

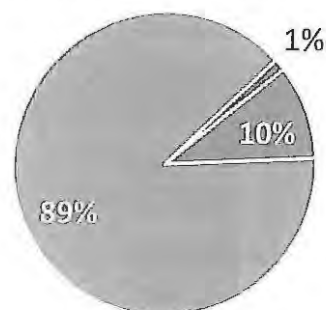
- 9 in 10 owners live in low-density housing.
- Over half of renters live in medium-density housing.

Figure 9 Housing density by tenure, 2016

Total Dwellings by Density



Ownership Stock



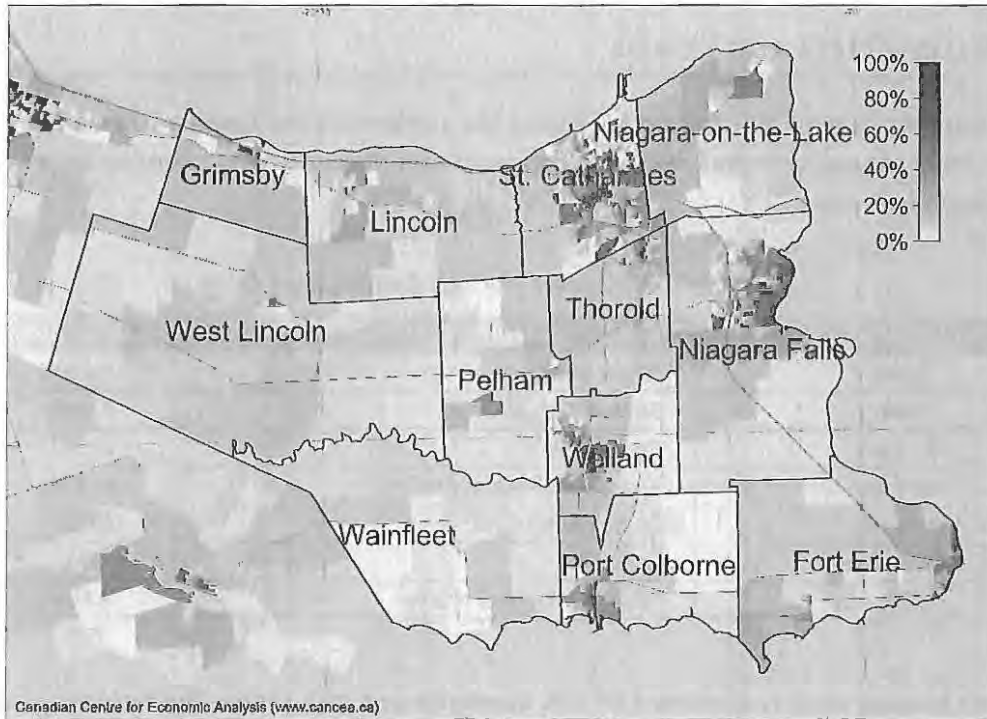
Rental Stock



■ % high density ■ % medium density ■ % low density

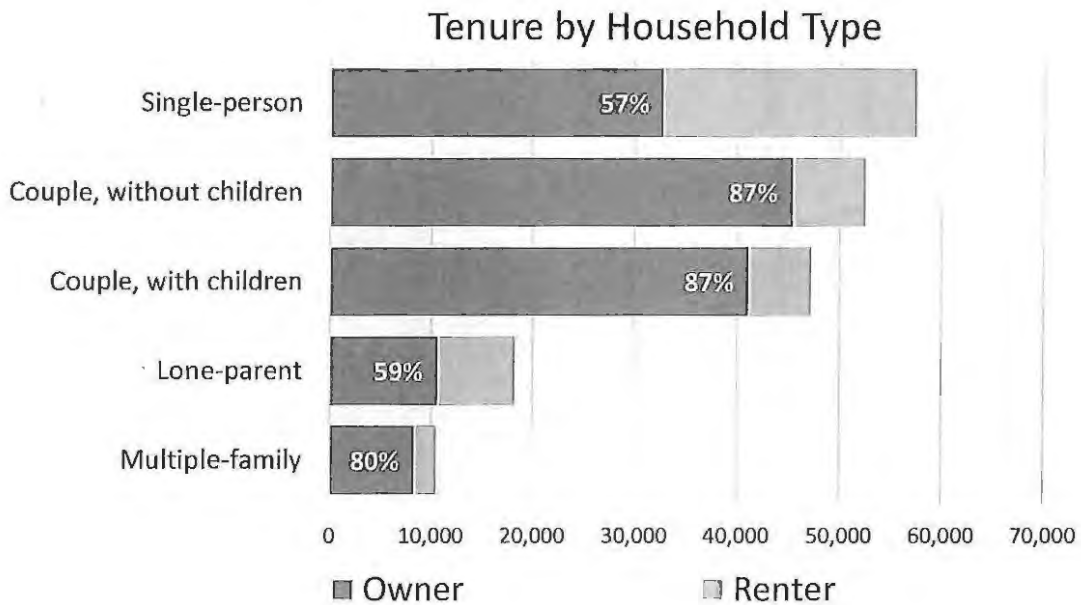
Niagara Region Housing Market Analysis

Figure 10 Percentage of rental stock by dissemination area, 2016



The household types most likely to be renters are single-person and lone-parent households, as shown in Figure 11.

Figure 11 Tenure by household type, 2016



3.2 SHELTER PRICES

3.2.1 OWNERSHIP

In the 2001 to 2016 period, the median self-reported values of single-detached houses and other medium-density attached dwelling types have increased by 114% and 113%, respectively, in the St. Catharines-Niagara CMA⁴. On average, this is an annual increase of about 7.5%. The self-reported value of units in apartments of five storeys or more has increased by 81% in the same timeframe, a 5.4% average annual increase.

Market prices, which reflect the prices of the subset of the housing stock that is newly built or resold, have increased by 36% between 2016 and 2019 in Niagara Region as a whole. On average, this is a 12% annual increase, although the increases have been uneven year over year (see Table 3).

Table 2 Self-reported dwelling values, 2001-2016 (CMA)

Year	Single-detached house	Apartment 5+ storeys	Other
2001	\$139,371	\$99,225	\$112,742
2006	\$195,269	\$145,380	\$160,177
2016	\$298,208	\$179,421	\$240,412

Table 3 Recent market prices, 2016-2019⁵

Year	All Dwelling Types	Change from previous year
2016	\$333,030	—
2017	\$403,099	21%
2018	\$405,063	0%
2019	\$454,780	12%

3.2.2 RENTAL

Average rents reported by CMHC include rents paid by all tenants in the rental market, including long-term tenants whose rents may be below market. Average rents by number of bedrooms in the St. Catharines-Niagara CMA are shown over time in Figure 12. Between 1996 and 2018, the average year-over-year increase in CMHC average rents for a 1-bedroom apartment in the St. Catharines-Niagara CMA was 2.4%. In recent years, between 2016 and 2018, the average year-over-year increase was 4.3%. During that same timeframe, according to data from Padmapper's monthly Canadian Rent Reports⁶, market rents increased by 9% per year on average in the St. Catharines-Niagara CMA. Market rents are higher in general

⁴ Note that throughout the report CMA indicates that data is for the St. Catharines-Niagara CMA, which includes all local municipalities of Niagara Region with the exception of Grimsby and West Lincoln. Unless CMA is specified, the data covers Niagara Region in its entirety.

⁵ Source: *Niagara Association of Realtors monthly market reports (January 2016-February 2019)*, available on the [Niagara Association of Realtor's Website](#). Accessed April 3rd, 2019.

⁶ Available on [Padmapper's Rental Data Blog](#). Accessed April 4th, 2019.

Niagara Region Housing Market Analysis

since new tenants will generally be charged a higher rent compared to what a long-term tenant would pay, and only a subset of all rental units are put on the market in any given year.

Figure 12 Average rents by number of bedrooms reported by CMHC, 1996-2018

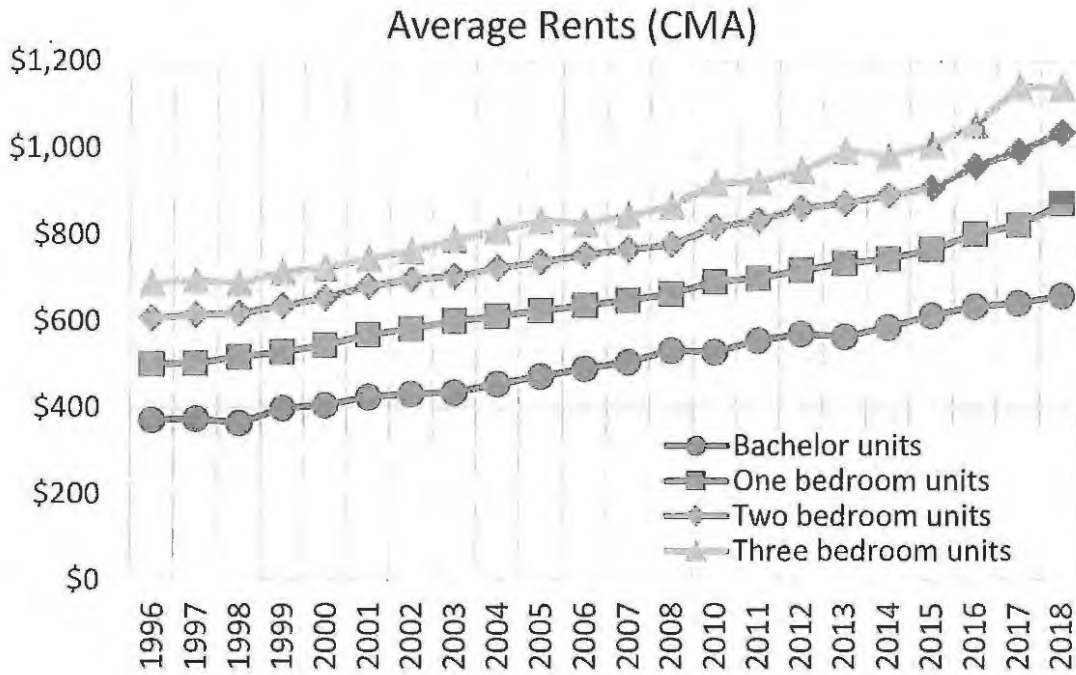
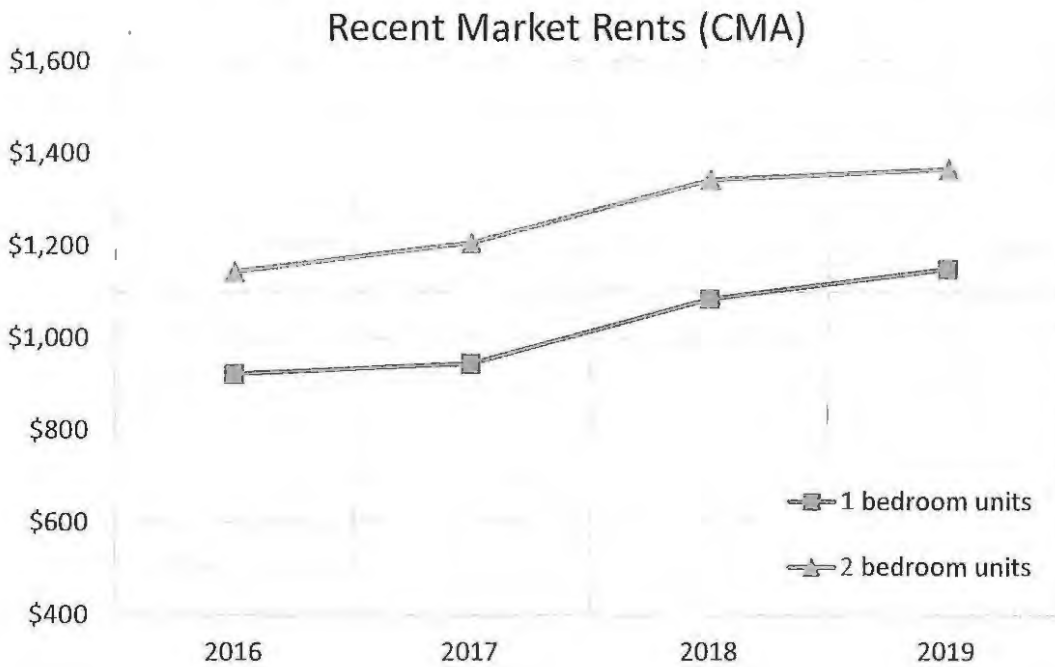


