



COUNCIL MEETING AGENDA

Tuesday, October 1, 2019

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

- 1. COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (5:10 p.m.)
(See yellow tab)**
 - Personal matters about an identifiable individual, including municipal or local board employees:
 - *Complaint regarding an employee.*
 - *CAO's Performance Evaluation.*
 - *Non-Union Position.*
 - Proposed or pending acquisition or disposition of land by the municipality or local board:
 - *Youngs Sportsplex lease update.*
 - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board:
 - *Contracts within City of Welland.*

- 2. ARISE FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (6:55 p.m.)**

- 3. OPEN COUNCIL MEETING (7:00 p.m.)**
 - 3.1 NATIONAL ANTHEM**
 - 3.2 OPENING REMARKS**
 - 3.3 ADDITIONS/DELETIONS TO AGENDA**
 - 3.4 ADOPTION OF MINUTES**

Regular Council Meeting of September 17, 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)**



COUNCIL MEETING AGENDA – Page 2

Tuesday, October 1, 2019

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

4. ORAL REPORTS AND DELEGATIONS

4.1 PRESENTATION(S) - Nil

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

19-28 Alain Breton, Welland Food Drive. re: Annual Welland Food Drive Event.

18-82 Darren Platakis, Founder/CEO Geospatial Niagara, Ian Lucas, Secretary, Geospatial Niagara and Philip Davis, Cultural Resources Coordinator, Niagara Regional Native Centre re: OHNIA Kara Aspiring Geopark.
(Background information provided in Council members packages).

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

19-4 Gary Long, Chief Administrative Officer and Elizabeth Pankoff, Manager of Budgets & Financial Reporting/Deputy Treasurer re: 2020 Budget Call Information Report.

4.4 LEGISLATED PUBLIC HEARINGS/MEETINGS - Nil

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

(to discuss items removed from Agenda Block)

6. BY-LAWS (SEE AGENDA INDEX)

7. NOTICES OF MOTION

7.1 Councillor matters discussed with staff for reporting purposes

7.2 Notices of Motion (previously submitted for discussion)

(Mayor Champion)

99-99 WHEREAS providing a safe family/age-friendly swimming experience on the recreational canal is desirable and a Council priority; and WHEREAS the steep drop-off in the depth of the canal poses problems entering and exiting the canal; and further WHEREAS the 30 plus foot depth is a safety issue for inexperienced swimmers.

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to investigate the feasibility and cost of installing a floating pool at the Lincoln Street docks area of the canal and that the



COUNCIL MEETING AGENDA – Page 3

Tuesday, October 1, 2019

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

report include logistics, staffing and costs associated with operating this as a municipal pool.

(Councillor Spinosa)

19-107 THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to create a report that outlines potential cost and locations for Narcan (Naloxone) nasal spray to be available in key municipal facilities; and further THAT this report is ready for budget considerations in order to have a program in place by early in 2020.

(Councillor Chiocchio)

99-99 THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to investigate the installation of an inflatable water park prototype similar to others in Ontario and options to be set up for the 2020 summer season at Lincoln Street docks.

(Councillor Speck)

17-76 THAT THE COUNCIL OF THE CITY OF WELLAND directs staff come back to Council with a more comprehensive report on live streaming, including costing and video examples between the two competing companies. It should also highlight features of the companies such as split screens, picture in picture, immediate archiving, streaming over multiple social media platforms and availability on all devices.

(Councillor Green)

99-99 THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to prepare a report on city policies regarding utilization of motorized boats on the recreational canal; and further THAT the report include options and costs to facilitate small craft boats in the north canal section.

(Councillor Green)

19-108 THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to create a report on the costs and feasibility on installing a dock to aid in the launch of motor boats onto the Welland River from the River Road launch site.

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



COUNCIL MEETING AGENDA – Page 4

**Tuesday, October 1, 2019
7:00 P.M.**

COUNCIL CHAMBERS – CIVIC SQUARE

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 1st day of October, 2019. Ref. No. 19-1

10. ADJOURNMENT



COUNCIL MEETING AGENDA INDEX

*Tuesday, October 1, 2019
7:00 P.M.*

COUNCIL CHAMBERS – CIVIC SQUARE

Page No.

AGENDA BLOCK

1. BUSINESS ARISING FROM MINUTES, PREVIOUS MEETINGS AND OTHER ITEMS REFERRED FROM COUNCIL FOR DISCUSSION - Nil

2. COMMITTEE AND STAFF REPORTS

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

2. General Committee Report to Council - Nil

3. Budget Review Committee Report to Council - Nil

4. Staff Reports

- | | | |
|----------------|-------------------------------|--|
| 1 - 2 | <u>EDO-2019-01</u> | Director, Economic Development, D. Degazio - Economic Development Strategic Plan and Advanced Manufacturing Attraction Strategy. Ref. No. 07-144 (See By-law 1) |
| 3 - 5 | <u>P&B-2019-46</u> | Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Possible Enhancements to Public Notification Process for Committee of Adjustment Applications. Ref. No. 19-103 |
| 6 - 9 | <u>P&B-2019-47</u> | Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Request for extension to Draft Plan Approval - Sparrow Meadows Plan of Subdivision Phase 7 - Lea Silvestri Investments, west side of South Pelham Road, north and south sides of Webber Road (File No. 26T-14-14001). Ref. No. 14-100 |
| 10 - 12 | <u>P&B-2019-48</u> | Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Lay Out, Establish and Name the 0.3 Metre Reserve - Blocks 19 and 20, Plan 59M-377, Niagara Centre Plan of Subdivision (File No. 26T-14-97003). Ref. No. 03-139 (See By-law 2) |



COUNCIL MEETING AGENDA INDEX – Page 2

Tuesday, October 1, 2019

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

Page No.

pg – pg

P&B-2019-49 Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Application for Tax Increment Based Rebate Program - City of Welland Niagara Gateway Economic Zone and Centre Community Improvement Plan - JBT Hospitality Inc. - 224 Power Drive. Ref. No. 09-60 (See By-law 3)

pg – pg

ENG-2019-37 Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Woodlawn Road Watermain Replacement and Sidewalk Construction - Tender Award. Ref. No. 19-109 (See By-law 4)

3. NEW BUSINESS

pg – pg

Remove From Block

1. Memorandum from Steve Zorbas, Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer re: 2020 Budget Call Information Report. Ref. No. 19-4

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the memorandum dated October 1, 2019, regarding the 2020 Tax Supported, 2020-2029 Capital Budget and 2020 Rate Supported Budget; and further

THAT Welland City Council direct staff to prepare a Tax Supported Budget for 2020; and further

THAT Welland City Council direct staff to target an overall 2020 tax increase (City, Region, and Education taxes combined) which maintains existing service levels while minimizing the impact to the taxpayer as a key priority; and further

THAT Welland City Council direct staff to present Decision Units as part of the 2020 Tax Supported Budget to support corporate strategic initiatives that could not be accommodated within the Tax Supported Budget; and further

THAT Welland City Council direct staff to prepare a Capital Budget and forecast for 2020-2029; and further

THAT Welland City Council direct staff to present the Capital Budget by Asset Category and aligned with the Asset Management Plan; and further

THAT Welland City Council direct staff to fully fund all ten years of the Capital forecast; and further

THAT Welland City Council direct staff to prepare a 2020 Rate Supported Budget; and further
THAT Welland City Council approve the 2020 Budget Timetable, attached as Appendix I to 2020 Budget Call Information Report memorandum dated October 1, 2019.

2. Tracey Maxfield, RN re: Request to declare October 7, 2019 as Blue-Up Monday". Ref. No. 19-6

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND declares October 7, 2019 as "Blue-Up Monday" in the City of Welland.



COUNCIL MEETING AGENDA INDEX – Page 3

Tuesday, October 1, 2019

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

Page No.

pg - pg

**Remove From
Block**

3. Ann-Marie Norio, Regional Clerk, Niagara Region re: Municipal Representation on Greater Niagara Circle Route Committee. Ref. No. 12-64

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND appoints _____ to the Greater Niagara Circle Route Committee for the term October 1, 2019 to November 14, 2022 or until another successor has been appointed.

4. BY-LAWS

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

1. A By-law to accept the proposal from CQNS to provide an Economic Development Strategic Plan and Advanced Manufacturing Attraction Strategy. Ref. No. 07-144
(See Report EDO-2019-01)
2. A By-law to Lay Out, Establish and Name Blocks 19 and 20, Plan 59M-377 being a 0.3 metre reserve for the City of Welland as part of Niagara Centre Plan of Subdivision (File No. 26T-14-97003. Ref. No. 03-139
(See Report P&B-2019-48)
3. A By-law to authorize the execution of a Tax Increment Grant Program Agreement (Community Improvement Plan) for 224 Power Drive (File No. CIP 2019-01).
Ref. No. 09-60
(See Report P&B-2019-49).
4. A By-law to authorize entering into contract with O'Hara Trucking and Excavating Inc. for the Woodlawn Road Watermain Replacement and Sidewalk Construction.
Ref. No. 19-109
(See Report ENG-2019-37)
5. A By-law to appoint Traffic Enforcement Officers of the Corporation of the City of Welland to enforce the provisions of Traffic and Parking By-law 89-2000 at Seaway Mall and to repeal By-law 2019-9. Ref. No. 19-22
(By-law to appoint Traffic Enforcement Officers for Seaway Mall security operations).

COUNCIL
ECONOMIC DEVELOPMENT OFFICE

| APPROVALS | |
|-----------------|---|
| GENERAL MANAGER |  |
| CFO |  |
| CAO |  |

07-144

REPORT EDO-2019-01
October 1, 2019

**SUBJECT: ECONOMIC DEVELOPMENT STRATEGIC PLAN AND ADVANCED
MANUFACTURING ATTRACTION STRATEGY**

AUTHOR: LINA DECHELLIS, ECONOMIC DEVELOPMENT OFFICER

APPROVING G.M.: DAN DEGAZIO, DIRECTOR, ECONOMIC DEVELOPMENT

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND approves Report EDO-2019-01 'Economic Development Strategic Plan and Advanced Manufacturing Attraction Strategy' and accepts the proposal by CQNS at a cost of \$75,300.00 plus applicable taxes; and further

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate by-laws.

COMMENTS AND ANALYSIS:

In October of 2018, the Economic Development Office applied to the Federal government for ICCI (Invest Canada – Community Initiatives) funding to create a new Economic Development Strategy to replace the previously successful 2014 strategy.

On December 21, 2018 the Economic Development Office received notification that it was successful in obtaining ICCI funding in the amount of \$32,500. On March 26, 2019 Council enacted By-law 2019-28 to authorize us entering into a contribution agreement with Global Affairs Canada for Invest Canada- Community Initiatives (ICCI).

In cooperation with the Corporate Services Purchasing Division, the Economic Development Office developed a Request for Proposal (RFP) which was sent to three consultants, who are leaders in the field of Economic Development and in particular strategic planning, the RFP was also posted on Biddingo for two weeks. The three companies were McSweeney, MDB Insight and CQNS.

At closing time, two submissions were received.

The proposal packages were opened by the Purchasing Division in conjunction with the Clerks Department and Economic Development, and recorded as "received and acknowledged". The financials were kept sealed until Economic Development staff reviewed and ranked the proposals. The financials were opened by Clerks and the Purchasing Division.

Following the review and ranking of the proposals, CQNS ranked higher of the two proposals received. CQNS team has many years' experience in developing strategic plans and have completed similar work for the Niagara Region, City of St. Catharines and Town of Lincoln.

The summary of the RFPs received, excluding taxes, is shown in the following table:

| Consultant Name | Price |
|--|----------|
| CQNS #105 – 7 Innovation Drive Dundas, Ontario L9H 7H9 | \$75,300 |
| Ernst & Young LLP P.O. Box 1, 100 Adelaide Street West Toronto, Ontario M5H 0B3 | \$80,350 |

Work is expected to begin following the approval of Welland City Council and is scheduled to be completed in January 2020.

OTHER DEPARTMENT IMPLICATIONS:

This RFP was prepared in conjunction with Corporate Services – Purchasing Division.

FINANCIAL CONSIDERATION:

The total cost by CQNS is \$75,300 plus HST which includes professional services of four of their team members for research, public engagement, development and delivery.


The contract will be financed through the current 2019 Economic Development budget with \$32,500 being funded through the Invest Canada – Community Initiatives funding program.

SUMMARY AND CONCLUSION:

Staff recommends Council approve Report EDO-2019-01 'Economic Development Strategic Plan and Advanced Manufacturing Attraction Strategy' and that the payment of this project be funded from the current 2019 Economic Development budget and with the Invest Canada – Community Initiatives funding.

ATTACHMENT:

N/A

| APPROVALS | |
|-----------------|---|
| GENERAL MANAGER |  |
| CFO |  |
| CAO |  |

COUNCIL
INFRASTRUCTURE AND DEVELOPMENT SERVICES

19-103

REPORT P&B-2019-46
OCTOBER 1, 2019

**SUBJECT: POSSIBLE ENHANCEMENTS TO PUBLIC NOTIFICATION
PROCESS FOR COMMITTEE OF ADJUSTMENT
APPLICATIONS**

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

**APPROVING G.M.: TRAVERS FITZPATRICK
GENERAL MANAGER,
INFRASTRUCTURE AND DEVELOPMENT SERVICES**

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives Report P&B-2019-46 concerning Possible Enhancements to Public Notification Process for Committee of Adjustment Applications for information purposes.

ORIGIN AND BACKGROUND:

On September 17, 2019 Council approved a Motion directing Staff "to create a Report on possible enhancements to the public notification process for Committee of Adjustment Hearings."

The Committee of Adjustment is responsible for making decisions on Minor Variance Applications as well as Consent (to Sever) Applications. The Committee has been empowered to grant Minor Variances from the provisions of any By-law of the municipality that implements the Official Plan. Most Minor Variance Applications heard by the City's Committee deal with requested changes to provisions of the City's Zoning By-law. As noted above the Committee also has the authority to grant Consents. The Planning Act and the City's By-law 2011-3 set out Policies, Procedures and Conditions for Committee of Adjustment Operations.

Currently Public Notices providing details of the Applications to the Committee of Adjustment for both Consents and Minor Variances are advertised in the Niagara This Week, mailed directly to property owners of lands within 60 metres (200 feet) of the subject lands and are posted on the City's website. In addition, Ward Councilors are provided with Notices of Hearing when the site of the Application is within their respective Ward. These Notice procedures currently exceed the Statutory requirements set out in the Planning Act. The Planning Act Regulations provide two (2) Public Notice options as follows:

1. Notice given by publication in a newspaper that, in the opinion of the Secretary-Treasurer of the Committee is of sufficiently general circulation in the area to which the application applies to give the public reasonable Notice of the Hearing; and,
2. Notice provided by mail to every owner of land within 60 metres (200 feet) of the subject land and by posting a Notice, clearly visible and legible from a public highway or other place to which the public has access, at the subject property to which the Application applies or, where posting on the property is impractical, at a nearby location chosen by the Secretary-Treasurer of the Committee.