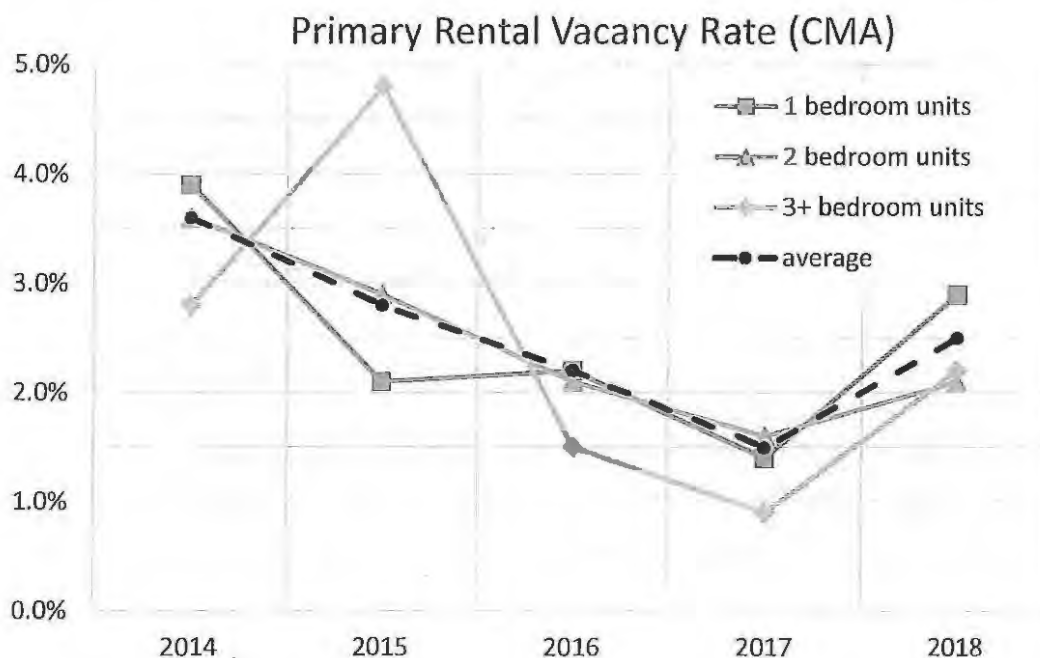
Figure 13 Market rents reported by Padmapper, 2016-2019



Niagara Region Housing Market Analysis

The rental market in the St. Catharines-Niagara CMA appears to have tightened considerably in the past decade. According to CMHC's yearly Rental Market Reports from 2015 to 2018⁷, which cover the St. Catharines-Niagara CMA, the average vacancy rate for primary rental units decreased for six consecutive years from 2011 to 2017, increasing for the first time between 2017 and 2018. Vacancy rates by number of bedrooms for the 2014-2018 period are reported in Figure 14. In 2016, the turnover rate was reported to be among the lowest in Ontario, third only to the rental markets in Toronto and Hamilton. Reasons for this tightening of the rental market, according to CMHC, include increased demand from the immigrant population and international students, as well as a growing gap between rental prices and ownership costs that reduces movement out of the rental market and into homeownership.

Figure 14 CMHC primary rental vacancy rates by number of bedrooms, 2014-2018



3.2.3 AFFORDABLE HOUSING UNITS

In Niagara Region, there are 8,404 affordable units available, which includes public housing units operated and managed by Niagara Regional Housing; non-profit and cooperative housing programs; rent supplement units; as well as units provided through the New Development Housing Allowance Program for private developers (Table 4 provides a breakdown by type and mandate). Almost three-quarters of the units are mandated for families or seniors⁸. In terms of size, 50% of units have one bedroom, 25% have three or more bedrooms, 23% have two bedrooms and the remainder are bachelor units. These are mainly found in St. Catharines, Niagara Falls and Welland.

⁷ Available on the [CMHC website](#). Accessed June 20th, 2019.

⁸ Applicants aged 55 years and older are eligible for senior housing.

Niagara Region Housing Market Analysis

Table 4 Affordable housing units by mandate and type, 2019

	Senior	Adult	Family	Aboriginal	Alternative	None	Total
New Development	315	325	26	-	43	-	709
NFP / Coop	1024	29	2336	128	84	-	3601
NRH Owned	1642	140	902	-	-	-	2684
Rent Supplement	-	-	-	-	-	1410	1410
Total	2981	494	3264	128	127	1410	8404

3.3 CONCLUDING REMARKS

Niagara Region's housing stock differs between:

- Larger cities and rural communities – Larger cities have the bulk of the housing stock, the high- and medium-density stock and the affordable housing units in the Region.
- Tenure types – Almost 90% of owner households live in a low-density dwelling compared to just over 25% of renters.

There is some evidence that recent housing price and rent increases have exceeded long-term average rates.

- Average rents for a 1-bedroom apartment have increased by 4.3% between 2016 and 2018 compared to the 2.4% 22-year average.
- Self-reported housing values have more than doubled from 2001 to 2016.
- Market prices for homes have increased by 12% per year on average from 2016 to 2018, with a 20% increase between 2016 and 2017.

4.0 HOUSING NEED

4.1 CORE HOUSING NEED

Core housing need is the standard indicator of housing need in Canada used by CMHC and Statistics Canada. A household is considered to be in core housing need if its dwelling does not acceptably meet its needs, i.e. it is either too small⁹, in a major state of disrepair or too expensive given its budget, and there is no alternative acceptable housing that would cost less than 30% of total household income.

Core housing need affected a total of 23,830 households in 2016. Of this number, about 20,000 are single-person households and 3,250 are lone-parent households.

Figure 15 Core housing need, share by household type, 2016

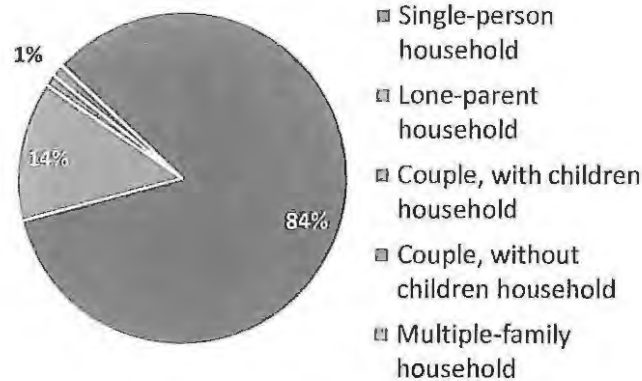


Table 5 Households in core need by household type, 2016

Household Composition	% Core Need	# Core Need	Suitable Housing
Single-Person Households	34.7%	20,002	Bachelor or 1 bedroom
Lone-Parent Households	17.8%	3,254	2 or more bedrooms
Couples without Children*	0.5%	286	1 bedroom
Couples with Children	0.6%	271	2 or more bedrooms

⁹ This is calculated based on the National Occupancy Standard. The number of bedrooms required by a household is derived according to the following (if household members meet more than one criteria, the first conditions listed take precedence over the subsequent): a maximum of two persons per bedroom; household members living as part of a married or common-law couple share a bedroom; lone parents have a separate bedroom; household members aged 18 or over have a separate bedroom; household members under 18 years of the same sex share a bedroom; household members under 5 years of the opposite sex share a bedroom if doing so would reduce the number of required bedrooms. The exception to the above is a household consisting of one person living alone. Such a household would not need a bedroom, i.e. they may live suitably in a bachelor apartment.

Niagara Region Housing Market Analysis

As shown in Table 5, the household types most vulnerable to core housing need are single-person and lone-parent households.

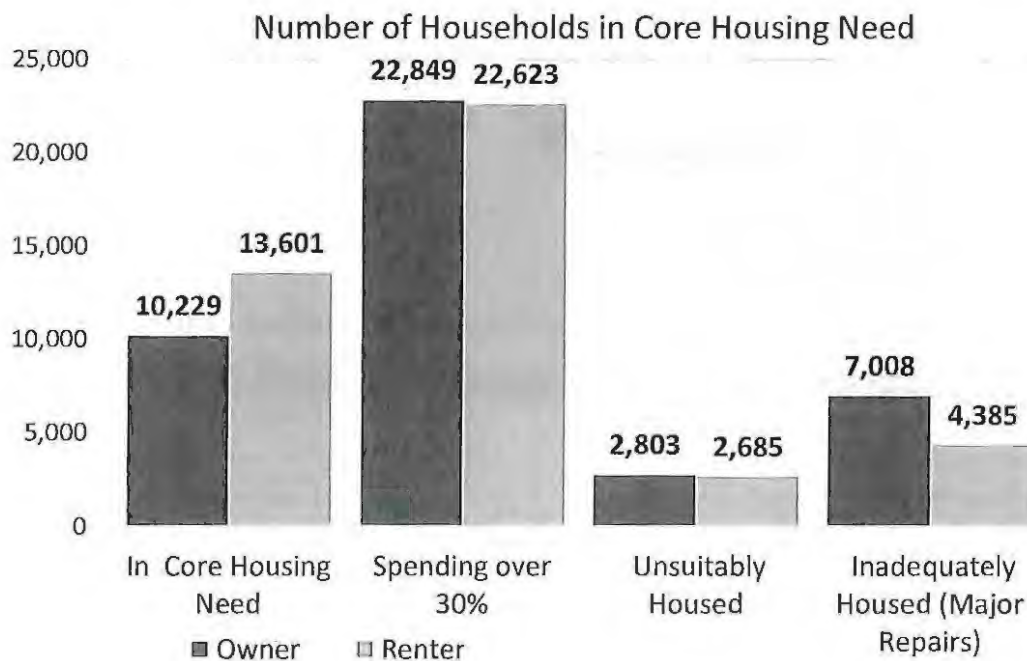
- Over 33% of single-person households are in core housing need.
- 18% of lone-parent households are in core housing need.

Breaking down housing need by tenure, we find that:

- there are more renter households in core need than owner households, despite there being about three times more owner than renter households in Niagara Region; and
- renters experience higher rates than owners of all core housing need indicators (housing unaffordability, unsuitability and inadequacy).

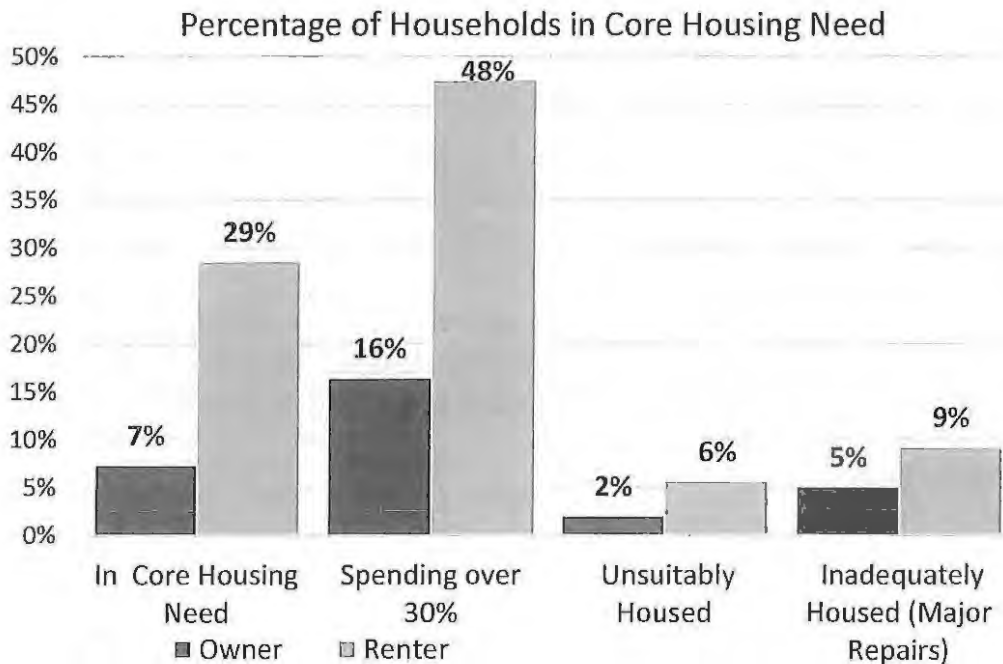
Of the components of core housing need, affordability is the main challenge in Niagara Region. Dwelling unsuitability and inadequacy combined affect under 10% of all households, while 24% of households spend over 30% of their total income on housing and are therefore considered to be living in unaffordable housing.

Figure 16 Core housing need indicators by tenure (number of households), 2016



Niagara Region Housing Market Analysis

Figure 17 Core housing need indicators by tenure (percentage of households), 2016



Core housing need affects households across all age groups, with tenure and household income level being the main determinants, as shown in Table 6 and Table 7. Almost all households in core housing need have a total household income below \$52,700 (lower 4 income deciles), meaning that the maximum they can afford to spend per month on shelter is \$1,317.¹⁰ Of these, 70% of households in core need are in the lower 2 deciles. The maximum these households can spend is \$737 per month.

Table 6 Core housing need by age of household maintainer and tenure, 2016

Age Range	# in Core Housing Need	% of Households in Core Need	Renter Households in Core Need	% Renter Households in Core Need
15 to 34	4,031	16%	2,909	24%
35 to 64	12,201	12%	6,591	27%
65+	7,598	13%	4,101	36%

¹⁰ This includes all costs required to make a shelter operational, e.g. rent, mortgage payments, property taxes, condo fees, utilities, etc.

Niagara Region Housing Market Analysis

Table 7 Households in core housing need by decile, 2016

Income Decile	Household Income level	Maximum affordable monthly housing cost	# households in Niagara in core need
Decile 1	Less than \$19,400	\$485	8,557
Decile 2	\$19,400 to \$29,499	\$737	7,545
Decile 3	\$29,500 to \$39,799	\$995	6,295
Decile 4	\$39,800 to \$52,699	\$1,317	1,429
Decile 5	\$52,700 to \$68,399	\$1,710	4
Decile 6	\$68,400 to \$84,299	\$2,107	0

Core housing need does not include homelessness. According to the Point in Time count conducted on March 27th, 2018 in Niagara Region, 625 people were experiencing homelessness in shelters, transitional housing programs and unsheltered locations. This included 144 children aged 15 or younger.

4.2 AFFORDABILITY

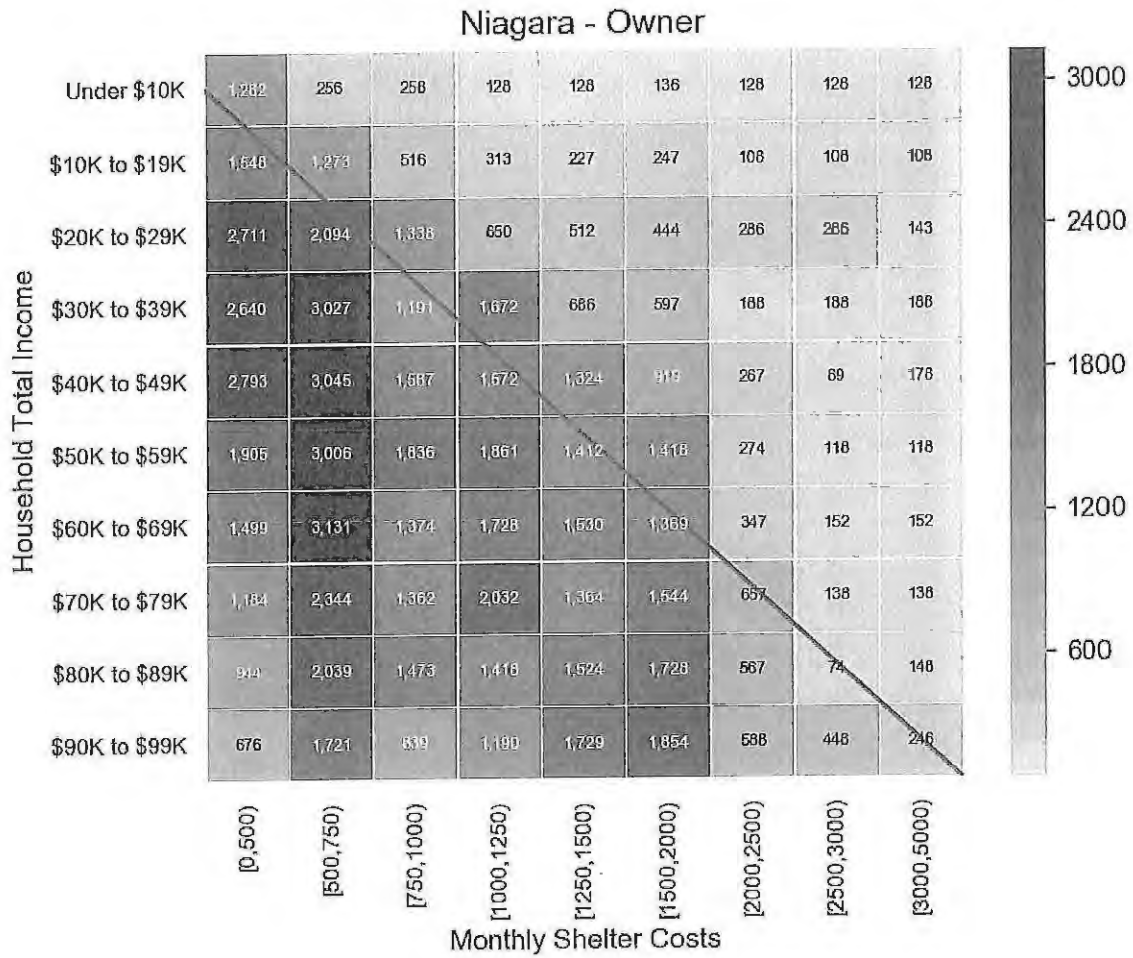
A household is considered affordably housed, according to Statistics Canada and CMHC, if it is spending less than 30% of gross income on shelter costs. This includes expenses to make shelter operational, e.g. rent, mortgage, condo fees, property taxes, and utilities. It does not include any transportation-related expenses such as car ownership or public transportation.

In the shelter affordability matrices in Figure 18 and Figure 19, household income is shown on the vertical axis and monthly shelter costs on the horizontal axis. The number in each square is the sum of households that have a specific combination of income and monthly shelter costs. The darker the square, the higher the number of households with that combination. The diagonal blue line represents the affordability threshold (shelter costs are 30% of total income), meaning that all households below the line are considered affordably housed.

The concentration of household differs between the two figures – owner households are distributed across many income levels and are mainly found below or at the affordability threshold, while renter households are highly concentrated above the line and at household incomes below \$40,000.

Niagara Region Housing Market Analysis

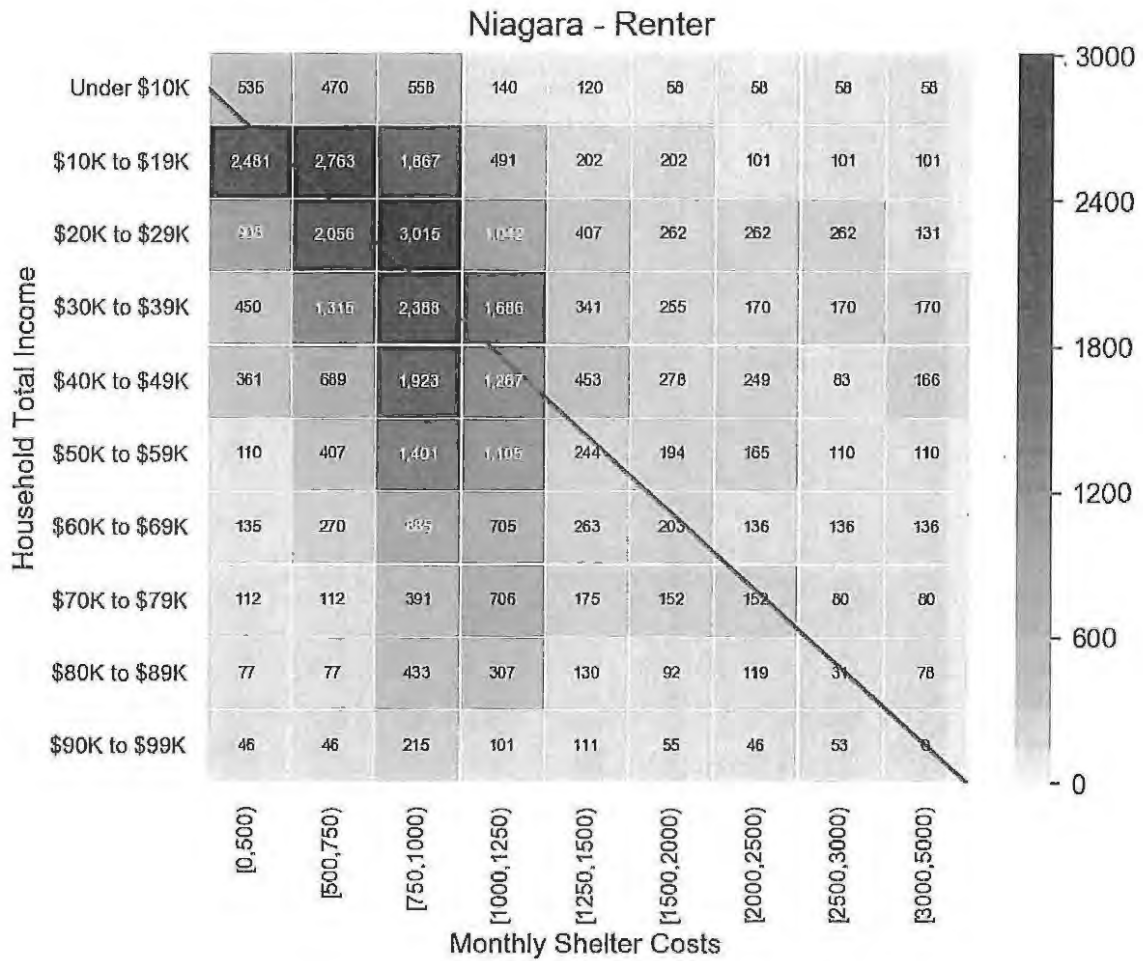
Figure 18 Affordability matrix – Owners, 2016