In addition to the publication of the Statutory Notice in the newspaper (Niagara This Week) the City also provides Notice by mail to every owner within a 60 metre (200 foot) radius of the subject land to which the Committee of Adjustment Application applies.

This Report reviews two (2) possible enhancements to the public notification process currently implemented by the City relative to Committee of Adjustment Hearings.

COMMENTS AND ANALYSIS:

Council has requested Staff to review existing practices and procedures of the Committee of Adjustment with a view to providing enhancements to the public engagement aspects of the Minor Variance and Consent processes. To this end, Staff suggests that the following items be reviewed in the context of public engagement for Committee of Adjustment Hearings:

1. Expand the Public Hearing Notice area beyond 60 metres (200 feet) of the site subject to a Committee of Adjustment Application; and,
2. Provide for signs to be posted on properties which are the subject of Committee of Adjustment Applications.

1. Expand Public Hearing Notice Area for Committee of Adjustment Applications

Planning Act Regulations require that Notice of a Hearing on a Committee of Adjustment Application be given to the public. As noted previously, Notices are advertised in the newspaper (Niagara This Week), mailed to property owners within 60 metres (200 feet) of the subject site and are posted on the City's website. These measures are in place to facilitate public engagement at Committee of Adjustment Hearings. Council may wish to consider expanding the Public Hearing Notice area to 120 metres (400 feet) radius of the subject property, similar to Notice requirements for Applications for Zoning By-law Amendment. It is suggested that given the nature of Minor Variance and Consent Applications in the context of impact, the existing means of providing Notice of Public Hearings (i.e., a 60 metre (200 foot) mailing radius) is appropriate for the City.

2. Posting of Signs

As previously mentioned, the City does not require the posting of signs on properties which are subject to Committee of Adjustment Applications. Planning Act Regulations require, if signs are to be posted, that certain information is provided on the sign including the date,

time and location of the Hearing, an explanation of the purpose and effect of the Minor Variance/Consent, where additional information is available to the public for inspection and how to obtain a copy of the written Notice of Hearing.

Given that the City provides mail delivery of Notices to property owners within 60 metres (200 feet), the sign would serve as an additional means of notification to neighbours and the travelling public. Should the posting of signs be considered, signs will need to be produced by the City and provided to Applicants to ensure consistency, accuracy and proper formatting. A mechanism must be put in place to ensure that signs are posted, accurate and clearly visible. A cursory review has revealed that most municipalities which require the posting of a sign require a weather proof paper sign be posted. Should Council wish to pursue the posting of signs as another form of notification, Staff would have to explore further details with respect to cost, material and fee implications to Applicants as well as amendments which will be required to the Procedural By-law.

FINANCIAL CONSIDERATION:

There are no financial implications as a result of the contents of this Report. However, there will be financial impacts should Council wish to implement changes to the current notification process for Committee of Adjustment Applications. It is likely that the costs associated with enhancements, should they be applied, will need to be reflected in the processing fee required for Committee of Adjustment Applications.

OTHER DEPARTMENT IMPLICATIONS:

Should Council wish to implement changes to the current notification process for Committee of Adjustment Applications the existing City Procedural By-law will need to be amended to reflect the changes. The Legal Division will assist in reviewing the required changes.

SUMMARY AND CONCLUSION:

This Report provides information on two (2) options for enhancements to the public notification process and public engagement for Committee of Adjustment Applications/Hearings for Council consideration.

ATTACHMENTS:

None

| APPROVALS | |
|-----------------|--|
| GENERAL MANAGER | |
| CFO | |
| CAO | |

COUNCIL**INFRASTRUCTURE AND DEVELOPMENT SERVICES**

14-100

REPORT P&B-2019-47
OCTOBER 1, 2019

SUBJECT: REQUEST FOR EXTENSION TO DRAFT PLAN APPROVAL – SPARROW MEADOWS PLAN OF SUBDIVISION PHASE 7 – LEA SILVESTRI INVESTMENTS, WEST SIDE OF SOUTH PELHAM ROAD, NORTH AND SOUTH SIDES OF WEBBER ROAD (FILE: 26T-14-14001)

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

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

**APPROVING G.M.: TRAVERS FITZPATRICK
GENERAL MANAGER,
INFRASTRUCTURE AND DEVELOPMENT SERVICES/CITY
ENGINEER**

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves extension to Draft Plan Approval for the Sparrow Meadows Plan of Subdivision Phase 7 (File: 26T-14-14001) for an additional one (1) year to October 7, 2020; and,

That Welland City Council approves a policy amendment to allow for the Sparrow Meadows Phase 7 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 Sparrow Meadows Plan of Subdivision (File 26T-14-14001), consisting of sixty-three (63) lots for single-detached dwellings and accessory dwelling units and twenty-one (21) Blocks for future residential use (singles, semis, freehold triplexes, street townhouses and accessory dwelling units), two (2) Blocks for future residential/commercial mixed use, two (2) Blocks for parks and eight (8) Blocks for reserves, received Draft Plan Approval on October 7, 2014.

A redline revision to Phase 7 of the Sparrow Meadows Plan of Subdivision was approved in July, 2019 which realigned a number of blocks and to identify one block for future

development. The request has now come in to extend the approval of the Draft Plan of Subdivision for one additional year as they are still in the process of meeting conditions.

COMMENTS AND ANALYSIS:

Phases 1-6 have been registered and are currently under construction. There has been one previous request for extension to Draft Plan Approval for Phase 7. One request for extension of Draft Plan Approval was granted for this subdivision in 2017. If no extension is provided, Phase 7 will expire on October 7, 2019.

In accordance with the Memorandum of Understanding amongst the local municipalities, Region of Niagara and the Niagara Peninsula Conservation Authority (NPCA), all requests for extension to Draft Plans of Subdivision are to be circulated to the Region and NPCA for comments. This is to ensure that any conditions of Draft Plan Approval comply with current policies.

The Region of Niagara did not provide comments at the time of this report, however, had commented on the request for Redline Revision that was submitted in July, 2019 and requested a number of changes to conditions.

The NPCA has previously indicated that they have no interests in Phase 7.

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:

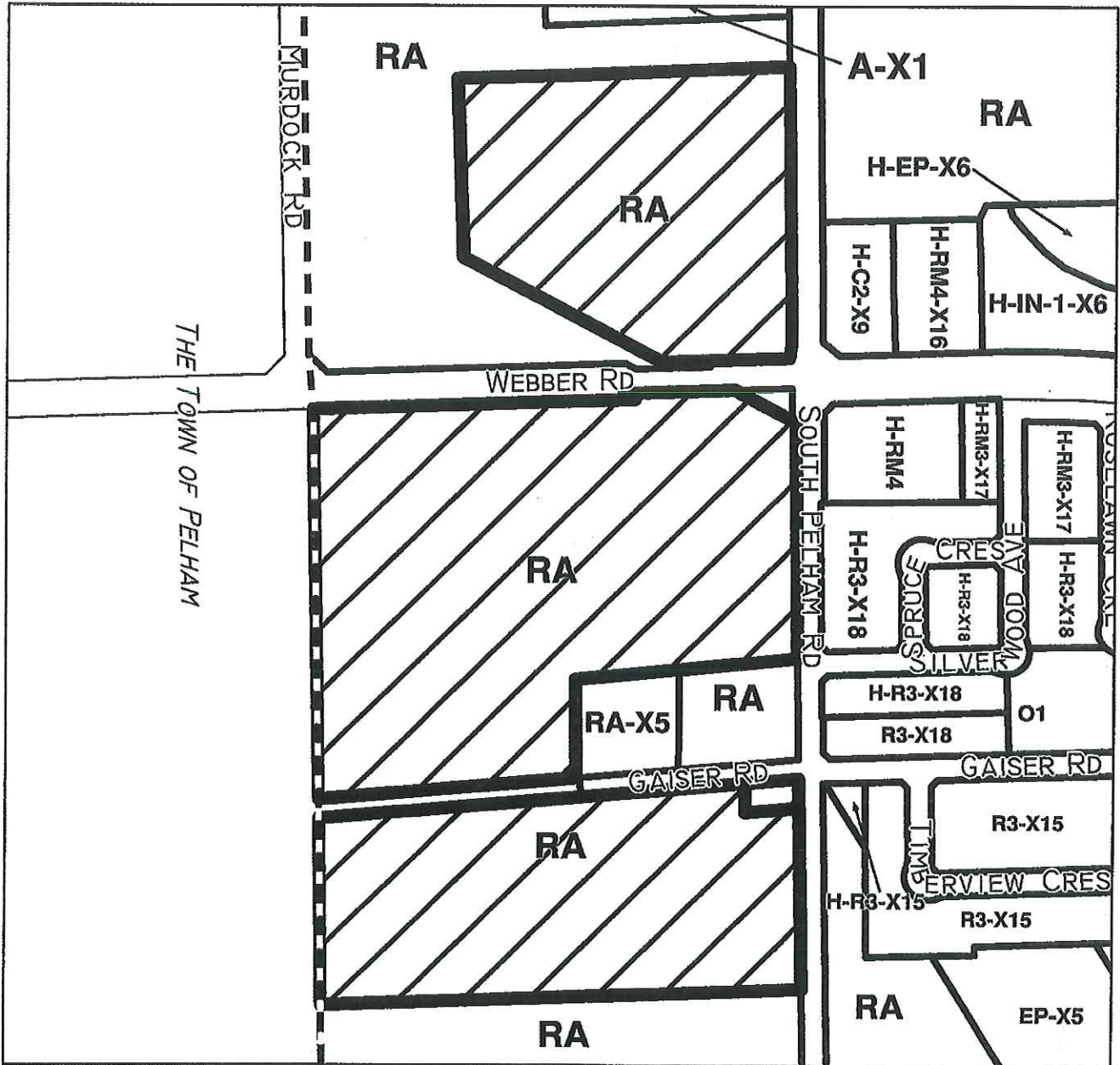
The Sparrow Meadows Plan of Subdivision (File 26T-14-14001), consisting of sixty-three (63) lots for single-detached dwellings and accessory dwelling units and twenty-one (21) Blocks for future residential use (singles, semis, freehold triplexes, street townhouses and accessory dwelling units), two (2) Blocks for future residential/commercial mixed use, two (2) Blocks for parks and eight (8) Blocks for reserves, received Draft Plan Approval on October 7, 2014.

Staff recommend a one (1) year extension to the Sparrow Meadows Phase 7 Subdivision Draft Plan Approval to October 7, 2020.

ATTACHMENTS:

- Appendix I - Key Map
- Appendix II - Request for Draft Plan Extension

2014-02 & 26T-14-14001 & OPA



KEY MAP



SUBJECT LANDS



CITY OF WELLAND
 INTEGRATED SERVICES
 PLANNING DIVISION



**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

**Upper Canada Planning
& Engineering Ltd.**
3-30 Hannover Drive
St. Catharines, ON L2W 1A3
T: 905-688-9400
F: 905-688-5274

Sept. 23rd, 2019

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

Attn: Rachelle Larocque, BES, M.Sc., MCIP, RPP
Planning Supervisor

Re: **Extension of Draft Plan of Subdivision
Sparrow Meadows Estates, Phase 7 - File 26T-14-14001**

On behalf of our client, Upper Canada Consultants respectfully request that the City of Welland grant an extension of Draft Plan of Subdivision approval for Phase 7 of Sparrow Meadows Estates, as the existing approval lapses on Oct. 7th, 2019.

Steps are being taken by our client to satisfy the conditions of draft plan approval. Engineering submissions have been made to the City's Infrastructure and Development Services Department and are in the process of finalizing these drawings. It is the intent of my client to continue to move forward to construction and registration of the Plan of Subdivision.

If you have any questions or require any further information, please contact the undersigned.

Sincerely,

William Heikoop, B.U.R.Pl.
Planner
Upper Canada Consultants

cc. Pasqualino Probo, Silvestri Investments Ltd.
Lindsay Earl, Senior Development Planner, Niagara Region

| APPROVALS | |
|-----------------|---|
| GENERAL MANAGER |  |
| CFO |  |
| CAO |  |

COUNCIL**INFRASTRUCTURE AND DEVELOPMENT SERVICES**

03-139

**REPORT P&B-2019-48
OCTOBER 1, 2019**

SUBJECT: LAY OUT, ESTABLISH AND NAME THE 0.3 METRE RESERVE
– BLOCKS 19 AND 20, PLAN 59M-377, NIAGARA CENTRE
PLAN OF SUBDIVISION (FILE NO. 26T-14-97003)

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

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

APPROVING G.M.: TRAVERS FITZPATRICK
GENERAL MANAGER,
INFRASTRUCTURE AND DEVELOPMENT SERVICES/CITY
ENGINEER

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND authorizes Staff to prepare the necessary By-law(s) to lay out, establish and name the 0.3 metre Reserve described as Blocks 19 and 20, Plan 59M-377 (Niagara Centre Plan of Subdivision) as Power Drive.

ORIGIN AND BACKGROUND:

In order for the City to ensure that proper road access was provided to the lots within the Niagara Centre Plan of Subdivision, the City put in place a 0.3 metre reserve along the frontage of all of the lots within the Plan of Subdivision. This ensured that road access had been provided to all of the lots within the subdivision as the extension of River Road had not been constructed at the time of registration. This would ensure that access is provided to the site prior to development of these lots.

COMMENTS AND ANALYSIS:

The extension of River Road has been constructed, and Power Drive has been constructed, as well as servicing installed. The owner of 224 Power Drive is currently working through the Site Plan Approval Process for the construction of a new Holiday Inn Express and is close to being approved. In order to enable them to construct the new hotel on the property, the 0.3 metre reserve needs to be lifted. As the conditions upon which the reserves were put in place have now been met, it's appropriate to now lift the reserves and name them as part of Power Drive.

FINANCIAL CONSIDERATION:

All costs associated with the redevelopment of this property, including servicing and entrance permits, will be borne by the owner.