Note: Only households with incomes under \$100,000 per year are included

Niagara Region Housing Market Analysis

Figure 19 Affordability matrix – Renters, 2016

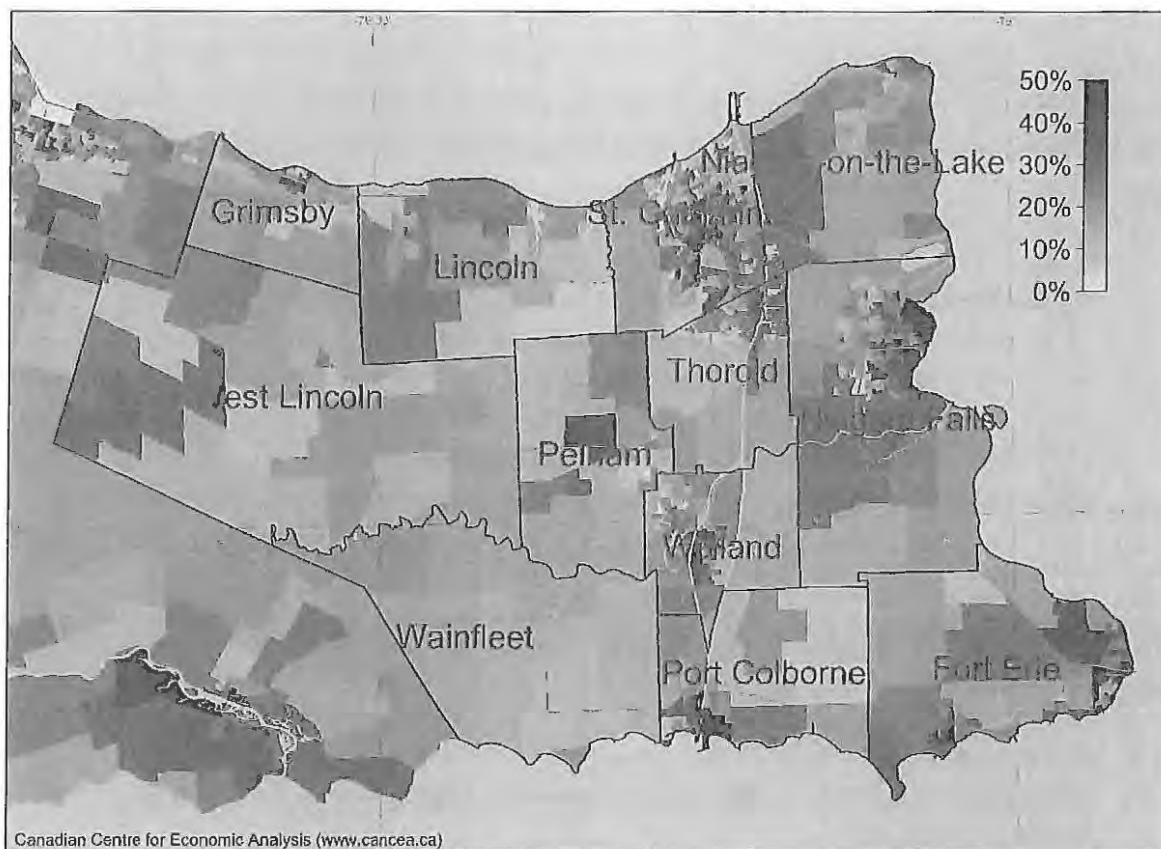


Note: Only households with incomes under \$100,000 per year are included

Renter households in Niagara Region live in an unaffordable dwelling at higher rates than owner households. Almost half of renter households in Niagara spend over 30% of income on shelter, compared to 16% of owner households.

Households spending over 30% of income are located all over the Region but mainly concentrated in the city cores.

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Figure 20 Percentage of households spending over 30% of income on housing by DA, 2016¹¹**Table 8** Households spending over 30% of income on shelter, 2016

Household Type	Owners	Renters
Non census family (incl. singles)	31%	58%
Lone parent	25%	49%
Couple with children	11%	30%
Couple without children	11%	33%
All Household Types	16%	48%

It is important to note that spending over 30% of household income alone does not necessarily indicate a need. For instance, some households may choose to spend a higher share of their income on housing to live in a particular dwelling or neighbourhood, or to have access to more bedrooms, despite there being an appropriate dwelling at a lower cost. Furthermore, households with lower incomes who have other

¹¹ When interpreting this map, note that DAs have a population between 400 and 700. This results in rural DAs taking up more visual space on the map, as rural municipalities have fewer DAs that are much larger in area while having approximately equivalent populations to geographically smaller DAs in city centres.

sources of wealth or low monthly expenses may also willingly choose to spend a higher share of their income on housing.

4.3 CONCLUDING REMARKS

According to the most recent numbers, about 24,000 households in Niagara Region are in core housing need.

- 13,600 of these are renters.
- Affordability is the main driver of housing need in the Region for all tenures.
 - Rates of unsuitability and inadequacy are low overall.
 - Core housing need predominantly affects single-person and lone-parent households whether they rent or own, both single-earner household types, which reflects that housing need is mainly a challenge of affordability.
- Similar rates of core housing need exist across most ages of household maintainers.
 - Rates are slightly higher for households with a maintainer younger than 35 or older than 84.

Core housing need and affordability, as defined by spending 30% or more of income on shelter, have limitations:

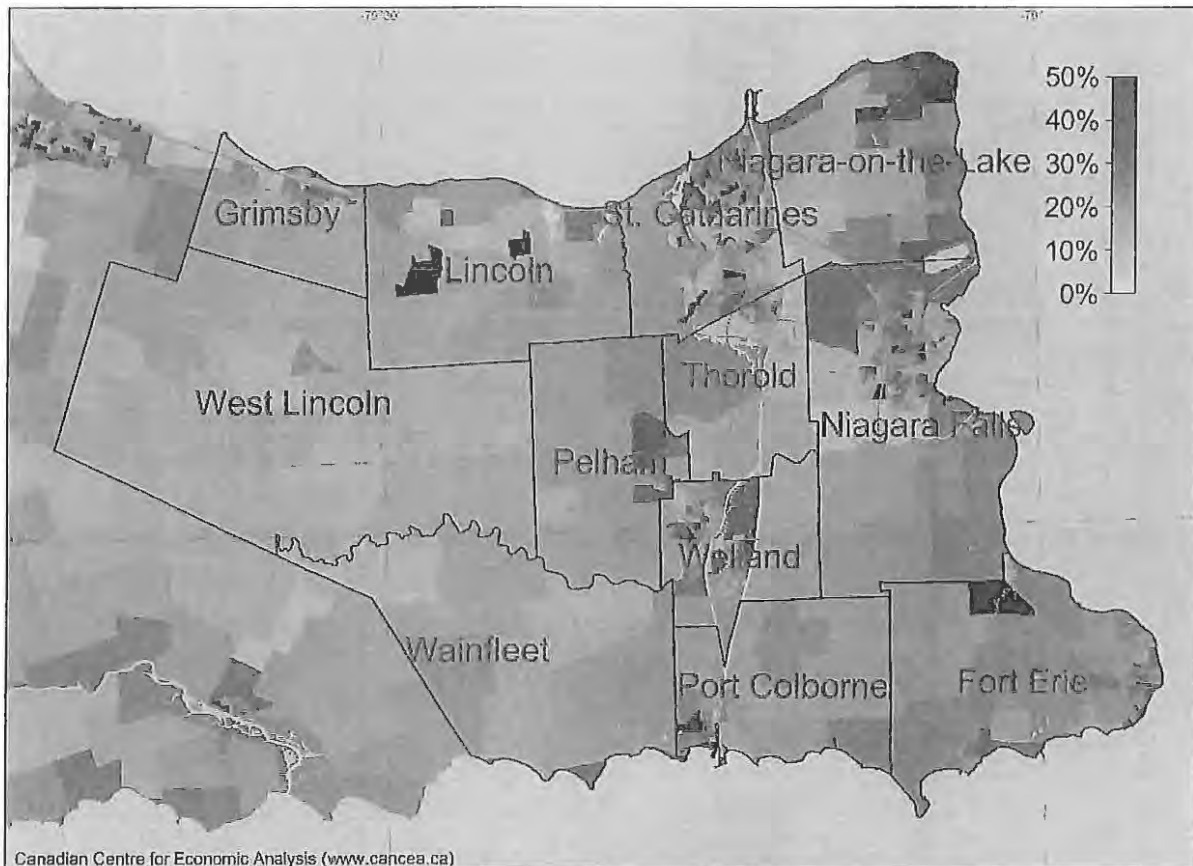
- Core housing need does not include the homeless population.
- Core housing need does not include any households living in dwellings that are not counted as dwellings by the census.
- The definition of suitability is context-dependent and may not always be a reflection of true need.
- Affordability can overstate need (some people spend more by choice).

5.0 SUB POPULATION FOCUS

5.1 OLDER ADULTS

Niagara Region's share of adults aged 65 years or older in the population is higher than the provincial average. This population resides mainly in low-density housing (71%).

Figure 21 Share of population over 65 by dissemination area, 2016



The rate of core housing need among older adults aged 65 years or older is in line with the Regional average across all age groups. Within this group, segments of the older adult population that have higher rates of core need are:

- Single-person households, who comprise 96% of all older adult households in core need in Niagara Region.
- Renter households, who are 5 times more likely to be in core housing need than owners.
- Households whose maintainer is age 85 years or older, 19% of which are considered to be in core housing need.