OTHER DEPARTMENT IMPLICATIONS:

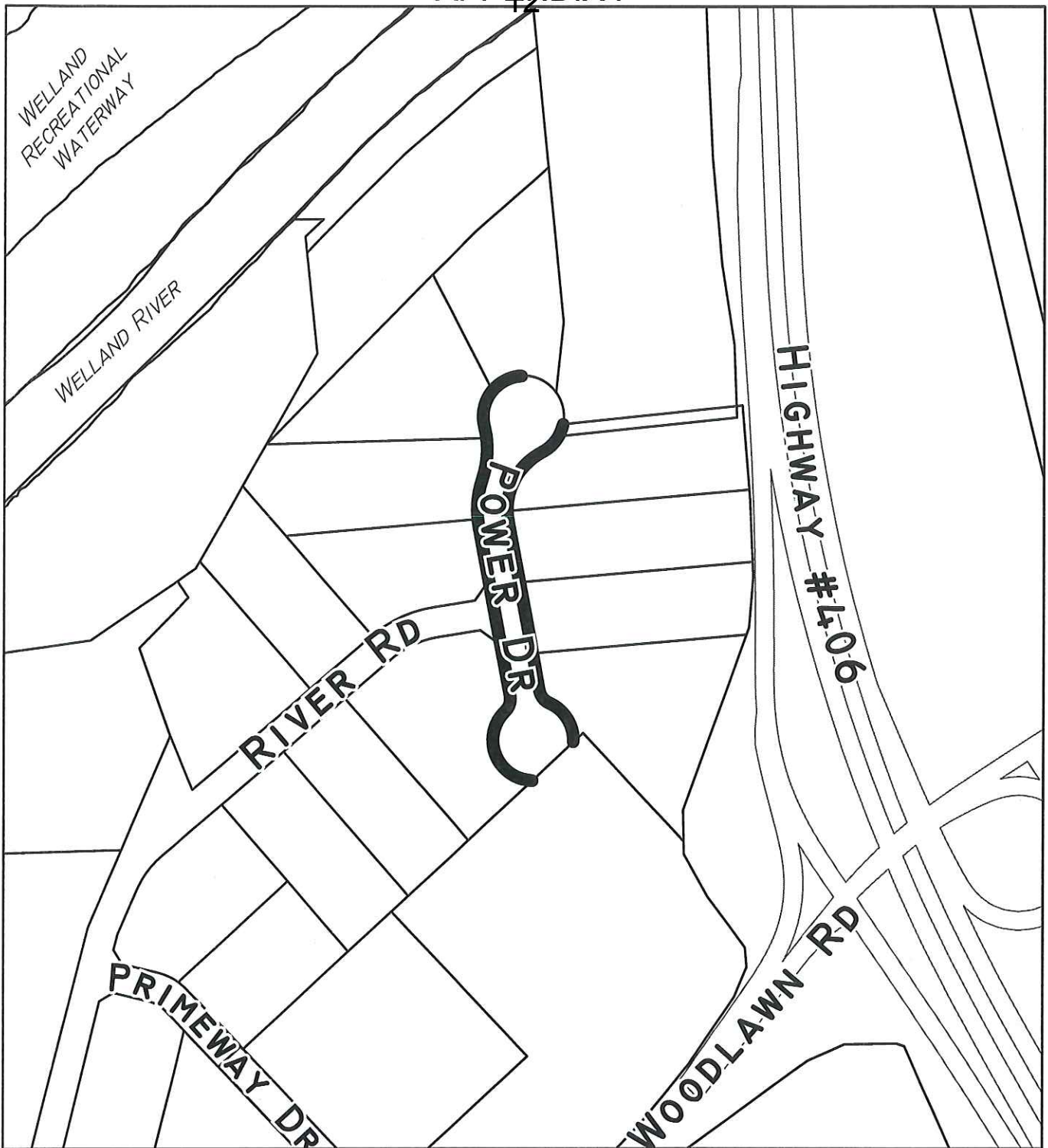
There are no implications to other Divisions as a result of the Recommendations of this Report.

SUMMARY AND CONCLUSION:

The existing 0.3 metre Reserve was put in place to ensure that access was provided to the lots on Power Drive via the extension of River Road. As the extension of River Road has been completed, and the requirements of the Niagara Centre Plan of Subdivision have now been met. All costs associated with the redevelopment of this site will be borne by the applicant.

ATTACHMENTS:

Appendix I - Key Map



LOCATION MAP

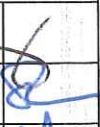


0.3 metre Reserve, Blocks 19 and 20, 59M-377



— SUBJECT LANDS



*Infrastructure and
Development Services*
Planning Division

| APPROVALS | |
|-----------------|---|
| GENERAL MANAGER |  |
| CFO |  |
| CAO |  |

COUNCIL**INFRASTRUCTURE AND DEVELOPMENT SERVICES**

09-60

**REPORT P&B-2019-49
OCTOBER 1, 2019**

**SUBJECT: APPLICATION FOR TAX INCREMENT BASED REBATE PROGRAM
CITY OF WELLAND NIAGARA GATEWAY ECONOMIC ZONE
AND CENTRE COMMUNITY IMPROVEMENT PLAN
JBT HOSPITALITY INC.
224 POWER DRIVE**

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

**APPROVING G.M.: TRAVERS FITZPATRICK
GENERAL MANAGER,
INFRASTRUCTURE AND DEVELOPMENT SERVICES/CITY
ENGINEER**

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the application for the City of Welland Niagara Gateway Economic Zone and Centre Community Improvement Plan Incentive Program for the property known municipally as 224 Power Drive in the City of Welland for the Tax Increment Based Rebate Program in the estimated amount of \$1,062,589.07 over ten (10) years and rebate of the Site Plan Control Exemption Fee of \$2,331.00; and further

THAT Welland City Council directs Staff to prepare the required by-law(s) and agreement(s); and further

THAT Welland City Council authorizes the Mayor and City Clerk to execute any documentation required to satisfy the conditions related to participation in the Tax Increment Based Rebate Program.

ORIGIN AND BACKGROUND:

On March 4, 2014, the Council of the day passed By-law 2014-30 which adopted the City of Welland Niagara Gateway Economic Zone and Centre Community Improvement Plan (Welland Gateway CIP). The purpose of the Gateway CIP is to provide a comprehensive framework for the introduction and implementation of financial incentive programs and municipal leadership actions designed to attract investment and development of employment lands within the City. Three (3) Incentive Programs are available to applicants within the project area. This report deals with the Tax Increment Based Program (TIBR) and the Planning Application Fee Grant Program.

This report is the eleventh (11th) application for the TIBR under the Welland Gateway CIP.

The City of Welland received the application from JBT Hospitality Incorporated on August 27, 2019 for the Gateway CIP Incentive Programs for property municipally known as 224 Power Drive. With reference to Appendix I, the property is located on the east side of Power, north of River Road. The subject lands are located within the Welland Gateway CIP area and are identified as a Strategic Location for Investment.

Tax Increment Based Rebate (TIBR) Program:

The purpose of the TIBR is to stimulate new, sustainable investment by existing and new businesses on employment lands within the City of Welland in the form of development, redevelopment, construction, reconstruction, rehabilitation or adaptive reuse of buildings and properties. The TIBR provides an annual tax increment based rebate payment equal to a percentage of the municipal (City and Regional) property tax increase generated by the project.

The percentage of the annual rebate is based on the following:

- a. economic performance; and
- b. environmental/design performance of the project

The rebate would be paid over a ten (10) year timeframe if the project is located in one of the Strategic Locations for Investment areas identified in the Gateway CIP. The timeframe is five (5) years for projects located outside the Strategic Locations for Investment. The TIBR Program would not require the City to allocate new or additional funds for implementation. The increased tax generated by new development is paid upfront and then a percentage would be returned to the owner as a tax increment rebate. The subject property is eligible for a ten (10) year TIBR.

COMMENTS AND ANALYSIS:

With reference to Appendix II the owner (JBT Hospitality Inc.) is proposing to construct a 4,806.00 square metre (51,731.35 square feet) four (4) storey, eighty (80) room hotel. The construction of this facility will result in a total private sector investment of approximately \$14,555,000.00. This includes the following projected expenses over a five (5) year period:

- Land Acquisition \$855,000.00
- Site Preparation \$400,000.00
- Building Permit Construction Value \$10,000,000.00
- Value of Equipment to be purchased/installed \$800,000.00
- Operational Costs (i.e. salaries, administration, etc.) \$2,500,000.00

The application also indicates that the proposed facility will create a minimum of thirty-five (35) full-time equivalent (FTE) jobs in Welland.

The owner has made application for the TIBR Program. The purpose of these Incentive Programs is to provide financial incentives to help offset the costs of the development or redevelopment of employment lands identified in the Welland Gateway CIP. It is likely that without the benefit of these financial incentive programs, private sector investment may not occur. The construction of this facility will likely result in an increase the municipal

tax base and assist with revitalizing the economy by creating direct and indirect jobs and through the construction and equipping of the proposed works.

Applications for the TIBR are evaluated using the following scoring matrix:

1. Economic Performance

A maximum of fifteen (15) points are available for the Economic Performance. Points are awarded based on the number of full-time or full time equivalent (FTE) jobs created/retained by the proposed business, and the proposed construction value.

With reference to Appendix III, the proposed development scores three (3) point for construction value since the total construction value is \$10,000,000.00 and scores eight (8) points for the creation of thirty-five (35) jobs in Welland. The total estimated points for economic performance is seven (8).

2. Environmental Design Performance

A maximum of five (5) points is available for the environmental design performance of a project with points awarded based on level of Leadership in Energy and Environmental Design (LEED) certification achieved by the project or conformity of the project with the Region's Smart Growth Design Criteria (see Appendix IV).

The proposed development meets five (5) of the six (6) Smart Growth Design Criteria. The total estimated points for Environmental Performance is five (5). The program requires that a minimum of three design criteria be met to receive any points for environmental performance. The following chart provides a brief overview on how the proposed development meets one of the Smart Growth Design Criteria.

| DESIGN PRINCIPLE(S) | DEVELOPMENT FEATURE | PROPOSED DEVELOPMENT |
|--|------------------------|---|
| Foster Attractive Urban Communities and a Sense of Place | Architectural Design | The proposed building facades facing the street will provide architectural design treatments which include colour and material variations, windows and articulations in the wall plane. |
| Context Sensitive | Cycling Infrastructure | The site will provide 4 bicycle parking spaces which meets the requirement in the City's Zoning By-law. |
| Pedestrian-Friendly Public Realm | Site Design | The entrance faces the road and is connected to the road by a walkway. Off Street trails/walkways are not provided as it would not increase accessibility to the site given its location. |

| DESIGN PRINCIPLE(S) | DEVELOPMENT FEATURE | PROPOSED DEVELOPMENT |
|-----------------------------|-----------------------------|---|
| Environmentally Sustainable | Energy Conservation | The property and building includes facilities for recycling waste and will utilize LED lighting and motion/occupancy sensors to help manage energy use, the building also includes a significant number of large windows which will provide natural lighting within the building for daylight harvesting. |
| | Water Consumption Reduction | The landscaping will utilize drought tolerant native species. |

The proposed development scores as follows when applying the above-noted criteria:

| | | |
|-------------------------------|--|-----------|
| Economic Performance | Construction Value = \$10,000,000.00 (3 pts) + Number of FTE's = 35 (8 pts) | 11 |
| Environmental Design | 5/6 Smart Growth Design Criteria | 4 |
| Total Estimated Points | | 15 |

With reference to Appendix III, the Total Estimated Points of fifteen (15) equals a 75% TIBR for the City of Welland and Niagara Region portions of the property tax for a period of ten (10) years.

The TIBR for the development as proposed is estimated to be as follows:

| | 224 Power Drive - Vacant Land | Total Pre-Project Taxes | Project Completion | Tax Increment |
|---------------------------------------|--------------------------------------|--------------------------------|--|----------------------|
| Assessment Value¹ | \$613,922.00 | \$613,922.00 | \$10,677,000.00 | |
| Municipal Taxes^{2,4} | \$5,941.66 | \$5,941.66 | \$147,620.20 | \$141,678.54 |
| Regional Taxes^{3,5} | \$4,782.70 | \$4,782.70 | \$118,825.83 | \$114,043.13 |
| Provincial Taxes^{6,7} | \$4,426.38 | \$4,426.38 | \$109,973.10 | |
| | | | Total | \$255,721.67 |
| | | | % of Tax Increment⁸ | 75.00% |
| | | | City Grant Payment | \$106,258.91 |
| | | | Regional Grant Payment | \$85,532.35 |
| | | | Total Grant Payment | \$191,791.25 |
| | | | Duration of Grant Payment (5 or 10 Yrs)⁹ | 10 |
| | | | Total Grant Payment¹⁰ | \$1,062,589.07 |

The calculations in the above chart are estimates and may change. For example, the Pre-Development and Project Completion Assessment value could be higher or lower. Also the tax rate assessment may change over time.

Staff recommends approval of the application for a Tax Increment Based Rebate as outlined above.

The proposal meets and exceeds the goals and objectives of the CIP by attracting private sector investment in Welland, creating jobs, promoting environmental stewardship and increasing the municipal tax base. No rebate payments will be made until a number of conditions have been met, including but not limited to the following:

- A signed agreement between the City, the Region and the owner;
- Compliance with the Site Plan Control Agreement (in process)
- Yearly confirmation of number of FTE jobs; and
- Full payment of municipal taxes.

The TIBR and site plan fee rebate combined with the City's aggressive approach to attracting new development and promoting the City are critical components in assisting the owner to invest in Welland and the Region of Niagara as a whole.

FINANCIAL CONSIDERATION:

One of the goals of a Community Improvement Plan is to increase the long-term assessment base and property tax revenues for the City of Welland and the Region.

While the TIBR will provide a significant financial incentive to the owner to locate in the City of Welland, the City and the Region currently receive approximately \$5,941.66 and \$4,782.70 respectively in property taxes per year.

The total amount of the TIBR for this project shall not exceed the cost of developing the land.

The TIBR for the City of Welland will be administered as follows:

- Tax Increment Based Rebate Program uses future tax increase (tax increment) to pay for eligible development costs by way of a property tax rebate; and
- Rebate equals 75% of the City portion of property tax increase rebated annually each year for 10 years

OTHER DEPARTMENT IMPLICATIONS:

The Economic Development Division will continue to be actively involved in all aspects of this project to ensure timely approval processes and coordination among the City, Region and Province.

The Finance Division will be involved with all financial aspects associated with this program.

The Engineering Division will be involved in reviewing the completion of engineering works on site.

The Planning Division will be responsible for processing any future development approval applications.

The Building Division will be responsible for processing any Building Permit Applications for the proposal.

The Legal Division will be involved in the registration of the by-law(s) and agreement(s).