Figure 22 Older adult core housing need indicators (number of households) by age, 2016

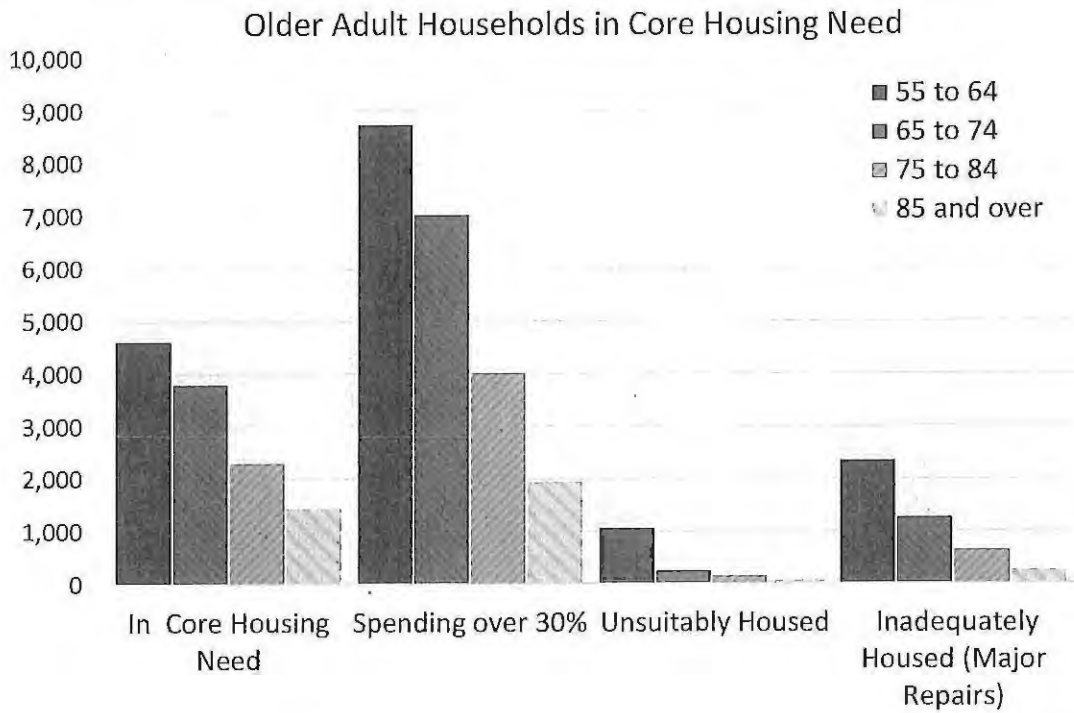
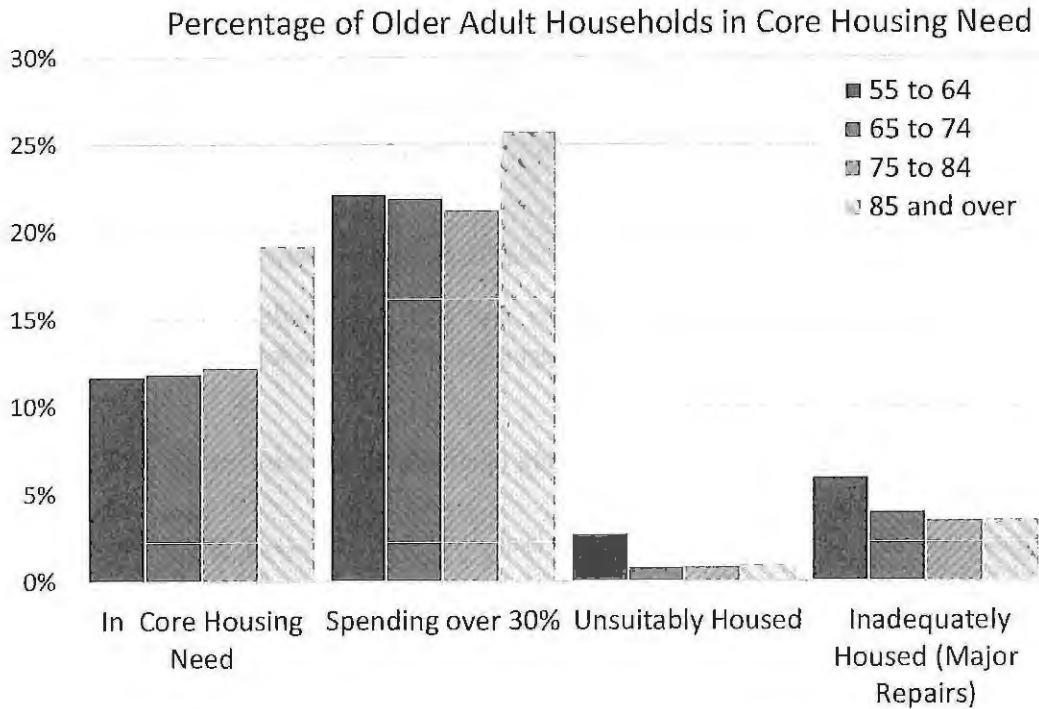


Figure 23 Older adult core housing need indicators (percentage of households) by age, 2016



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Table 9 Percent of older adult households of given type in core housing need, 2016

Maintainer	Single Person	Census Households
55 to 64	36%	1%
65 to 74	34%	1%
75 to 84	27%	1%
85 and over	31%	2%

Table 10 Percent of older adult households of given type spending over 30% of income on shelter, 2016

Maintainer	Single Person	Census Households
55 to 64	43%	13%
65 to 74	42%	12%
75 to 84	35%	10%
85 and over	36%	10%

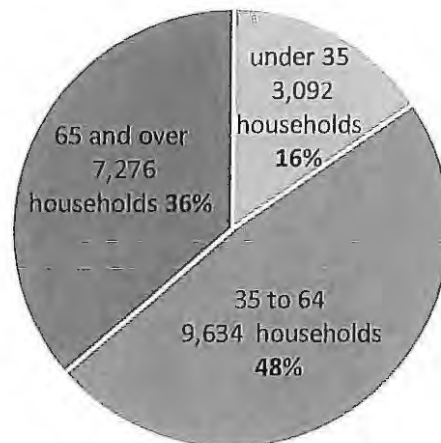
5.2 SINGLE-PERSON HOUSEHOLDS

Non-census households, which primarily consist of persons living alone, are the most common household type in Niagara Region. They are also the great majority of households in core need, counting 20,000 in 2016. Among these households:

- About half are between 35 and 64 years old.
- Over one third are 65 and over.
- The remainder are under 35.

Figure 24 Single-person households in core need by age, 2016

Core Housing Need: Single-Person Households

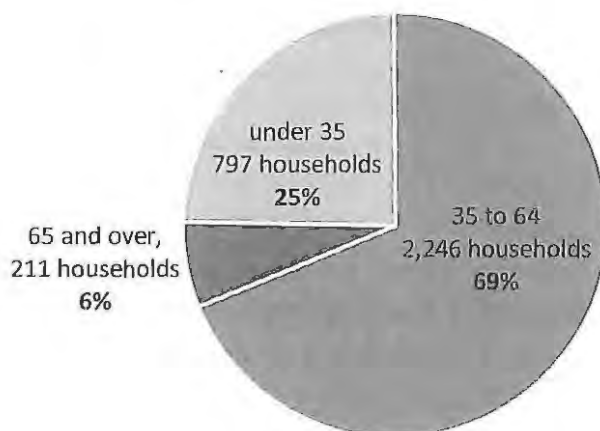


5.3 LONE PARENT HOUSEHOLDS

Lone-parent households are the second most likely household type to be in core need in Niagara Region. The Region counts a total of 3,250 lone-parent households in core housing need. Of these households, most are between the ages of 35 to 64, and one in four is below the age of 35.

Figure 25 Lone-parent households in core need by age, 2016

Core Housing Need: Lone-Parent Households



Core need and affordability are a challenge for both renter and owner households of this type, although renters have about twice the rate of core need and spending over 30% of income of their owner counterparts, as shown in Figure 26.

Figure 26 Lone parent core housing indicators by tenure (number of households), 2016

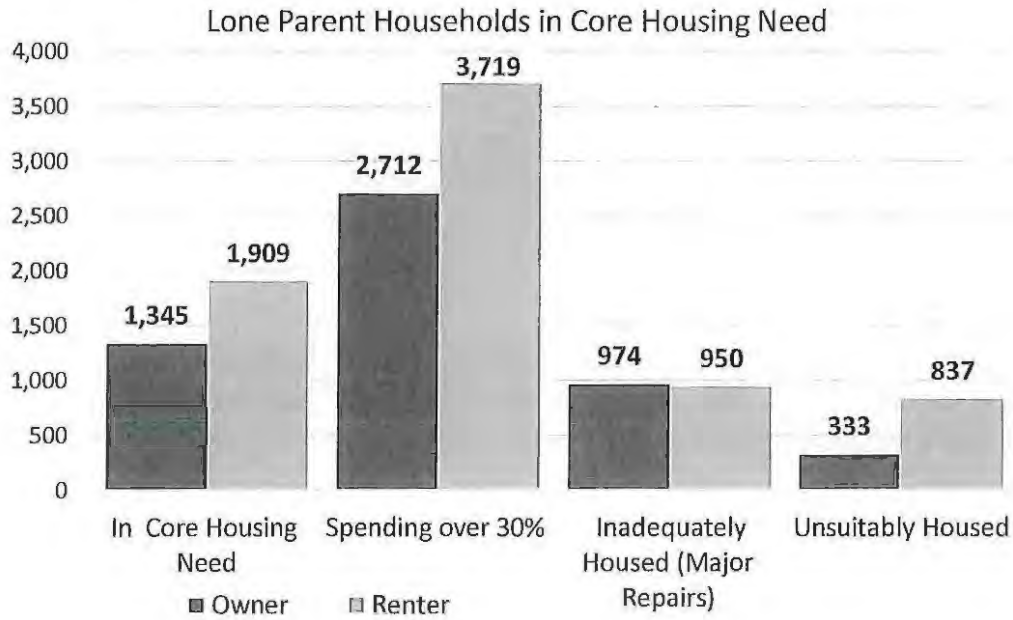
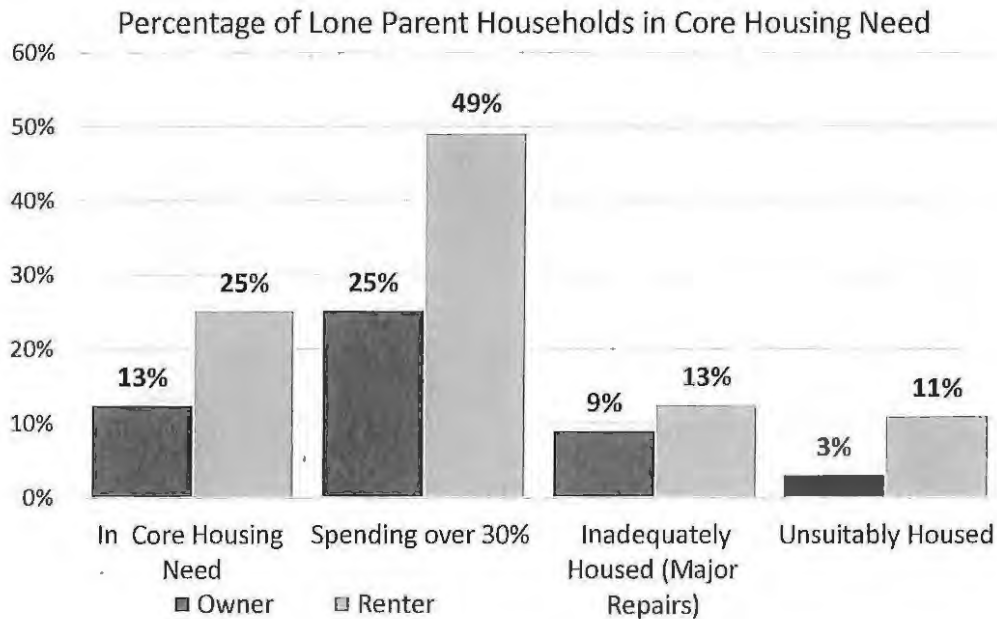


Figure 27 Lone parent core housing indicators by tenure (percentage of households), 2016



5.4 IMMIGRANT AND ABORIGINAL POPULATIONS & OTHER PRIORITY SUBGROUPS

Priority sub-populations whose housing needs Niagara Region seeks to address include immigrant and aboriginal populations, as well as persons with a disability and students. However, there exists limited publicly available data on the housing needs of immigrant and aboriginal populations at the present time,

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and historical census data is generally not available for many of the combinations of parameters. For these populations, forward projections are not possible. For persons with disabilities, no data regarding housing needs are presently available, since the Canadian census does not presently collect information about health and ability status. Capturing data on students presents its own set of challenges, notably because a student’s permanent address may not be the same as their student address. For this reason, most census data tables are not able to distinguish students specifically, creating a significant data gap regarding their housing needs. The available data on immigrant and aboriginal subgroups’ income, employment and housing needs in Niagara Region are presented below.