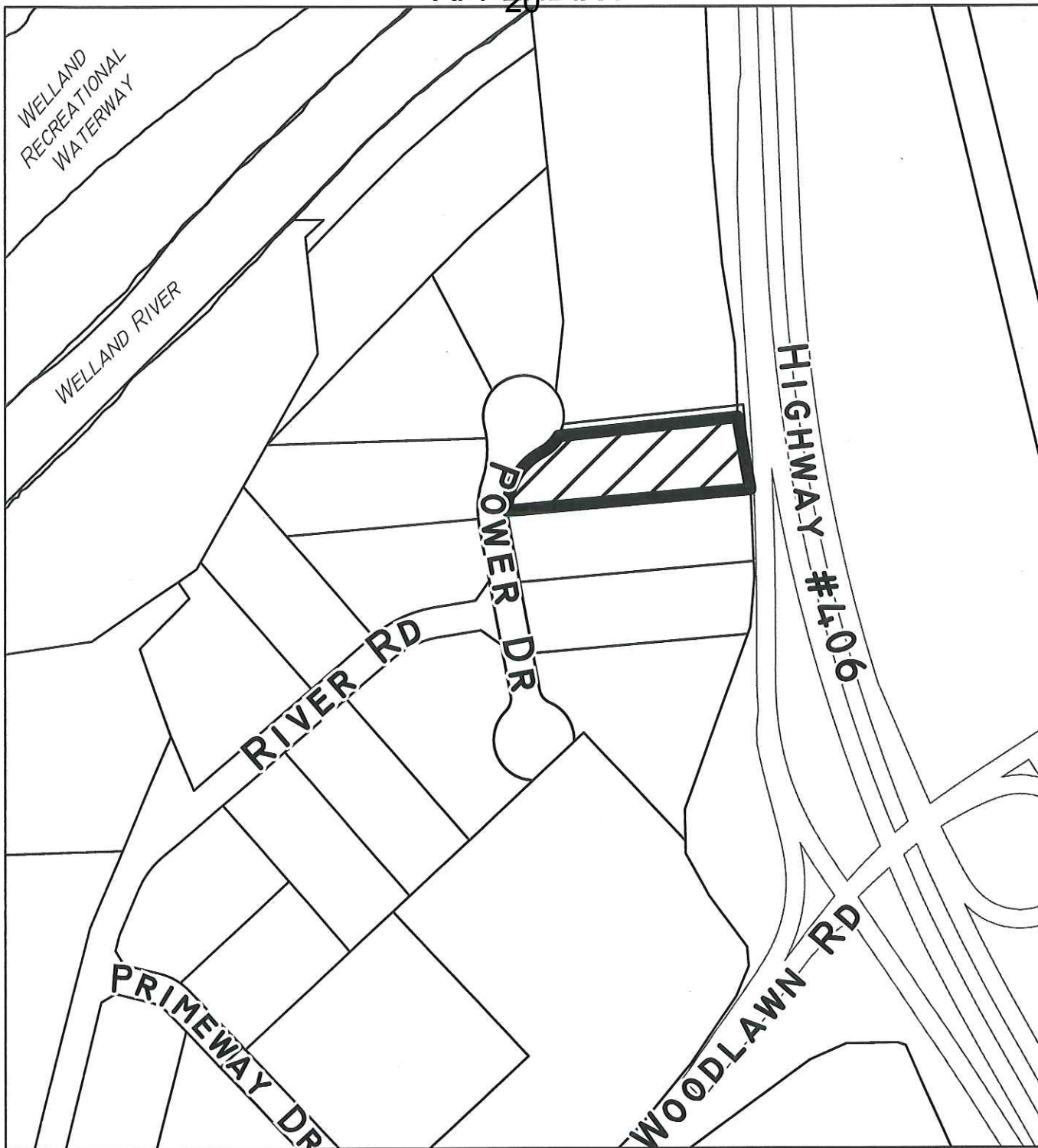
SUMMARY AND CONCLUSION:

The owner of 224 Power Drive has made an application requesting funding under the Welland Gateway CIP Incentive TIBR Program for a proposed four (4) storey, 80 room, Hotel.

Staff recommends approval of the TIBR for 224 Power Drive. The approval of the applications will provide an estimated financial incentive of \$1,062,589.07 over a ten (10) year period. The development may generate up to approximately \$10,000,000.00 in additional assessed value, create thirty-five (35) FTE jobs and a total private sector investment of \$14,555,000.00. The proposal meets and exceeds the goals and objectives of the Gateway CIP and represents a significant investment into the City of Welland and the Region of Niagara as a whole.

ATTACHMENTS:

- Appendix I - Location Map
- Appendix II - Proposed Plans
- Appendix III - Scoring Matrix
- Appendix IV - Smart Growth Design Criteria



LOCATION MAP

224 Power Drive



SUBJECT LANDS



*Infrastructure and
Development Services*
Planning Division

LIST OF DRAWINGS

| NO. | DESCRIPTION |
|-----|----------------|
| 1 | LANDSCAPE PLAN |
| 2 | DETAILS |
| 3 | MECHANICAL |
| 4 | MECHANICAL |
| 5 | MECHANICAL |
| 6 | MECHANICAL |
| 7 | MECHANICAL |
| 8 | MECHANICAL |
| 9 | MECHANICAL |
| 10 | MECHANICAL |
| 11 | MECHANICAL |
| 12 | MECHANICAL |
| 13 | MECHANICAL |
| 14 | MECHANICAL |
| 15 | MECHANICAL |
| 16 | MECHANICAL |
| 17 | MECHANICAL |
| 18 | MECHANICAL |
| 19 | MECHANICAL |
| 20 | MECHANICAL |
| 21 | MECHANICAL |
| 22 | MECHANICAL |
| 23 | MECHANICAL |
| 24 | MECHANICAL |
| 25 | MECHANICAL |
| 26 | MECHANICAL |
| 27 | MECHANICAL |
| 28 | MECHANICAL |
| 29 | MECHANICAL |
| 30 | MECHANICAL |
| 31 | MECHANICAL |
| 32 | MECHANICAL |
| 33 | MECHANICAL |
| 34 | MECHANICAL |
| 35 | MECHANICAL |
| 36 | MECHANICAL |
| 37 | MECHANICAL |
| 38 | MECHANICAL |
| 39 | MECHANICAL |
| 40 | MECHANICAL |
| 41 | MECHANICAL |
| 42 | MECHANICAL |
| 43 | MECHANICAL |
| 44 | MECHANICAL |
| 45 | MECHANICAL |
| 46 | MECHANICAL |
| 47 | MECHANICAL |
| 48 | MECHANICAL |
| 49 | MECHANICAL |
| 50 | MECHANICAL |
| 51 | MECHANICAL |
| 52 | MECHANICAL |
| 53 | MECHANICAL |
| 54 | MECHANICAL |
| 55 | MECHANICAL |
| 56 | MECHANICAL |
| 57 | MECHANICAL |
| 58 | MECHANICAL |
| 59 | MECHANICAL |
| 60 | MECHANICAL |
| 61 | MECHANICAL |
| 62 | MECHANICAL |
| 63 | MECHANICAL |
| 64 | MECHANICAL |
| 65 | MECHANICAL |
| 66 | MECHANICAL |
| 67 | MECHANICAL |
| 68 | MECHANICAL |
| 69 | MECHANICAL |
| 70 | MECHANICAL |
| 71 | MECHANICAL |
| 72 | MECHANICAL |
| 73 | MECHANICAL |
| 74 | MECHANICAL |
| 75 | MECHANICAL |
| 76 | MECHANICAL |
| 77 | MECHANICAL |
| 78 | MECHANICAL |
| 79 | MECHANICAL |
| 80 | MECHANICAL |
| 81 | MECHANICAL |
| 82 | MECHANICAL |
| 83 | MECHANICAL |
| 84 | MECHANICAL |
| 85 | MECHANICAL |
| 86 | MECHANICAL |
| 87 | MECHANICAL |
| 88 | MECHANICAL |
| 89 | MECHANICAL |
| 90 | MECHANICAL |
| 91 | MECHANICAL |
| 92 | MECHANICAL |
| 93 | MECHANICAL |
| 94 | MECHANICAL |
| 95 | MECHANICAL |
| 96 | MECHANICAL |
| 97 | MECHANICAL |
| 98 | MECHANICAL |
| 99 | MECHANICAL |
| 100 | MECHANICAL |

**Holiday Inn Express 4 STOREY -
80 ROOMS**
224 POWER DRIVE,
WELLAND, ONTARIO
City of Welland, Regional Municipality of Niagara



KEY PLAN



**LIST OF CONSULTANTS
ARCHITECT**



CHAMBERLAIN ARCHITECT SERVICES LIMITED
4671 Palladium Way (Unit 1)
Burlington, Ontario, L7M 0W9
Phone: 905.631.7777
Contact: Kyle Nicholas x 226

CVIL

Upper Canada CONSULTANTS
ENGINEERS / PLANNERS
30 Harover Drive Unit 3
St. Catharines, Ontario
Phone: (905) 688-9400
mobile: (905) 651-2616
Contact: Jason Schloley x 502

LANDSCAPE

Adesso Design Inc.
218 Locke Street 2nd, second floor
Hamilton ON, L8P 4R4
Phone: (905) 526-8876
mobile: (905) 506-3598
Contact: Mario Pattucci x 201

STRUCTURAL

MTE Consultant Inc
1016 Sutton Dr.
Burlington, Ontario, L7L 6S8
P: 905.639.2552
F: 905.631.7717
Contact: Chris Mauro

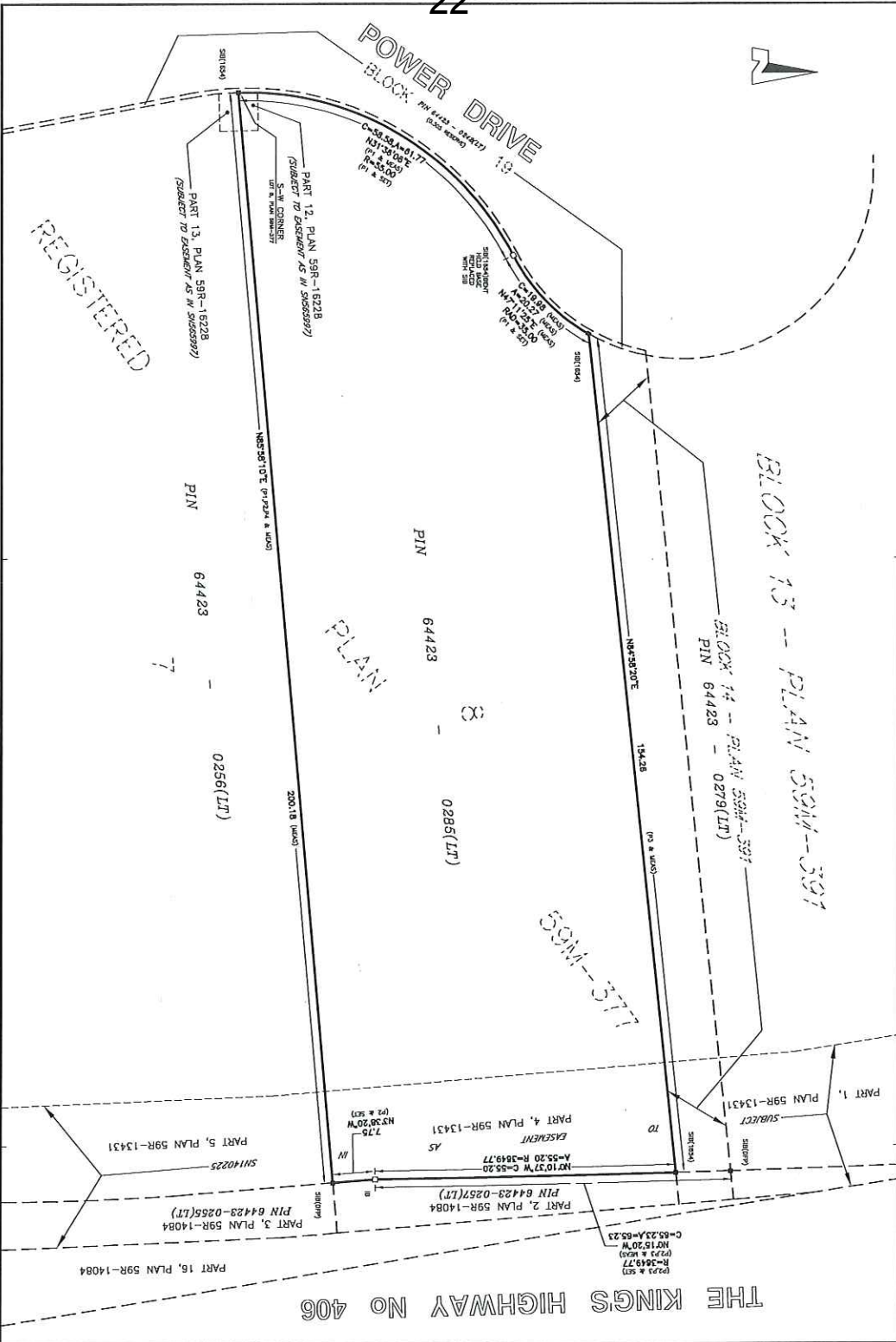
MECHANICAL

Jain Consultants
7450 E Dandoro Crescent,
Mississauga, Ontario, L5N 6P8
P: 905.285.9900
F: 905.567.5246
Contact: Dijana Jasarevic x 261
Rahnel Siddiqui x 259

ELECTRICAL

Jain Consultants
7450 E Dandoro Crescent,
Mississauga, Ontario, L5N 6P8
P: 905.285.9900
F: 905.567.5246
Contact: Laura Liu x 266

| NO. | DESCRIPTION |
|-----|----------------|
| 1 | LANDSCAPE PLAN |
| 2 | DETAILS |
| 3 | MECHANICAL |
| 4 | MECHANICAL |
| 5 | MECHANICAL |
| 6 | MECHANICAL |
| 7 | MECHANICAL |
| 8 | MECHANICAL |
| 9 | MECHANICAL |
| 10 | MECHANICAL |
| 11 | MECHANICAL |
| 12 | MECHANICAL |
| 13 | MECHANICAL |
| 14 | MECHANICAL |
| 15 | MECHANICAL |
| 16 | MECHANICAL |
| 17 | MECHANICAL |
| 18 | MECHANICAL |
| 19 | MECHANICAL |
| 20 | MECHANICAL |
| 21 | MECHANICAL |
| 22 | MECHANICAL |
| 23 | MECHANICAL |
| 24 | MECHANICAL |
| 25 | MECHANICAL |
| 26 | MECHANICAL |
| 27 | MECHANICAL |
| 28 | MECHANICAL |
| 29 | MECHANICAL |
| 30 | MECHANICAL |
| 31 | MECHANICAL |
| 32 | MECHANICAL |
| 33 | MECHANICAL |
| 34 | MECHANICAL |
| 35 | MECHANICAL |
| 36 | MECHANICAL |
| 37 | MECHANICAL |
| 38 | MECHANICAL |
| 39 | MECHANICAL |
| 40 | MECHANICAL |
| 41 | MECHANICAL |
| 42 | MECHANICAL |
| 43 | MECHANICAL |
| 44 | MECHANICAL |
| 45 | MECHANICAL |
| 46 | MECHANICAL |
| 47 | MECHANICAL |
| 48 | MECHANICAL |
| 49 | MECHANICAL |
| 50 | MECHANICAL |
| 51 | MECHANICAL |
| 52 | MECHANICAL |
| 53 | MECHANICAL |
| 54 | MECHANICAL |
| 55 | MECHANICAL |
| 56 | MECHANICAL |
| 57 | MECHANICAL |
| 58 | MECHANICAL |
| 59 | MECHANICAL |
| 60 | MECHANICAL |
| 61 | MECHANICAL |
| 62 | MECHANICAL |
| 63 | MECHANICAL |
| 64 | MECHANICAL |
| 65 | MECHANICAL |
| 66 | MECHANICAL |
| 67 | MECHANICAL |
| 68 | MECHANICAL |
| 69 | MECHANICAL |
| 70 | MECHANICAL |
| 71 | MECHANICAL |
| 72 | MECHANICAL |
| 73 | MECHANICAL |
| 74 | MECHANICAL |
| 75 | MECHANICAL |
| 76 | MECHANICAL |
| 77 | MECHANICAL |
| 78 | MECHANICAL |
| 79 | MECHANICAL |
| 80 | MECHANICAL |
| 81 | MECHANICAL |
| 82 | MECHANICAL |
| 83 | MECHANICAL |
| 84 | MECHANICAL |
| 85 | MECHANICAL |
| 86 | MECHANICAL |
| 87 | MECHANICAL |
| 88 | MECHANICAL |
| 89 | MECHANICAL |
| 90 | MECHANICAL |
| 91 | MECHANICAL |
| 92 | MECHANICAL |
| 93 | MECHANICAL |
| 94 | MECHANICAL |
| 95 | MECHANICAL |
| 96 | MECHANICAL |
| 97 | MECHANICAL |
| 98 | MECHANICAL |
| 99 | MECHANICAL |
| 100 | MECHANICAL |



PLAN OF SURVEY OF
PART OF LOT 8
REGISTERED PLAN 59M-377
CITY OF WELAND
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 500
DONALD G. CHAMBERS
ONVARD LAND SURVEYOR

METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

© COPYRIGHT 2018
NO REPRODUCTION, ALTERATION, OR USE OF THIS REPORT, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION OF DONALD G. CHAMBERS AND ASSOCIATES SURVEYING LTD. IS STRONGLY DISCOURAGED.

BEARING NOTE

ALL BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SURVEYING LINE OF BLOCK 14 ON REGISTERED PLAN 59M-391 ON A COURSE OF N45°30'07"E.

LEGEND

- DEBITS SURVEY MONUMENT FOUND
- SIB SURVEY MONUMENT FOUND
- SSB SURVEY MONUMENT FOUND
- SIB SHORT STANDARD IRON BAR
- SSB SHORT STANDARD IRON BAR
- CB IRON BAR
- CP IRON PIPE
- CONCRETE PIN
- IP IRON PIPE
- IP IRON PIPE
- MEASURED
- ORIGIN UNKNOWN
- N/S/E/W NORTH/SOUTH/EAST/WEST
- N/K/NORTH KNOWN AS
- PK1 REGISTERED PLAN 59M-377
- PK2 REGISTERED PLAN 59M-14084
- PK3 REGISTERED PLAN 59M-18228
- PK4 REGISTERED PLAN 59M-18228
- PK5 D. G. CHAMBERS, O.L.S.
- PK6 DONOVAN FLEISCHMANN FERRICH, O.L.S.

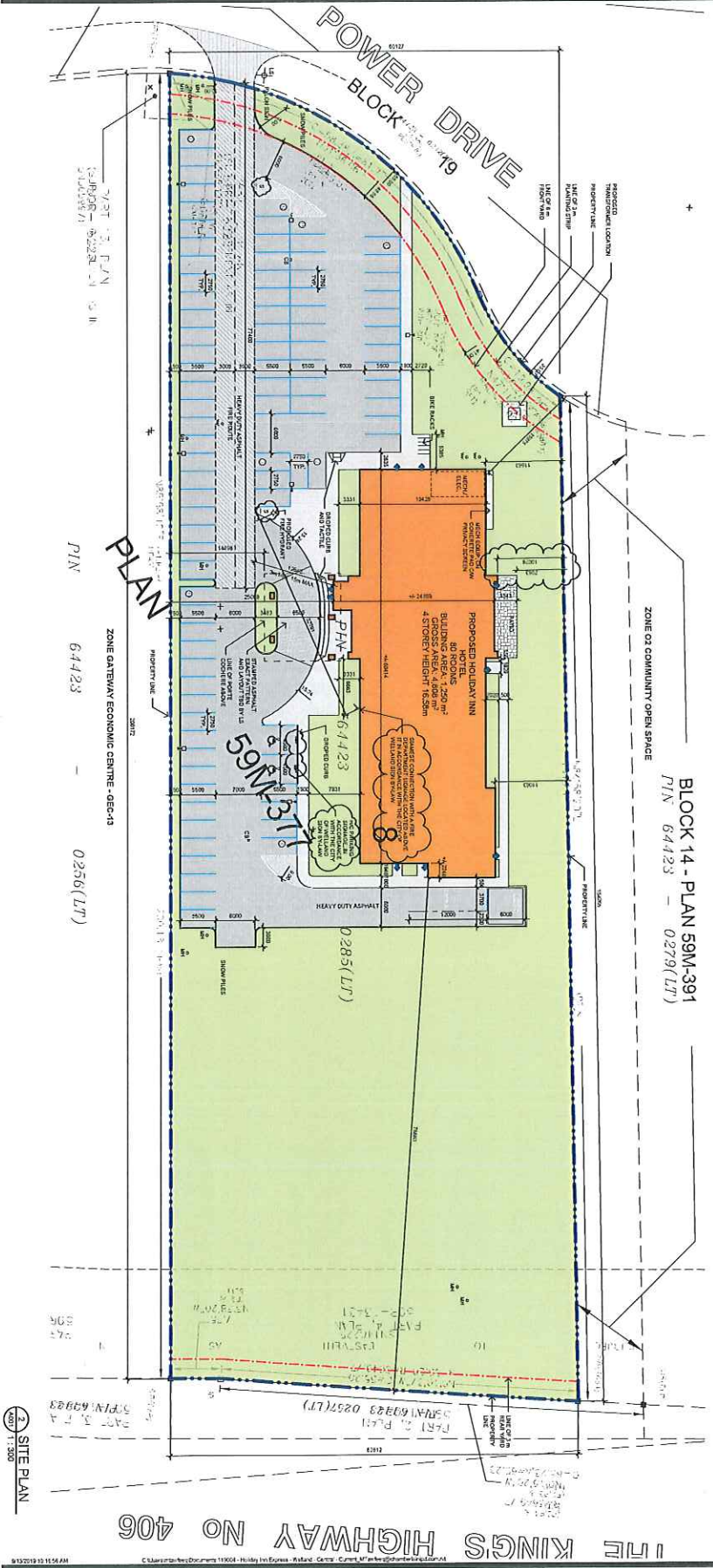
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1) THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE REGULATIONS MADE BY THE SURVEYORS ACT AND THE REGULATIONS MADE THEREUNDER;
2) THESE TIE LINES WERE COMPLETED ON THE 18th DAY OF MAY, 2018.

ASSOCIATION OF ONTARIO LAND SURVEYORS
REG. NO. 2080773
/s/ DONALD G. CHAMBERS
DONALD G. CHAMBERS
ONVARD LAND SURVEYOR

DATE: MAY 31, 2018
BY: DONALD G. CHAMBERS & ASSOCIATES SURVEYING LTD.
12 HURON ROAD EAST
WELLAND, ONT. N2Y 2Y7
PHONE: (519) 735-7841
FAX: (519) 735-7844
WWW.DGCHAMBERS.COM

FORM 011 (REV. 08-26-17) DATE: 08-26-17



SITE STATISTICS

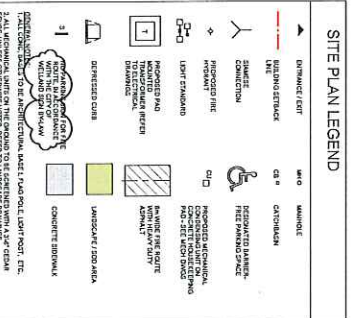
| DESCRIPTION | AREA (SQM) | AREA (SQ FT) | PERCENTAGE |
|--------------|------------|--------------|------------|
| LOT AREA | 12500 | 134000 | 100% |
| LOT FRONTAGE | 125.00 | 1340.00 | 100% |
| LOT DEPTH | 100.00 | 1076.40 | 100% |
| LOT AREA | 12500 | 134000 | 100% |
| LOT FRONTAGE | 125.00 | 1340.00 | 100% |
| LOT DEPTH | 100.00 | 1076.40 | 100% |
| LOT AREA | 12500 | 134000 | 100% |
| LOT FRONTAGE | 125.00 | 1340.00 | 100% |
| LOT DEPTH | 100.00 | 1076.40 | 100% |

PARKING CALCULATIONS

| EXISTING CALCULATION | REQUIRED | EXISTING | DEFICIT |
|--|------------|----------|---------|
| 1 SPACE PER ROOM | 80 ROOMS | 80 | 0 |
| 1 SPACE PER 100 SQM | 12500 SQM | 125 | 0 |
| 1 SPACE PER 100 SQM | 12500 SQM | 125 | 0 |
| 2 SPACES PER PARKING INCLUDING 50% SPACES OF CAR PARKING | 400 SPACES | 125 | 275 |

ZONING BY-LAW REQUIREMENTS

| ZONE REQ | REQUIRED |
|---------------------------------|------------|
| LOT FRONTAGE (MINIMUM) | 50m |
| FRONT YARD SETBACK | 10m |
| SIDE YARD (MINIMUM) | 10m |
| REAR YARD | 10m |
| MINIMUM HEIGHT (MAXIMUM) | NO MAXIMUM |
| BUILDING HEIGHT (MAXIMUM) | 40 PERCENT |
| MINIMUM LANDSCAPE OPEN SPACE | 40 PERCENT |
| MAX LOT COVERAGE | 40 PERCENT |
| PARKING STRIP ALTIMIT. A STREET | 3m |
| RECREATIONAL OR INTUITUAL ZONE | 3m |



Holiday Inn Express
4 STOREY - 80 ROOMS
224 POWER DRIVE, WELLSVILLE, ONTARIO

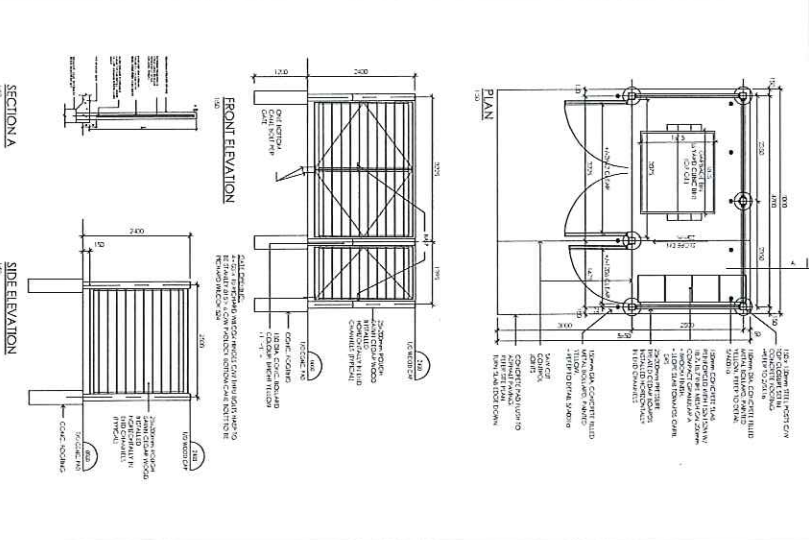
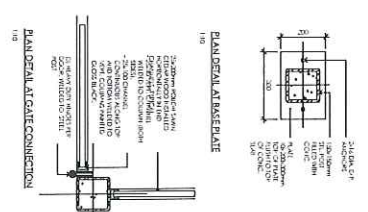
SITE PLAN
DATE: JANUARY 2019
SCALE: AS INDICATED
DRAWN BY: [Name]

APP01

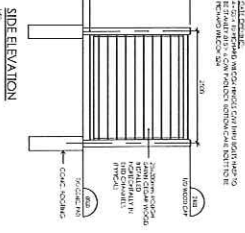
Chamberlain Architects
1077 Highway 70, Unit 100
WELLSVILLE, ONTARIO
Phone: 502.633.7777
www.chamberlainarch.com