5.4.1 IMMIGRANT POPULATION

Data on immigration status are collected at the individual level, while housing data are collected at the household level, which makes it difficult to consolidate immigration status with housing need. What is available are data on date of immigration, ages, income levels, occupation types and level of education.

The immigrant population represents 18% of the total population in Niagara Region. Most of the immigrant population arrived before 1981 and is above the age of 55. The immigrant population that arrived after 2001 tends to be below the age of 55. A slightly higher percentage of immigrants who arrived prior to the year 2001 have incomes in the lower deciles than the non-immigrant population, and this difference increases as the immigration date become more recent (see Figure 28 through Figure 30).

Figure 28 Population that immigrated before year 2001 by income level, 2016

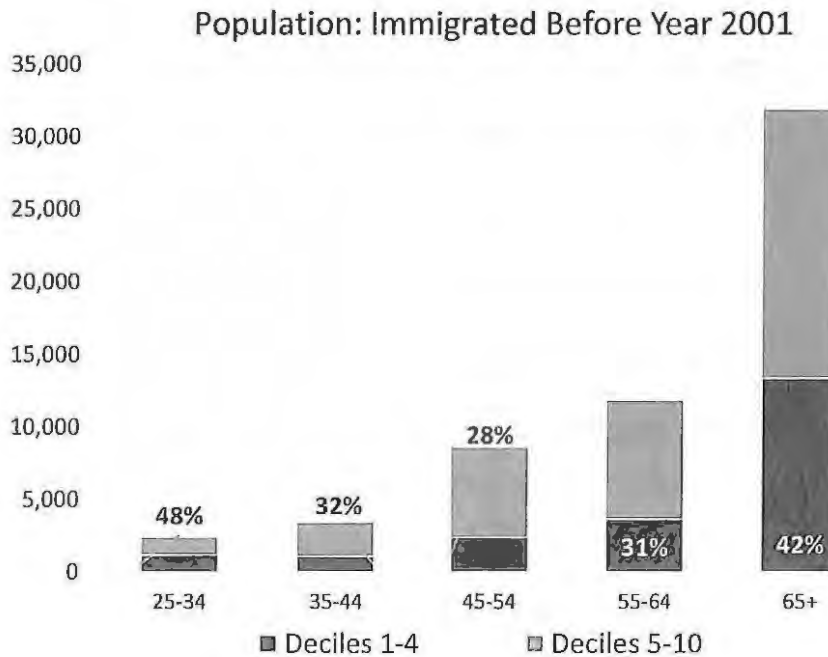


Figure 29 Population that immigrated in year 2001 or later by income level , 2016

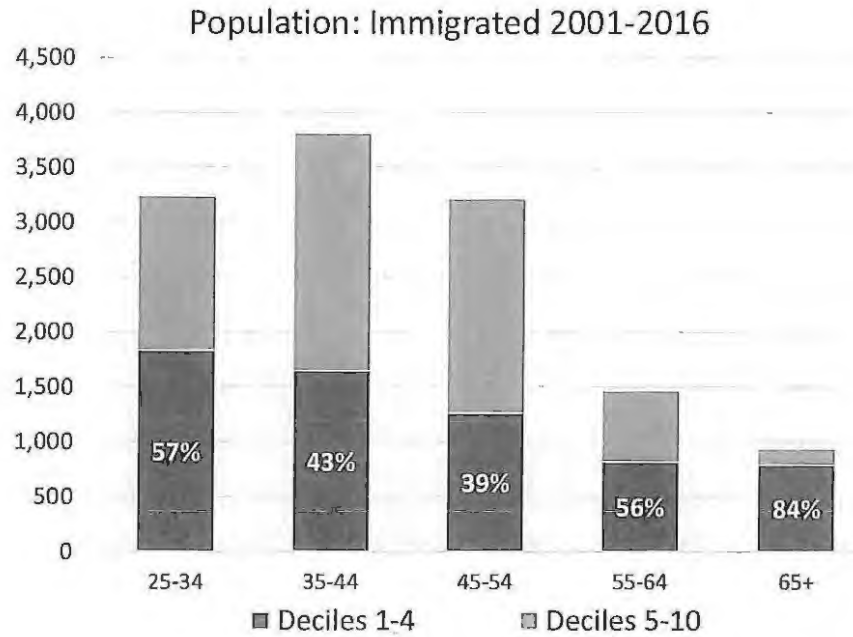
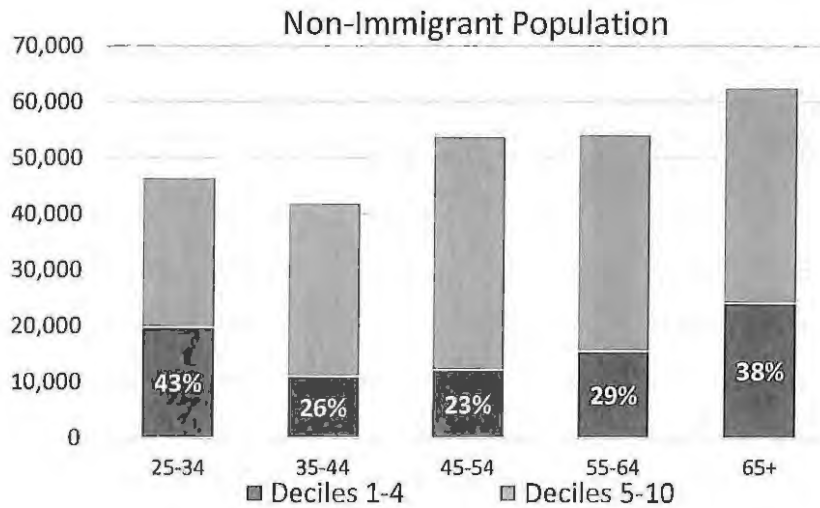


Figure 30 Non-immigrant population by income level, 2016



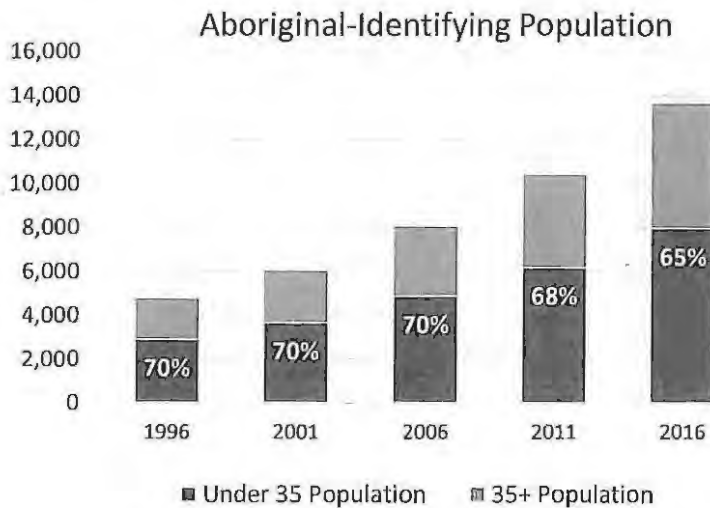
5.4.2 ABORIGINAL-IDENTIFYING POPULATION

Historical census data are generally not available for many of the combinations of parameters needed to paint a complete picture of housing need among aboriginal-identifying persons. Data are available on incomes, occupations, and housing suitability. These are presented below.

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In the 2016 Census, 12,265 persons identified as aboriginal in Niagara Region. This represents 2.7% of the total population, an increase from 1.0% in 1996. This population also skews significantly younger than the general population; in 2016, 50% of the general population was under the age of 35, compared with 65% of the aboriginal-identifying population (see Figure 31).

Figure 31 Aboriginal-identifying population by age, 1996-2016



Aboriginal-identified persons have median total and employment incomes that are below the population average (as seen in Figure 32), while the shares of the aboriginal-identifying population receiving any income and employment income specifically are similar to the general population of Niagara Region (Figure 33). Relating to housing need, households with an aboriginal-identified maintainer are more likely than the general population to live in an unsuitable dwelling (i.e. with too few bedrooms). This holds true for all age groups, as shown in Figure 34.

Figure 32 Income, aboriginal-identifying population (CMA), 2016

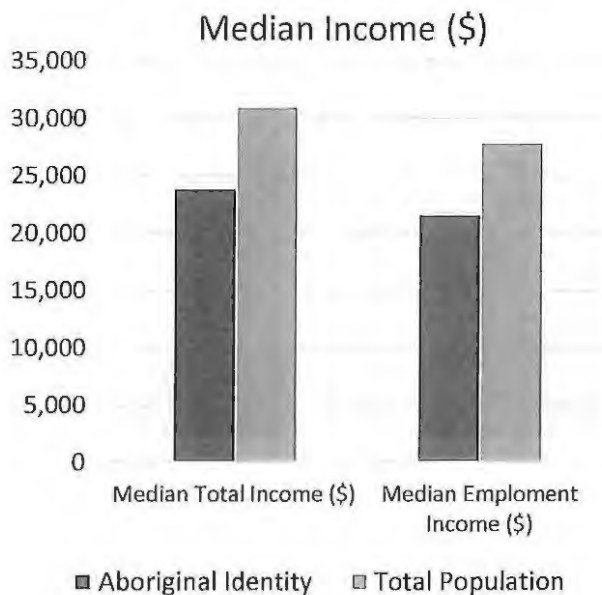


Figure 33 Share of population with any income and employment income, (CMA), 2016

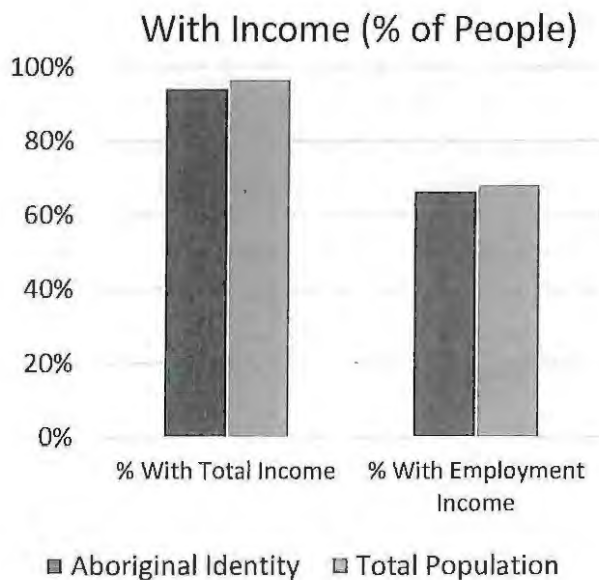
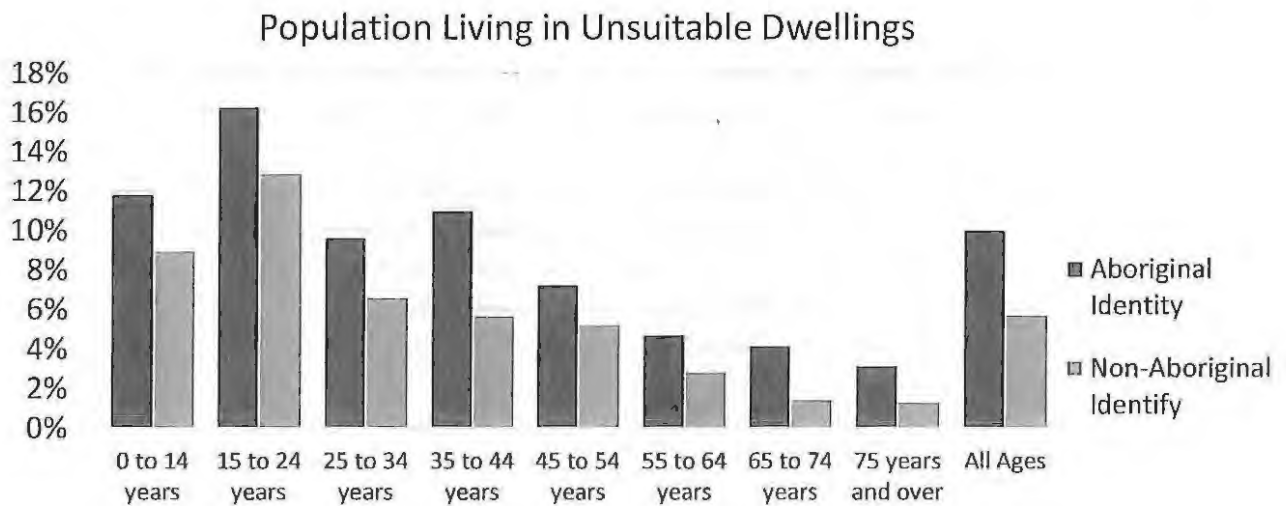


Figure 34 Population living in unsuitable dwelling by age and aboriginal identity, 2016

5.5 CONCLUDING REMARKS

Many households in core need in Niagara Region are over the age of 65, as older adults represent a significant share of the total population.