APP01

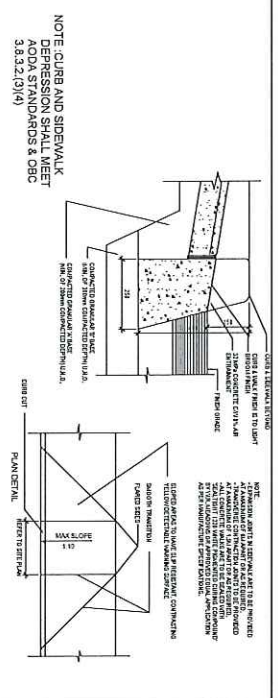
9 GARBAGE ENCLOSURE DETAILS



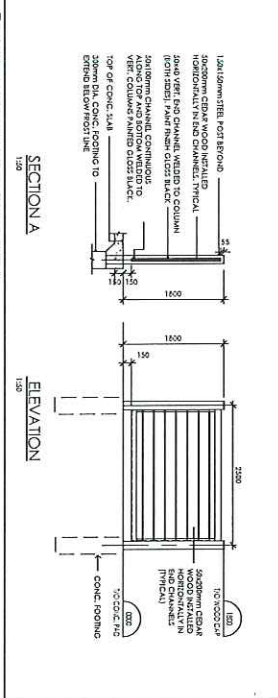
8 GARBAGE ENCLOSURE PLAN AND ELEVATION



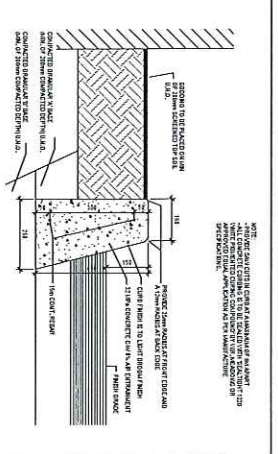
7 CURB AND SIDEWALK DEPRESSION



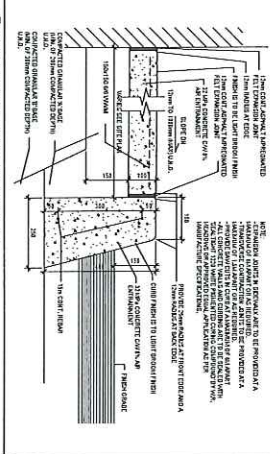
6 CONDENSING UNITS SCREENING



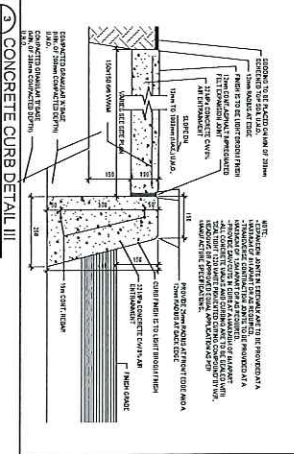
5 CONCRETE CURB DETAIL I



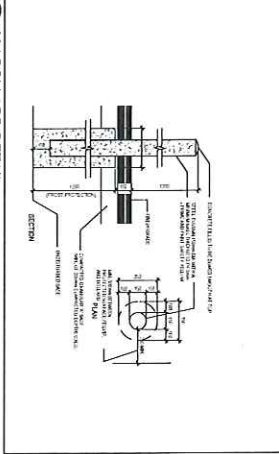
4 CONCRETE CURB DETAIL II



3 CONCRETE CURB DETAIL III



004 BOLLARD DETAIL

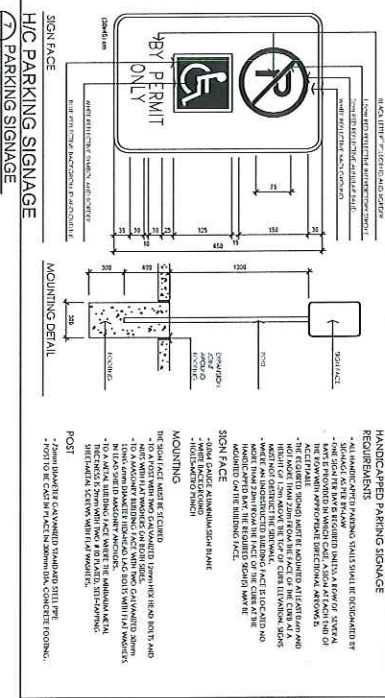


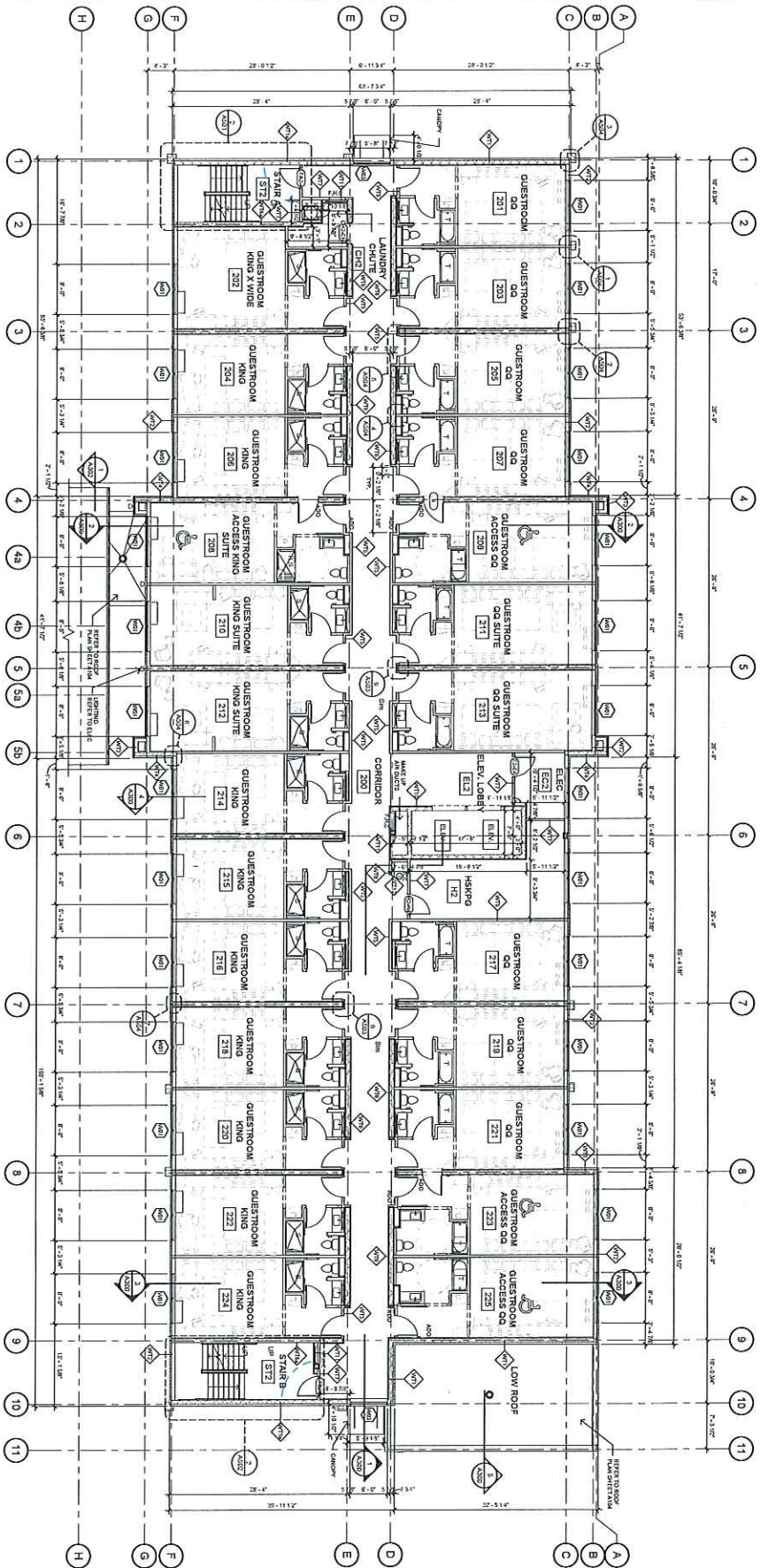
FIRE ROUTE
VEHICLES WILL BE TOWED

FIRE ROUTE-NO PARKING SIGNAGE

NOTE:
Traffic control signs shall be supplied and erected by the Developer as directed by the Director of Public Works. All signs must meet requirements of the City of Markham by the Ontario Traffic Act and the Highway Traffic Act. All signs shall be placed in accordance with the OTM and the Highway Traffic Act. All reflective sheeting is to be made with high intensity type reflective sheeting (a minimum sheeting level of Type III or IV signs and appurtenances). Where warranted, the Director of Public Works may require Warning Signs. Unless otherwise directed, posts shall be galvanneal steel 1/2 inch type imbedded at least 1/2 metres into the ground with lengths to suit the application.

REQUIREMENTS:
- ALL SIGNAGE PERMITTED SHALL BE DESIGNED BY THE DEVELOPER AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
- THE SIGNAGE SHALL BE ERECTED IN ACCORDANCE WITH THE CITY OF MARKHAM SIGNAGE REGULATIONS.
- THE SIGNAGE SHALL BE ERECTED IN ACCORDANCE WITH THE CITY OF MARKHAM SIGNAGE REGULATIONS.
- THE SIGNAGE SHALL BE ERECTED IN ACCORDANCE WITH THE CITY OF MARKHAM SIGNAGE REGULATIONS.





2ND FLOOR PLAN
1/8" = 1'-0"

| LEVEL | NAME | COUNT | PERCENTAGE |
|------------------|--------------------|-------|------------|
| 2ND FLOOR | | | |
| 2ND FLOOR | QUESTIONS QD | 5 | 6% |
| 2ND FLOOR | QUESTIONS QD SUITE | 1 | 1% |
| 2ND FLOOR | QUESTIONS QD SUITE | 2 | 3% |
| 2ND FLOOR | QUESTIONS QD SUITE | 3 | 4% |
| 2ND FLOOR | QUESTIONS QD SUITE | 4 | 5% |
| 2ND FLOOR | QUESTIONS QD SUITE | 5 | 6% |
| 2ND FLOOR | QUESTIONS QD SUITE | 6 | 7% |
| 2ND FLOOR | QUESTIONS QD SUITE | 7 | 9% |
| 2ND FLOOR | QUESTIONS QD SUITE | 8 | 10% |
| 2ND FLOOR | QUESTIONS QD SUITE | 9 | 11% |
| 2ND FLOOR | QUESTIONS QD SUITE | 10 | 13% |
| 2ND FLOOR | QUESTIONS QD SUITE | 11 | 14% |
| 2ND FLOOR | QUESTIONS QD SUITE | 12 | 15% |
| 2ND FLOOR | QUESTIONS QD SUITE | 13 | 16% |
| 2ND FLOOR | QUESTIONS QD SUITE | 14 | 18% |
| 2ND FLOOR | QUESTIONS QD SUITE | 15 | 19% |
| 2ND FLOOR | QUESTIONS QD SUITE | 16 | 20% |
| 2ND FLOOR | QUESTIONS QD SUITE | 17 | 21% |
| 2ND FLOOR | QUESTIONS QD SUITE | 18 | 23% |
| 2ND FLOOR | QUESTIONS QD SUITE | 19 | 24% |
| 2ND FLOOR | QUESTIONS QD SUITE | 20 | 25% |
| 2ND FLOOR | QUESTIONS QD SUITE | 21 | 27% |
| 2ND FLOOR | QUESTIONS QD SUITE | 22 | 28% |
| 2ND FLOOR | QUESTIONS QD SUITE | 23 | 29% |
| 2ND FLOOR | QUESTIONS QD SUITE | 24 | 31% |
| 2ND FLOOR | QUESTIONS QD SUITE | 25 | 32% |
| 2ND FLOOR | QUESTIONS QD SUITE | 26 | 34% |
| 2ND FLOOR | QUESTIONS QD SUITE | 27 | 35% |
| 2ND FLOOR | QUESTIONS QD SUITE | 28 | 37% |
| 2ND FLOOR | QUESTIONS QD SUITE | 29 | 38% |
| 2ND FLOOR | QUESTIONS QD SUITE | 30 | 40% |
| 2ND FLOOR | QUESTIONS QD SUITE | 31 | 41% |
| 2ND FLOOR | QUESTIONS QD SUITE | 32 | 43% |
| 2ND FLOOR | QUESTIONS QD SUITE | 33 | 44% |
| 2ND FLOOR | QUESTIONS QD SUITE | 34 | 46% |
| 2ND FLOOR | QUESTIONS QD SUITE | 35 | 47% |
| 2ND FLOOR | QUESTIONS QD SUITE | 36 | 49% |
| 2ND FLOOR | QUESTIONS QD SUITE | 37 | 50% |
| 2ND FLOOR | QUESTIONS QD SUITE | 38 | 52% |
| 2ND FLOOR | QUESTIONS QD SUITE | 39 | 53% |
| 2ND FLOOR | QUESTIONS QD SUITE | 40 | 55% |
| 2ND FLOOR | QUESTIONS QD SUITE | 41 | 56% |
| 2ND FLOOR | QUESTIONS QD SUITE | 42 | 58% |
| 2ND FLOOR | QUESTIONS QD SUITE | 43 | 59% |
| 2ND FLOOR | QUESTIONS QD SUITE | 44 | 61% |
| 2ND FLOOR | QUESTIONS QD SUITE | 45 | 62% |
| 2ND FLOOR | QUESTIONS QD SUITE | 46 | 64% |
| 2ND FLOOR | QUESTIONS QD SUITE | 47 | 65% |
| 2ND FLOOR | QUESTIONS QD SUITE | 48 | 67% |
| 2ND FLOOR | QUESTIONS QD SUITE | 49 | 68% |
| 2ND FLOOR | QUESTIONS QD SUITE | 50 | 70% |
| 2ND FLOOR | QUESTIONS QD SUITE | 51 | 71% |
| 2ND FLOOR | QUESTIONS QD SUITE | 52 | 73% |
| 2ND FLOOR | QUESTIONS QD SUITE | 53 | 74% |
| 2ND FLOOR | QUESTIONS QD SUITE | 54 | 76% |
| 2ND FLOOR | QUESTIONS QD SUITE | 55 | 77% |
| 2ND FLOOR | QUESTIONS QD SUITE | 56 | 79% |
| 2ND FLOOR | QUESTIONS QD SUITE | 57 | 80% |
| 2ND FLOOR | QUESTIONS QD SUITE | 58 | 82% |
| 2ND FLOOR | QUESTIONS QD SUITE | 59 | 83% |
| 2ND FLOOR | QUESTIONS QD SUITE | 60 | 85% |
| 2ND FLOOR | QUESTIONS QD SUITE | 61 | 86% |
| 2ND FLOOR | QUESTIONS QD SUITE | 62 | 88% |
| 2ND FLOOR | QUESTIONS QD SUITE | 63 | 89% |
| 2ND FLOOR | QUESTIONS QD SUITE | 64 | 91% |
| 2ND FLOOR | QUESTIONS QD SUITE | 65 | 92% |
| 2ND FLOOR | QUESTIONS QD SUITE | 66 | 94% |
| 2ND FLOOR | QUESTIONS QD SUITE | 67 | 95% |
| 2ND FLOOR | QUESTIONS QD SUITE | 68 | 97% |
| 2ND FLOOR | QUESTIONS QD SUITE | 69 | 98% |
| 2ND FLOOR | QUESTIONS QD SUITE | 70 | 100% |

Holiday Inn Express
4 STOREY -
80 ROOMS

224 POWERS DRIVE
WELLAND, ONTARIO

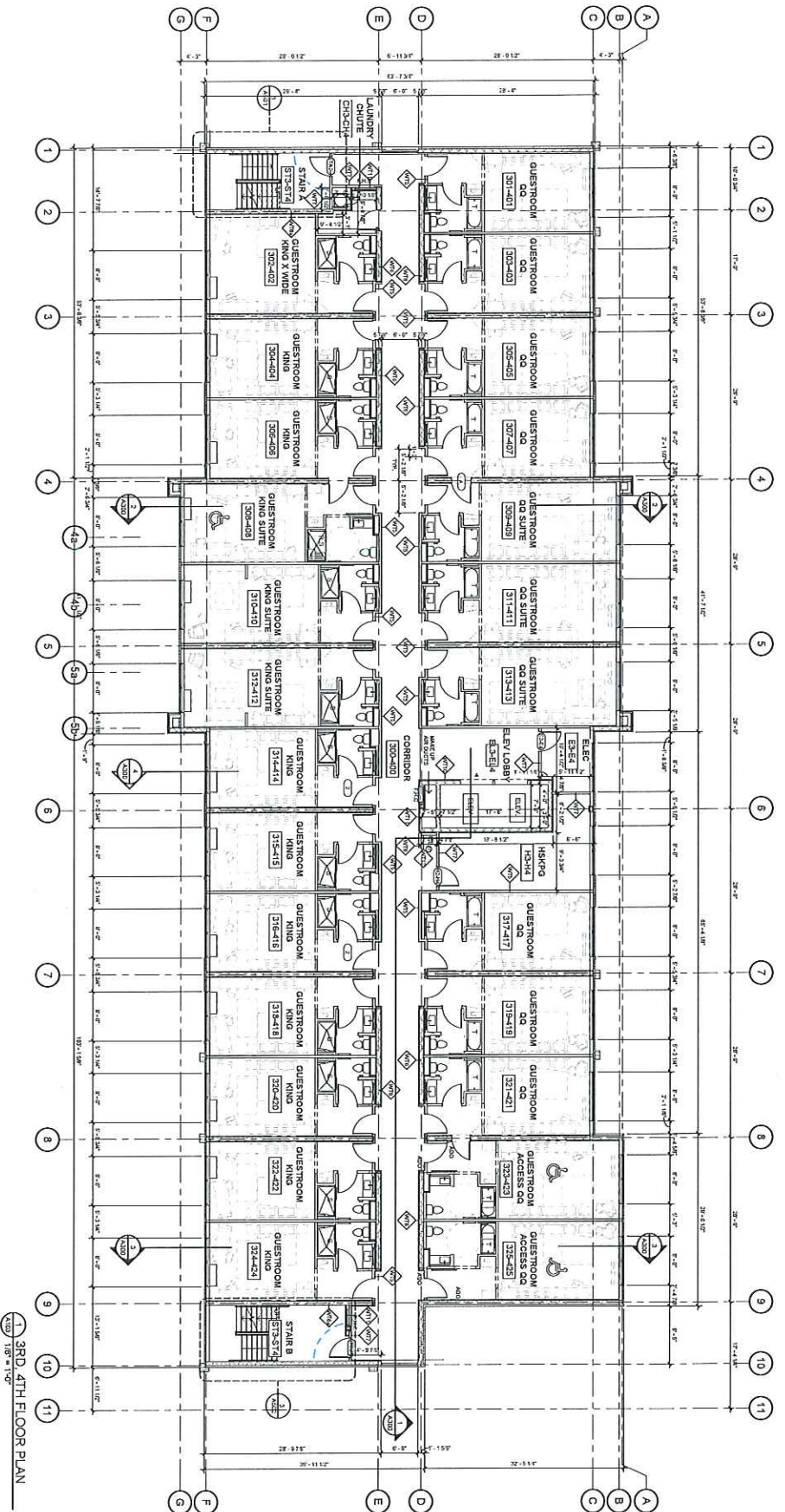
2ND FLOOR PLAN

DATE: JANUARY 2019
DRAWN BY: MT
CHECKED BY: KN
SCALE: As Indicated
PROJECT NO: 118004

CONSTRUCTION NOTES:
1. FINISHES TO BE AS SHOWN.
2. SEE GENERAL NOTES FOR FINISHES.
3. SEE GENERAL NOTES FOR MATERIALS.
4. SEE GENERAL NOTES FOR DIMENSIONS.
5. SEE GENERAL NOTES FOR TOLERANCES.
6. SEE GENERAL NOTES FOR COORDINATION.
7. SEE GENERAL NOTES FOR CLASH DETECTION.
8. SEE GENERAL NOTES FOR CONFLICT RESOLUTION.
9. SEE GENERAL NOTES FOR DISCREPANCY RESOLUTION.
10. SEE GENERAL NOTES FOR APPROVALS.
11. SEE GENERAL NOTES FOR SUBMITTALS.
12. SEE GENERAL NOTES FOR SCHEDULES.
13. SEE GENERAL NOTES FOR SPECIFICATIONS.
14. SEE GENERAL NOTES FOR CONTRACT DOCUMENTS.
15. SEE GENERAL NOTES FOR LEGAL OPINIONS.
16. SEE GENERAL NOTES FOR RISK MANAGEMENT.
17. SEE GENERAL NOTES FOR QUALITY CONTROL.
18. SEE GENERAL NOTES FOR SAFETY PRECAUTIONS.
19. SEE GENERAL NOTES FOR ENVIRONMENTAL PROTECTION.
20. SEE GENERAL NOTES FOR COMMUNITY RELATIONS.

Chamberlain Automation
Service Limited
8711 Midland Ave (Unit 1)
Danville, Ontario N1R 8N9
Phone: (905) 377-7777
www.chamberlain.com

A102



3RD, 4TH FLOOR PLAN

BATHROOM LEGEND

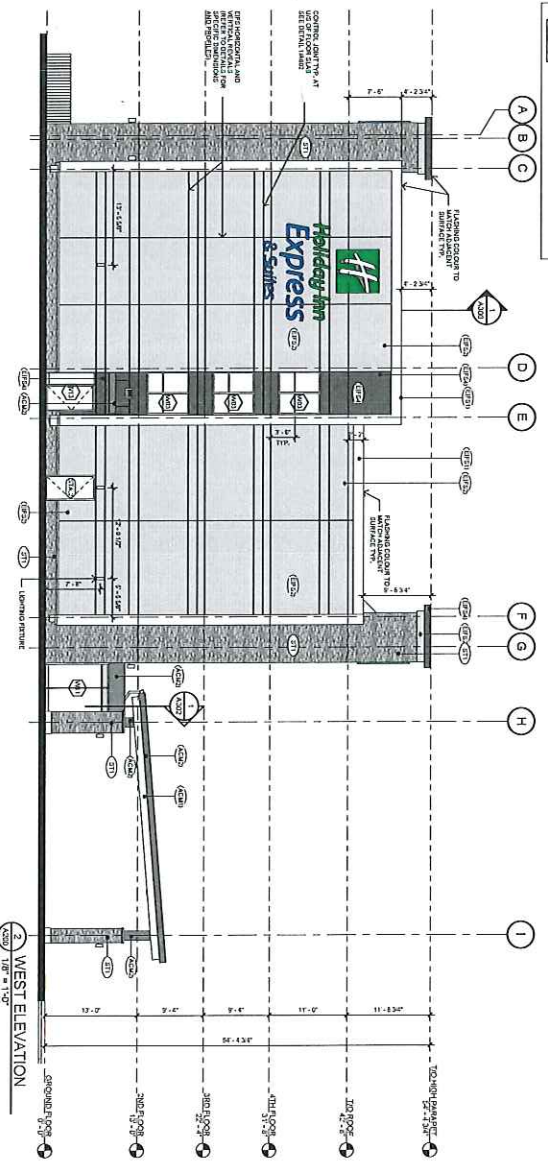
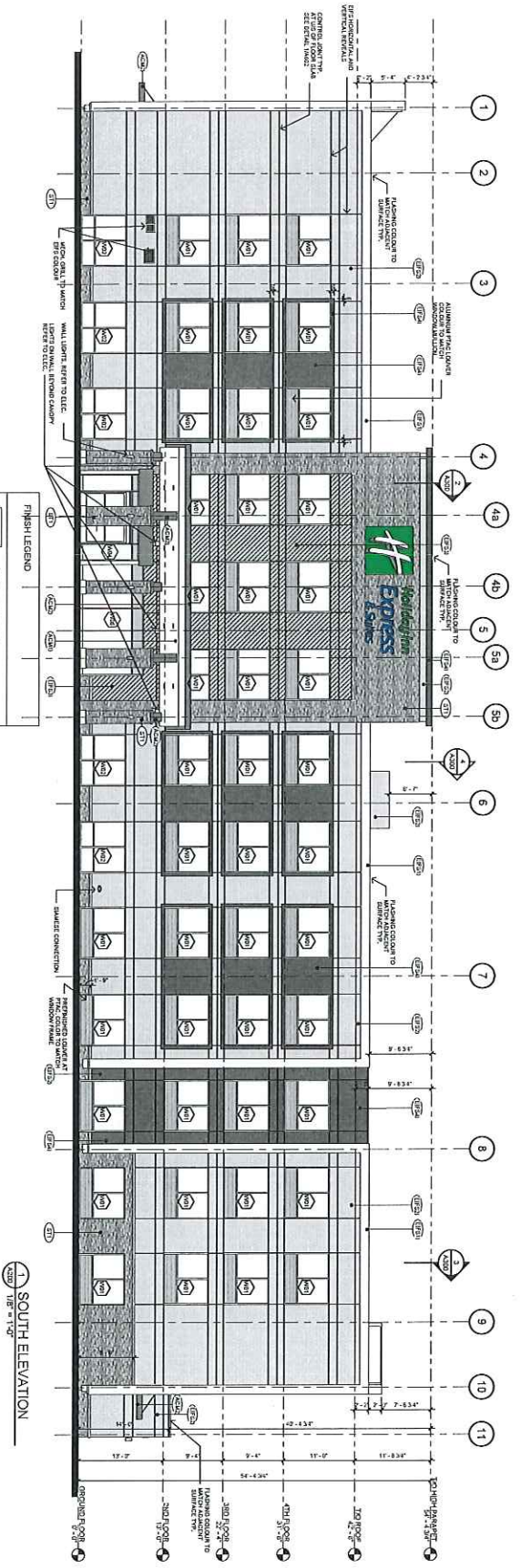
- 1 TUB
- 2 SHOWER
- 3 HALF-BATH

| LEVEL | SUITE NAME OR FLOOR | GRID | PREFERENCE |
|-----------|---------------------|------|------------|
| 3RD FLOOR | 3RD FLOOR | 1 | 0A |
| 3RD FLOOR | 3RD FLOOR | 2 | 0A |
| 3RD FLOOR | 3RD FLOOR | 3 | 0A |
| 3RD FLOOR | 3RD FLOOR | 4 | 0A |
| 3RD FLOOR | 3RD FLOOR | 5 | 0A |
| 3RD FLOOR | 3RD FLOOR | 6 | 0A |
| 3RD FLOOR | 3RD FLOOR | 7 | 0A |
| 3RD FLOOR | 3RD FLOOR | 8 | 0A |
| 3RD FLOOR | 3RD FLOOR | 9 | 0A |
| 3RD FLOOR | 3RD FLOOR | 10 | 0A |
| 3RD FLOOR | 3RD FLOOR | 11 | 0A |
| 3RD FLOOR | 3RD FLOOR | 12 | 0A |
| 3RD FLOOR | 3RD FLOOR | 13 | 0A |
| 3RD FLOOR | 3RD FLOOR | 14 | 0A |
| 3RD FLOOR | 3RD FLOOR | 15 | 0A |
| 3RD FLOOR | 3RD FLOOR | 16 | 0A |
| 3RD FLOOR | 3RD FLOOR | 17 | 0A |
| 3RD FLOOR | 3RD FLOOR | 18 | 0A |
| 3RD FLOOR | 3RD FLOOR | 19 | 0A |
| 3RD FLOOR | 3RD FLOOR | 20 | 0A |
| 3RD FLOOR | 3RD FLOOR | 21 | 0A |
| 3RD FLOOR | 3RD FLOOR | 22 | 0A |
| 3RD FLOOR | 3RD FLOOR | 23 | 0A |
| 3RD FLOOR | 3RD FLOOR | 24 | 0A |
| 3RD FLOOR | 3RD FLOOR | 25 | 0A |
| 3RD FLOOR | 3RD FLOOR | 26 | 0A |
| 3RD FLOOR | 3RD FLOOR | 27 | 0A |
| 3RD FLOOR | 3RD FLOOR | 28 | 0A |
| 3RD FLOOR | 3RD FLOOR | 29 | 0A |
| 3RD FLOOR | 3RD FLOOR | 30 | 0A |
| 3RD FLOOR | 3RD FLOOR | 31 | 0A |
| 3RD FLOOR | 3RD FLOOR | 32 | 0A |
| 3RD FLOOR | 3RD FLOOR | 33 | 0A |
| 3RD FLOOR | 3RD FLOOR | 34 | 0A |
| 3RD FLOOR | 3RD FLOOR | 35 | 0A |
| 3RD FLOOR | 3RD FLOOR | 36 | 0A |
| 3RD FLOOR | 3RD FLOOR | 37 | 0A |
| 3RD FLOOR | 3RD FLOOR | 38 | 0A |
| 3RD FLOOR | 3RD FLOOR | 39 | 0A |
| 3RD FLOOR | 3RD FLOOR | 40 | 0A |
| 3RD FLOOR | 3RD FLOOR | 41 | 0A |
| 3RD FLOOR | 3RD FLOOR | 42 | 0A |
| 3RD FLOOR | 3RD FLOOR | 43 | 0A |
| 3RD FLOOR | 3RD FLOOR | 44 | 0A |
| 3RD FLOOR | 3RD FLOOR | 45 | 0A |
| 3RD FLOOR | 3RD FLOOR | 46 | 0A |
| 3RD FLOOR | 3RD FLOOR | 47 | 0A |
| 3RD FLOOR | 3RD FLOOR | 48 | 0A |
| 3RD FLOOR | 3RD FLOOR | 49 | 0A |
| 3RD FLOOR | 3RD FLOOR | 50 | 0A |
| 3RD FLOOR | 3RD FLOOR | 51 | 0A |
| 3RD FLOOR | 3RD FLOOR | 52 | 0A |
| 3RD FLOOR | 3RD FLOOR | 53 | 0A |
| 3RD FLOOR | 3RD FLOOR | 54 | 0A |
| 3RD FLOOR | 3RD FLOOR | 55 | 0A |
| 3RD FLOOR | 3RD FLOOR | 56 | 0A |
| 3RD FLOOR | 3RD FLOOR | 57 | 0A |
| 3RD FLOOR | 3RD FLOOR | 58 | 0A |
| 3RD FLOOR | 3RD FLOOR | 59 | 0A |
| 3RD FLOOR | 3RD FLOOR | 60 | 0A |
| 3RD FLOOR | 3RD FLOOR | 61 | 0A |
| 3RD FLOOR | 3RD FLOOR | 62 | 0A |
| 3RD FLOOR | 3RD FLOOR | 63 | 0A |
| 3RD FLOOR | 3RD FLOOR | 64 | 0A |
| 3RD FLOOR | 3RD FLOOR | 65 | 0A |
| 3RD FLOOR | 3RD FLOOR | 66 | 0A |
| 3RD FLOOR | 3RD FLOOR | 67 | 0A |
| 3RD FLOOR | 3RD FLOOR | 68 | 0A |
| 3RD FLOOR | 3RD FLOOR | 69 | 0A |
| 3RD FLOOR | 3RD FLOOR | 70 | 0A |
| 3RD FLOOR | 3RD FLOOR | 71 | 0A |
| 3RD FLOOR | 3RD FLOOR | 72 | 0A |
| 3RD FLOOR | 3RD FLOOR | 73 | 0A |
| 3RD FLOOR | 3RD FLOOR | 74 | 0A |
| 3RD FLOOR | 3RD FLOOR | 75 | 0A |
| 3RD FLOOR | 3RD FLOOR | 76 | 0A |
| 3RD FLOOR | 3RD FLOOR | 77 | 0A |
| 3RD FLOOR | 3RD FLOOR | 78 | 0A |
| 3RD FLOOR | 3RD FLOOR | 79 | 0A |
| 3RD FLOOR | 3RD FLOOR | 80 | 0A |

Holiday Inn Express & Suites
 4 STOREY - 80 ROOMS
 524 POWER DRIVE,
 WILLOW, ONTARIO

Chamberlain Architects
 1100 SHEPPARD AVENUE EAST
 SUITE 1000
 SCARBOROUGH, ONTARIO M1S 1T5
 Phone: 566.631.7777
 www.chamberlain.ca