Households whose maintainer is 65 years or older:

- are 7,600 of the almost 24,000 households in core housing need;
- have similar rates of core housing need as the Regional average; and
- are more likely to be in core need if they live alone, rent, and/or are 85 years or older.

Lone parent households with any number of children, followed by people living alone are most likely to be low-income under the LIM-AT measure. This corresponds to the two household types that make up the majority of households in core housing need in Niagara and highlights the challenge of finding acceptable housing on a single income.

Limited data regarding immigrant and aboriginal sub-populations are currently available, while no data are available on the housing needs of persons with disabilities in Niagara Region. Keeping these data challenges in mind, the data show that within the immigrant population:

- the income distribution of immigrants who arrived before the year 2000 most resembles the non-immigrant population in each age group;
- more recent immigrants have a higher instance of being low-income in each age group; and
- recent immigrants skew much younger than the overall population.

The aboriginal-identifying population:

- is much younger than the overall population;

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- is more likely to live in unsuitable dwellings than the non-aboriginal-identifying population; and
- has a lower median income than the non-aboriginal-identifying population, while the percentage of the population receiving any income and employment income is similar.

6.0 CONSULTATION FEEDBACK

6.1 WHAT WE HEARD

As part of this project, CANCEA presented the local housing and demographic data to each municipality to elicit feedback and gain a local perspective on the trends and patterns seen in the data.

Local housing-related issues that were common to multiple local municipalities in Niagara are reported by topic.

6.1.1 POPULATION AND HOUSEHOLDS

- Minimum wage and service industry employees cannot find housing in the municipalities in which they work. Many commute from neighbouring communities. Some large employers are independently seeking ways to provide their employees with housing options.
- There is a need for more transportation infrastructure – in the larger cities, public transit is not frequent enough to provide transportation to and from work for many workers. In smaller municipalities, it does not reach the industries where people work.

6.1.2 HOUSING STOCK

- In certain established neighbourhoods, there is resistance to development by long-term residents, especially to medium and high-density development. This has localized development in some municipalities to neighbourhoods that are newer or less established.
- Some smaller local municipalities that are looking to grow mentioned the costs associated with servicing land as obstacles to new development.

6.1.3 HOUSING NEED

- In some municipalities that have aging hotels and motels, these are being used by residents for long-term stays. This type of housing would not be captured in the data, and residents would not be counted as being in core need or living in an inadequate dwelling. Although these provide affordable options in the housing continuum, these “units” may be highly inadequate, needing major repairs in order to meet the needs of those who live in them.
- In some municipalities, the older adult population is the primary or exclusive affordable housing policy priority.
- The definition of suitability used by CMHC and Statistics Canada was considered to be potentially ineffective at capturing how well suited a dwelling is to its inhabitants.

6.2 LOCAL POLICY INTERESTS

The main housing policy interests that were brought up in the course of consultations were the following:

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- Encouraging the creation of secondary suites as a way to provide additional rental housing in small and mid-sized municipalities.
- Studying the incentives for developers to create additional affordable housing stock.
- Finding ways to overcome local reluctance towards mixed-density development.
- Discussing the importance of infrastructure investment and other creative servicing solutions.

6.3 DATA GAPS

In conversation with Niagara Region's local municipalities, the following were identified as relevant data gaps that, if filled, can help create a more complete picture of the local housing situation.

- The use of short-term rentals (such as Airbnb): this could affect rental and ownership rates seen in the data in certain communities with active tourism industries.
- The use of motels as long-term, low-cost accommodations: understanding the number and characteristics of the households that are housed in this way, as well as the features of these units, can add to the discussion of housing need.
- Housing-specific data on particular priority subgroups, e.g. student, aboriginal, disabled, and immigrant populations.
- Recent development in communities that have experienced significant growth since the last census and its effects on housing stock and prices.¹²

¹² Market prices and rents were added to the analysis as a result of these consultations.

7.0 KEY TAKE-AWAYS

- Niagara Region currently has about 24,000 households in core housing need. The key sub-groups most affected include:
 - Renter households, 29% of which are in core housing need in the Region;
 - Singles, who represent 84% of the 24,000 households in core need;
 - Lone parents, who represent 14% of the households in core need; and
 - Low-income households, specifically in deciles 1-4 who earn less than \$52,700 per year.
- The types of housing needed by most households in core need are:
 - Bachelor apartments and one-bedroom units for single-person households;
 - 2 or more bedroom, family-friendly units for lone-parent households; and
 - Affordable housing – spending \$737 a month on shelter is unaffordable for 70% of all households in core need.
- The Region's aging population which is likely to increasingly skew older will also affect future housing demand and housing need. The type of dwellings commonly considered appropriate for this population would be 1-bedroom, senior-friendly accessible housing, suitable for couples and single-person households. Transportation and location within the community may also be important considerations.
- At the local level, an effective housing strategy requires considering how economic and infrastructure policy interacts with housing.
 - The type and location of housing development can affect the ability to attract labour to the area, especially for industries requiring minimum-wage labour.
 - Transportation infrastructure can ease labour mobility and widen the radius for people to find housing.
 - Policies targeting housing, transportation and the economy can affect the type of growth that the Region will experience and can either exacerbate trends identified or work to minimize them.

A. APPENDIX: COMPARISON TABLES

A.1. WITHIN NIAGARA REGION

POPULATION AND HOUSEHOLDS

	Niagara Falls	St. Catharines	West Lincoln	Welland	Fort Erie	Thorold	Regional Average
Population growth rate (2016-2041)	41%	24%	96%	24%	40%	50%	34%
Household growth rate (2016-2041)	46%	31%	99%	30%	46%	56%	40%
Expected number of added residents, thousands (2016-2041)	36.3	32.9	14.08	12.70	12.44	9.54	156.0
Expected number of added households, thousands (2016-2041)	16.9	17.2	5.94	6.50	5.82	4.42	74.7
Share of Regional growth borne by municipality	22.7%	23.0%	7.9%	8.7%	7.8%	5.9%	100%
Under 25 population growth rate (2016-2041)	24%	8%	83%	9%	24%	36%	19%
65 and over population growth rate (2016-2041)	117%	93%	193%	89%	108%	139%	105%
Dependency ratio (2016)	52%	54%	51%	54%	58%	44%	55%
Most common household type (2016)	Singles	Singles	Couple with children	Singles	Couple no children	Singles	Singles
Proportion of households with a maintainer aged 65 and over (2016)	30%	31%	26%	31%	34%	25%	31%

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	Grimsby	Niagara-on-the-Lake	Pelham	Lincoln	Port Colborne	Wainfleet	Regional Average
Population growth rate (2016-2041)	34%	51%	47%	32%	17%	13%	34%
Household growth rate (2016-2041)	39%	57%	51%	37%	23%	16%	40%
Expected number of added residents, thousands (2016-2041)	9.35	8.94	8.05	7.81	3.09	0.83	156.0
Expected number of added households, thousands (2016-2041)	4.37	4.09	3.60	3.65	1.77	0.43	74.7
Share of Regional growth borne by municipality	5.9%	5.5%	4.8%	4.9%	2.4%	0.6%	100%
Under 25 population growth rate (2016-2041)	20%	26%	27%	16%	0%	3%	19%
65 and over population growth rate (2016-2041)	107%	116%	119%	107%	78%	71%	105%
Dependency ratio (2016)	56%	72%	62%	59%	59%	49%	55%
Most common household type (2016)	Couple with children	Couple no children	Couple no children	Couple with children	Singles	Couple no children	Singles
Proportion of households with a maintainer aged 65 and over (2016)	29%	43%	35%	32%	34%	28%	31%

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EMPLOYMENT & HOUSING

	Niagara Falls	St. Catharines	West Lincoln	Welland	Fort Erie	Thorold	Regional Average
Employment & Income							
Average individual income (2016)	\$37,869	\$38,963	\$44,967	\$37,126	\$40,389	\$37,745	\$41,591
Median individual income (2016)	\$29,275	\$30,110	\$36,591	\$29,856	\$30,591	\$30,912	\$31,433
Average 15+ population full-time employment (2016)	31%	30%	41%	30%	30%	35%	32%
Average 15+ population not working (2016)	36%	38%	27%	41%	41%	32%	37%
Expected change in full time employed 15+ population (2016-2041)	22%	7%	79%	8%	20%	34%	17%
Expected change in non-working 15+ population (2016-2041)	76%	55%	143%	50%	72%	86%	67%
Housing Stock & Demand							
Median price, single-detached home (2016)	\$260,041	\$280,193	\$399,756	\$229,411	\$229,712	\$259,834	\$298,208
Median price, other (excluding 5+ storey and mobile)	\$200,452	\$210,341	\$299,384	\$185,858	\$232,654	\$224,261	\$240,412
Average 1-bedroom rent (2016)	\$807	\$831	N/A	\$757	\$723	\$693	\$801 (CMA)
Rent increase, 1-bedroom (2006-2016)	28%	25%	N/A	27%	24%	21%	26% (CMA)
Low-density housing stock	72%	63%	90%	72%	85%	79%	73%
Medium-density housing stock	24%	26%	10%	21%	13%	19%	22%
High-density housing stock	4%	11%	0%	7%	2%	2%	5%
% Ownership	72%	67%	90%	70%	79%	73%	74%
% Renters	28%	33%	10.3%	30%	21%	27%	26%
% Core housing need	14%	16%	4%	16%	14%	12%	13%
% Spending over 30% of income on shelter	26%	28%	17%	26%	25%	25%	24%

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	Grimsby	Niagara-on-the-Lake	Pelham	Lincoln	Port Colborne	Wainfleet	Regional Average
Employment & Income							
Average individual income (2016)	\$53,634	\$53,633	\$55,892	\$50,311	\$39,282	\$46,750	\$41,591
Median individual income (2016)	\$41,527	\$37,208	\$41,313	\$37,821	\$29,977	\$34,498	\$31,433
Average 15+ population full-time employment (2016)	38%	28%	32%	37%	28%	39%	32%
Average 15+ population not working (2016)	31%	39%	36%	30%	42%	31%	37%
Expected change in full time employed 15+ population (2016-2041)	17%	27%	25%	14%	-1%	1%	17%
Expected change in non-working 15+ population (2016-2041)	76%	91%	89%	79%	45%	37%	67%
Housing Stock & Demand							
Median price, single-detached home (2016)	\$449,564	\$500,714	\$400,196	\$400,101	\$200,065	\$300,656	\$298,208
Median price, other (excluding 5+ storey and mobile)	\$334,955	\$401,199	\$300,758	\$299,958	\$199,835	\$329,452	\$240,412
Average 1-bedroom rent (2016)	\$768	N/A	N/A	\$643	\$728	N/A	\$801 (CMA)
Rent increase, 1-bedroom (2006-2016)	19%	N/A	N/A	2%	N/A	N/A	26% (CMA)
Low-density housing stock	71%	87%	84%	81%	75%	99%	73%
Medium-density housing stock	27%	13%	15%	19%	22%	1%	22%
High-density housing stock	2%	0%	1%	1%	3%	0%	5%
% Ownership	86%	88%	89%	87%	74%	94%	74%
% Renters	14%	12%	11%	13%	26%	6%	26%
% Core housing need	6%	6%	5%	4%	17%	5%	13%
% Spending over 30% of income on shelter	18%	20%	15%	16%	25%	16%	24%

A.2. NEIGHBOURING MUNICIPALITIES

POPULATION & HOUSEHOLDS

	Haldimand-Norfolk	Hamilton	Peel	Halton	Toronto	Niagara Region
Population and Households						
Population growth rate (2016-2041)*	10%	39%	34%	76%	18%	34%
Household growth rate (2016-2041)	13%	43%	38%	81%	22%	40%
Expected number of added residents, thousands (2016-2041)	11.0	219	501	431	529	156
Expected number of added households, thousands (2016-2041)	5.89	95.8	175	162	258	74.7
Under 25 population growth rate (2016-2041)	1%	22%	22%	61%	13%	19%
65 and over population growth rate (2016-2041)	67%	131%	116%	180%	52%	105%
Dependency ratio (2016)	58%	50%	45%	53%	43%	55%
Most common household type (2016)	Family with children	Family with children	Family with children	Family with children	Non-census family	Non-census family
Proportion of households with a maintainer aged 65 and over (2016)	32%	22%	20%	24%	23%	31%

Note: Growth is based on Places to Grow targets

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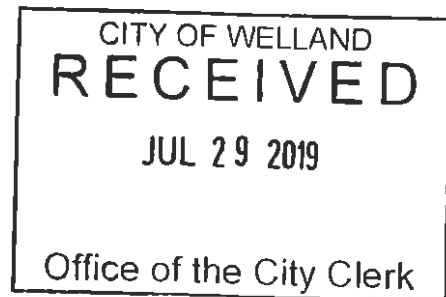
EMPLOYMENT & HOUSING

	Haldimand-Norfolk	Hamilton	Peel	Halton	Toronto	Niagara Region
Employment & Income						
Average individual income (2016)	\$41,731	\$43,966	\$42,651	\$64,762	\$52,268	\$41,591
Median individual income (2016)	\$33,265	\$32,917	\$30,715	\$42,577	\$30,089	\$31,433
Average 15+ population full-time employment (2016)	34%	34%	35%	40%	33%	32%
Average 15+ population not working (2016)	35%	35%	32%	28%	35%	37%
Housing Stock & Demand						
Median price, single-detached home (2016)	\$288,920	\$400,815	\$697,183	\$738,304	\$800,687	\$298,208
Median price, other (excluding 5+ storey and mobile)	\$230,095	\$324,885	\$479,570	\$473,364	\$601,891	\$240,412
Average 1-bdr rent 2016	n/a	\$810	\$1,101	\$1,160	\$1,137	\$801 (CMA)
Low-density housing stock	87%	60%	57%	64%	31%	73%
Medium-density housing stock	12%	24%	24%	25%	25%	22%
High-density housing stock	1%	16%	19%	11%	44%	5%
% Ownership	81%	68%	76%	81%	53%	74%
% Renters	19%	32%	24%	19%	47%	26%
% Core housing need	9%	15%	16%	9%	24%	13%
% Spending over 30% of income on shelter	19%	26%	32%	24%	36%	24%

July 19th, 2019

Claudia Polce

Games Licensing & Committee Clerk
Legislative Services
Office of the City Clerk
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4



Dear Claudia,

I am seeking a permission letter to sell to **raffle tickets** in Welland. Bethlehem Housing and Support Services has secured a lottery license to run a raffle in St.Catharines, and would like to sell tickets in Welland with a the draw taking place on August 24th the Niagara Jeep Fest taking place on the Welland Fair Grounds. We are requesting permission to sell our raffle tickets from your date of approval until 4pm on August 24th.

Niagara Jeep Fest Housing Hero, Janina Machnik-Montagna, lead coordinator of the Niagara Jeep Fest, and the committee members of the NAJC have committed to choosing Bethlehem as the charity recipient of Niagara Jeep Fest 2019.

Niagara Jeep Fest is an annual charity Jeep show with vendors, events, awards, prizes, games and fun for the whole family! The Niagara Jeep Fest 2019 will be held on August 24, 2019 at the Niagara Regional Exhibition in Welland.

All proceeds of this fundraiser will go directly to support programs and services offered at Bethlehem Housing.

Please let me know if you require any additional information for this approval.

Kind Regards,

Rhiannon Barry

905-684-1600 Ex 4



Alcohol and
Gaming Commission
of Ontario

Commission des
alcools et des jeux de
l'Ontario

Lottery Licence Licence de loterie

M 811189

Licensee/Titulaire de licence

Address (no. of street, name of street, suite no., city/town, province, postal code)
Adresse (n° de rue, nom de rue, bureau, ville, province, code postal)

BETHLEHEM HOUSING AND SUPPORT SERVICES
166 JAMES STREET
ST. CATHARINES, ON
L2R 5C6

Type of Lottery Scheme
Genre de loterie

RAFFLE LOTTERY

Location/Lieu

WELLAND FAIR GROUNDS, 1100 NIAGARA ST.

Municipality/Municipalité

WELLAND

Specific date(s) of the lottery event(s) (yyyy/mm/dd)
Date(s) spécifique(s) de la loterie (aaaa/mm/jj)

AUGUST 24, 2019

Specific time(s) of the lottery event(s)
Heure(s) spécifique(s) de la loterie
From/de (HH:MM) To/à (HH:MM)

To be drawn at:

4:00PM

Total value of all prizes in any lottery conducted under this licence not to exceed \$ 400.00 in cash, or merchandise or articles at equivalent market value.

La valeur totale des prix d'une loterie organisée en vertu de la présente licence ne doit pas excéder \$ en espèces ou une valeur équivalente en nature.

The licensee must observe all terms and conditions of this licence as agreed to in its application.

L'organisme autorisé doit se conformer à toutes les modalités dont il a convenu dans la demande de licence. On doit conduire la loterie selon les dates, heures et limites qui y sont indiquées.

The conduct of this lottery scheme is restricted to the dates, hours and limits specified on this licence.

Special Terms and Conditions/Modalités spéciales

SUBJECT TO APPROVAL FROM THE CITY OF WELLAND

Date of Issue (yyyy/mm/dd)
Date de délivrance de la licence (aaaa/mm/jj)

July 18, 2019

Licence Fees/Droits - licence

\$ 5.25

LRL \$

Licensing Officer/Agent de délivrance des licences

Registrar of Alcohol and Gaming
Registreur des alcools et des jeux

329

bethlehem
housing and support services

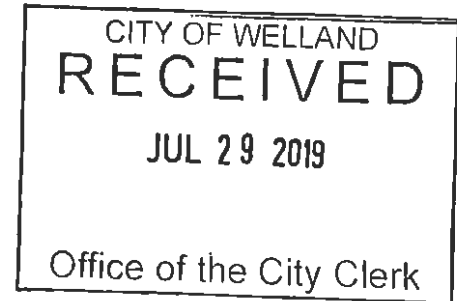
Administration Office
166 James Street
St. Catharines, ON
L2R 5C5

Business Line: 905.684.1660
Housing and Programs: 905.641.1660
info@bethlehemhousing.ca
www.bethlehemhousing.ca

July 19th, 2019

Claudia Polce

Games Licensing & Committee Clerk
Legislative Services
Office of the City Clerk
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4



Dear Claudia,

19-3

I am seeking a permission letter to sell to **50/50 tickets** in Welland. Bethlehem Housing and Support Services has secured a lottery license to run a raffle in St. Catharines, and would like to sell tickets in Welland on August 24th during the Niagara Jeep Fest, taking place on the Welland Fair Grounds. We are requesting permission to sell our tickets on August 24th with a draw taking place at 4pm.

Niagara Jeep Fest Housing Hero Janina Machnik-Montagna, lead coordinator of the Niagara Jeep Fest, and the committee members of the NAJC have committed to choosing Bethlehem as the charity recipient of Niagara Jeep Fest 2019.

Niagara Jeep Fest is an annual charity Jeep show with vendors, events, awards, prizes, games and fun for the whole family! The Niagara Jeep Fest 2019 will be held on August 24, 2019 at the Niagara Regional Exhibition in Welland.

All proceeds of this fundraiser will go directly to support programs and services offered at Bethlehem Housing.

Please let me know if you require any additional information for this approval.

Kind Regards,

Rhiannon Barry

905-684-1600 Ex 4



Alcohol and
Gaming Commission
of Ontario

Commission des
alcools et des jeux de
l'Ontario

Lottery Licence Licence de loterie

M 811190

Licensee/Titulaire de licence

**Address (no. of street, name of street, suite no., city/town, province, postal code)
Adresse (n° de rue, nom de rue, bureau, ville, province, code postal)**

BETHLEHEM HOUSING AND SUPPORT SERVICES
166 JAMES STREET
ST. CATHARINES, ON
L2R 5C6

Type of Lottery Scheme
Genre de loterie

BAZAAR LOTTERY (50/50 DRAW)

Location/Lieu

WELLAND FAIR GROUNDS, 1100 NIAGARA ST.

Municipality/Municipalité

WELLAND

Specific date(s) of the lottery event(s) (yyyy/mm/dd)
Date(s) spécifique(s) de la loterie (aaaa/mm/jj)

AUGUST 24, 2019

Specific time(s) of the lottery event(s)
Heure(s) spécifique(s) de la loterie
From/de (HH:MM) To/à (HH:MM)

To be drawn at:
9:00AM 4:00PM

Total value of all prizes in any lottery conducted under this licence not to exceed \$ 500.00 MAX. in cash, or merchandise or articles at equivalent market value.

La valeur totale des prix d'une loterie organisée en vertu de la présente licence ne doit pas excéder \$ en espèces ou une valeur équivalente en nature.

The licensee must observe all terms and conditions of this licence as agreed to in its application.

L'organisme autorisé doit se conformer à toutes les modalités dont il a convenu dans la demande de licence.

The conduct of this lottery scheme is restricted to the dates, hours and limits specified on this licence.

On doit conduire la loterie selon les dates, heures et limites qui y sont indiquées.

Special Terms and Conditions/Modalités spéciales

SUBJECT TO APPROVAL FROM THE CITY OF WELLAND

Date of Issue (yyyy/mm/dd)
Date de délivrance de la licence (aaaa/mm/jj)

July 18, 2019

Licence Fees/Droits - licence

\$ 5.25 LRL \$

Registrar of Alcohol and Gaming
Registreur des alcools et des jeux

Licensing Officer/Agent de délivrance des licences
[Signature]