DATE: 11/15/2018
 TIME: 10:00 AM
 PROJECT: 119004
 DRAWING: A103

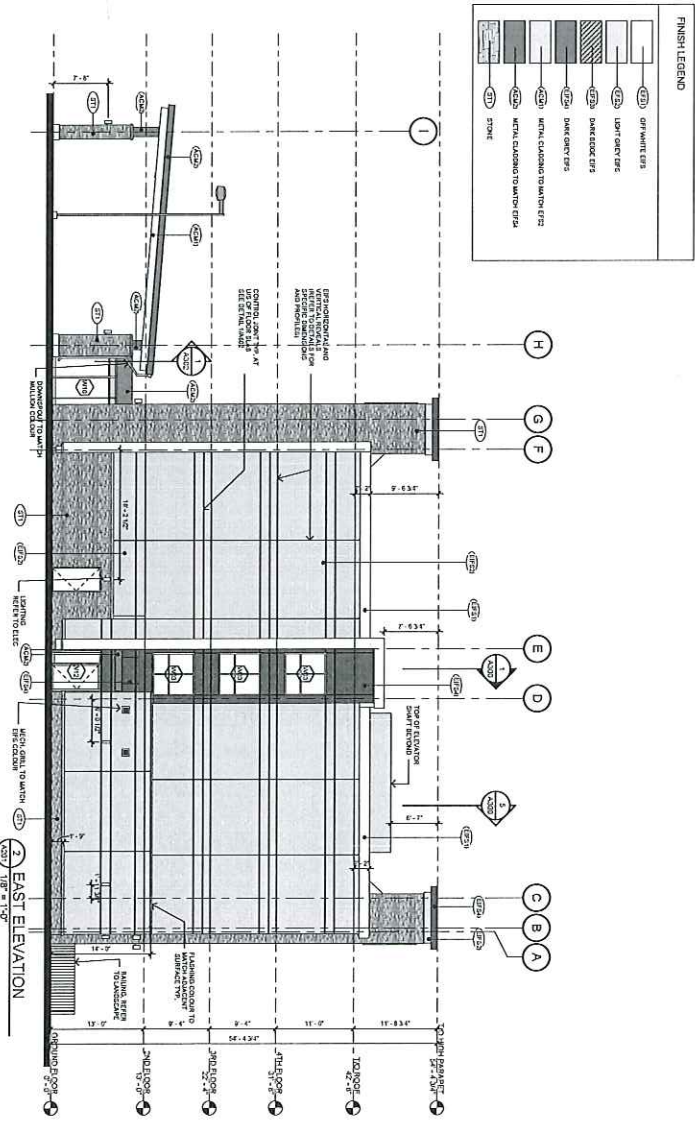
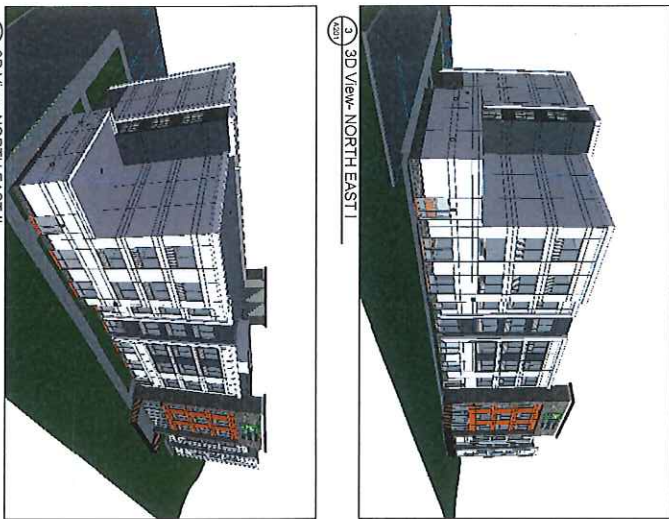
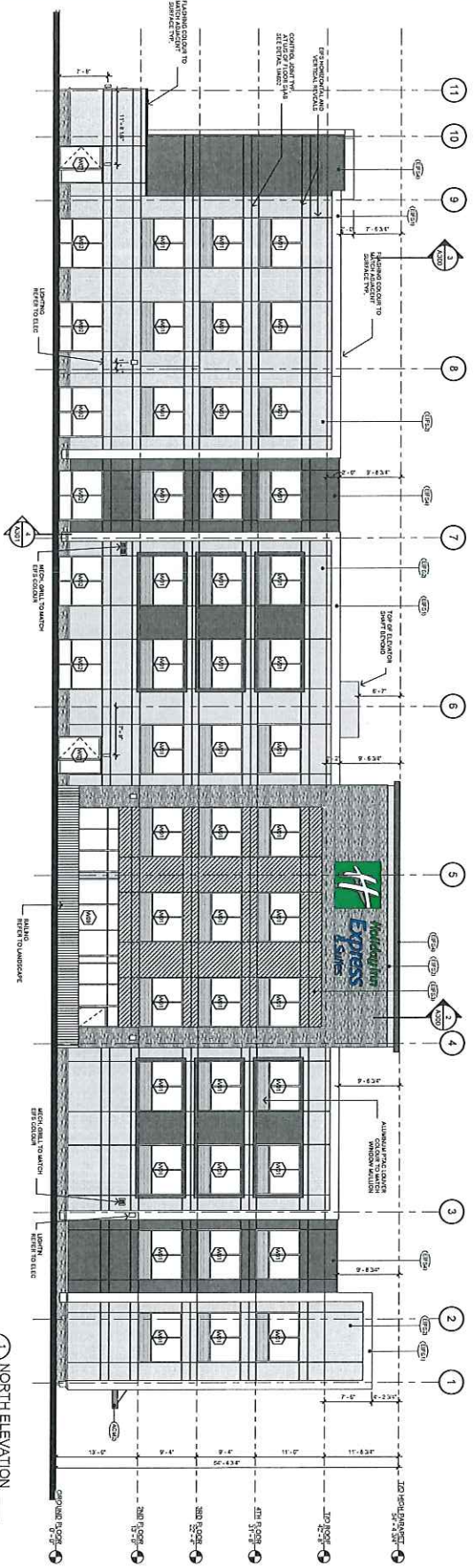


Chamberlain Architecture
 4871 Hamilton Way (Unit 1)
 Canada, Ontario, L9B 5W5
 Phone: 905.637.7777
 www.chamberlainhd.com

PROJECT
 Holiday Inn Express & Suites
 4 STOREY - 80 ROOMS
 224 POWERS DRIVE
 WILLOWDALE, ONTARIO

EXTERIOR ELEVATION I
 DATE: JANUARY 2019
 DRAWN BY: MT
 CHECKED BY: KN
 SCALE: AS SHOWN
 PROJECT NO: 115004

A200



FINISH LEGEND

| | |
|------|-----------------------------|
| (E1) | GRIT WHITE ESS |
| (E2) | LIPT GRC/EPF |
| (E3) | PAKED GRC/EPF |
| (E4) | SMK GRC/EPF |
| (E5) | METAL CLADDING TO MATCH EFS |
| (E6) | METAL CLADDING TO MATCH EFS |
| (E7) | STONE |

Chamberlain Architectural
 Chamberlain Architect
 4677 Victoria Way, Unit 11
 Oakville, Ontario L6M 3M9
 Phone: 905.231.7777
 www.chamberlainpco.com

PROJECT
 Holiday Inn Express
 4 STOREY -
 80 ROOMS
 224 POWER DRIVE
 WILLOWDALE, ONTARIO

DATE
 JANUARY 2019

SCALE
 M/T

TITLE
 EXTERIOR ELEVATION II

DRAWN BY
 AS indicated

PROJECT NO.
 119004

DATE
 119004

PROJECT
 Holiday Inn Express
 4 STOREY -
 80 ROOMS
 224 POWER DRIVE
 WILLOWDALE, ONTARIO

DATE
 JANUARY 2019

SCALE
 M/T

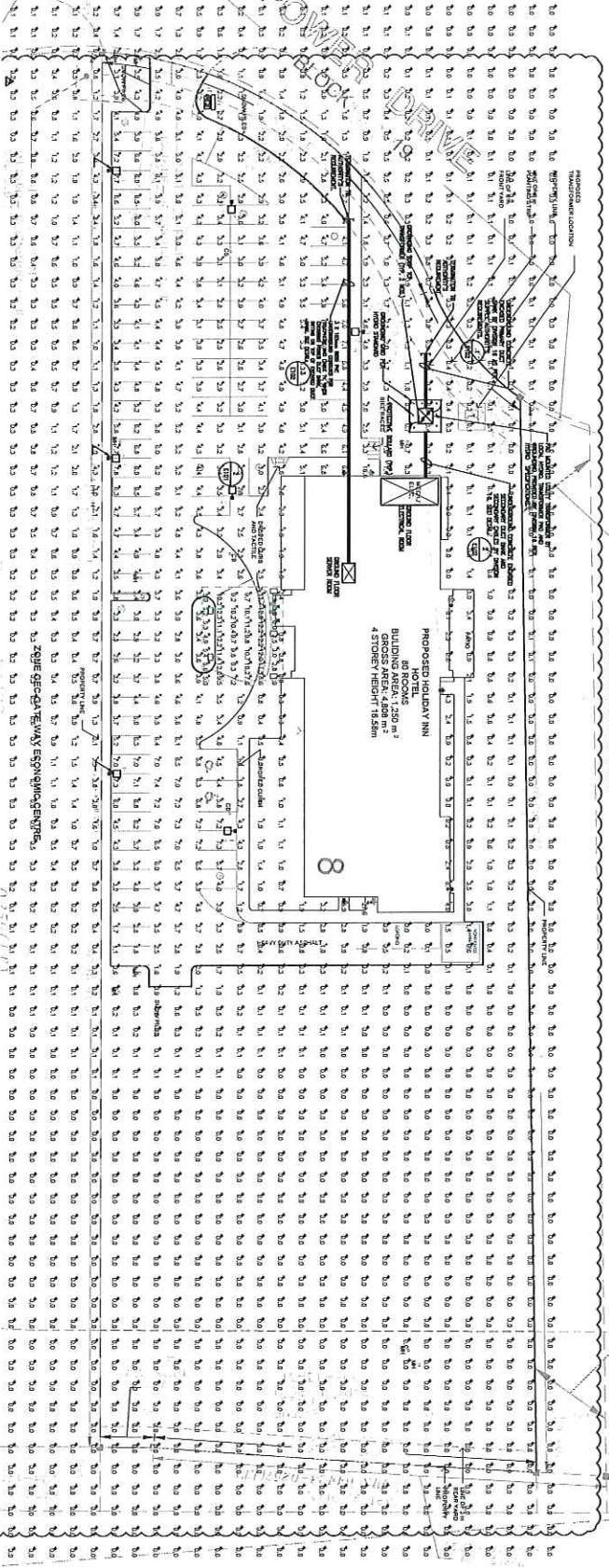
TITLE
 EXTERIOR ELEVATION II

DRAWN BY
 AS indicated

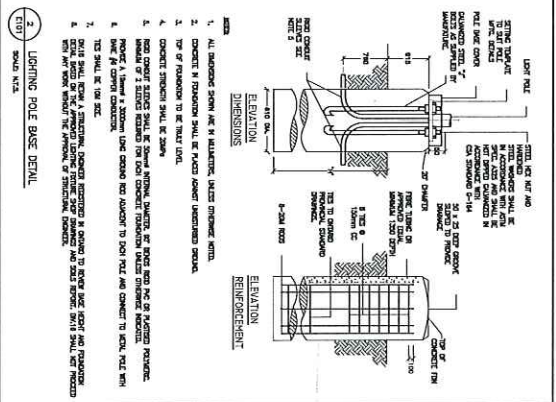
PROJECT NO.
 119004

DATE
 119004

A201



1 SITE PLAN
SCALE 1:300



2 LIFTING POLE BASE DETAIL
SCALE N/A

| LUMINAIRE SCHEDULE | | | | |
|--------------------|--|--|-------------|------|
| TYPE | DESCRIPTION | LUMEN AND BEAM FLOOD | CONCRETE IN | MARK |
| P1 | CONCRETE POLE LIGHT FIXTURE PERFORMANCE FOR LUMINAIRE, GLASS, OPTICAL LENS, AND BEAM FLOOD. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. | CONCRETE POLE LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. | CONCRETE IN | MARK |
| P2 | CONCRETE POLE LIGHT FIXTURE PERFORMANCE FOR LUMINAIRE, GLASS, OPTICAL LENS, AND BEAM FLOOD. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. | CONCRETE POLE LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. | CONCRETE IN | MARK |

NOTES:

- CONCRETE POLE LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE.
- CONCRETE POLE LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE.
- CONCRETE POLE LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE.
- CONCRETE POLE LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE.
- CONCRETE POLE LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE. LIGHT FIXTURE SHALL BE 100% POLYCARBONATE.

Jain
7405 East Camino Coronado, 2nd Floor
Milpitas, CA 95035
Tel: 925 255 8800, Fax: 925 557 2244
Email: jain@jainexpress.com

HOLIDAY INN EXPRESS WELLSLAND
224 POWER DRIVE
WELLSLAND, ONTARIO

1-816

E101

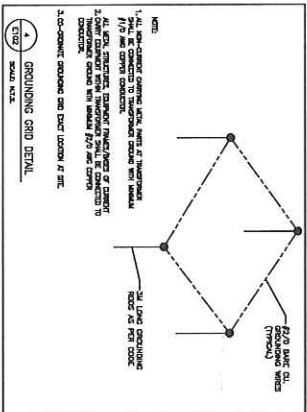
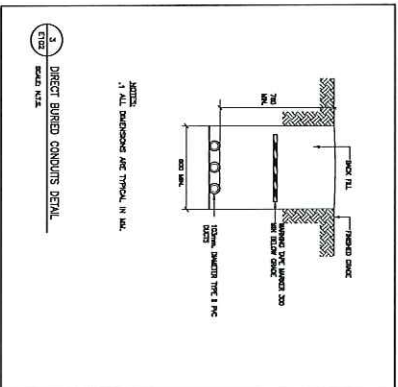
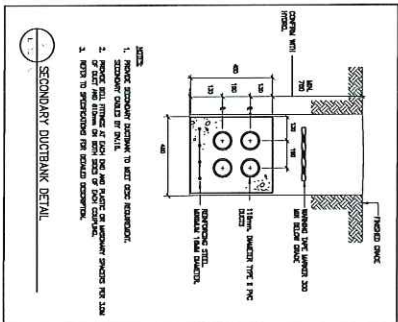
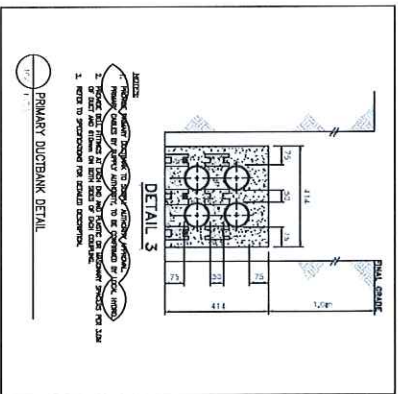
SITE PLAN - ELECTRICAL

JANUARY 2016

DATE: JANUARY 2016
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: As Indicated
PROJECT NO: 119004

1-816

1-816



Jain
 7403 East Durnho Crescent, 2nd floor
 Mississauga, Ontario, L4N 6P8
 Tel: 905 280 8900, Fax: 905 567 2546
 Email: jain@jaincorp.com

DATE: 15 JAN 2019
 TIME: 10:00 AM
 PROJECT: HOLIDAY INN EXPRESS WELLMAN
 DRAWING: E102
 SHEET: 31

DESIGNED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

15-115

COMPLETION: 15 JAN 2019

HOLIDAY INN EXPRESS WELLMAN
 224 POWER DRIVE
 WELLMAN, ONTARIO

SITE PLAN DETAILS- ELECTRICAL

DATE: JANUARY 2019
 DRAWN BY: LS
 CHECKED BY: LY
 SCALE: As Indicated
 PROJECT NO: 115004
 DRAWING NO: E102

PLANT LIST

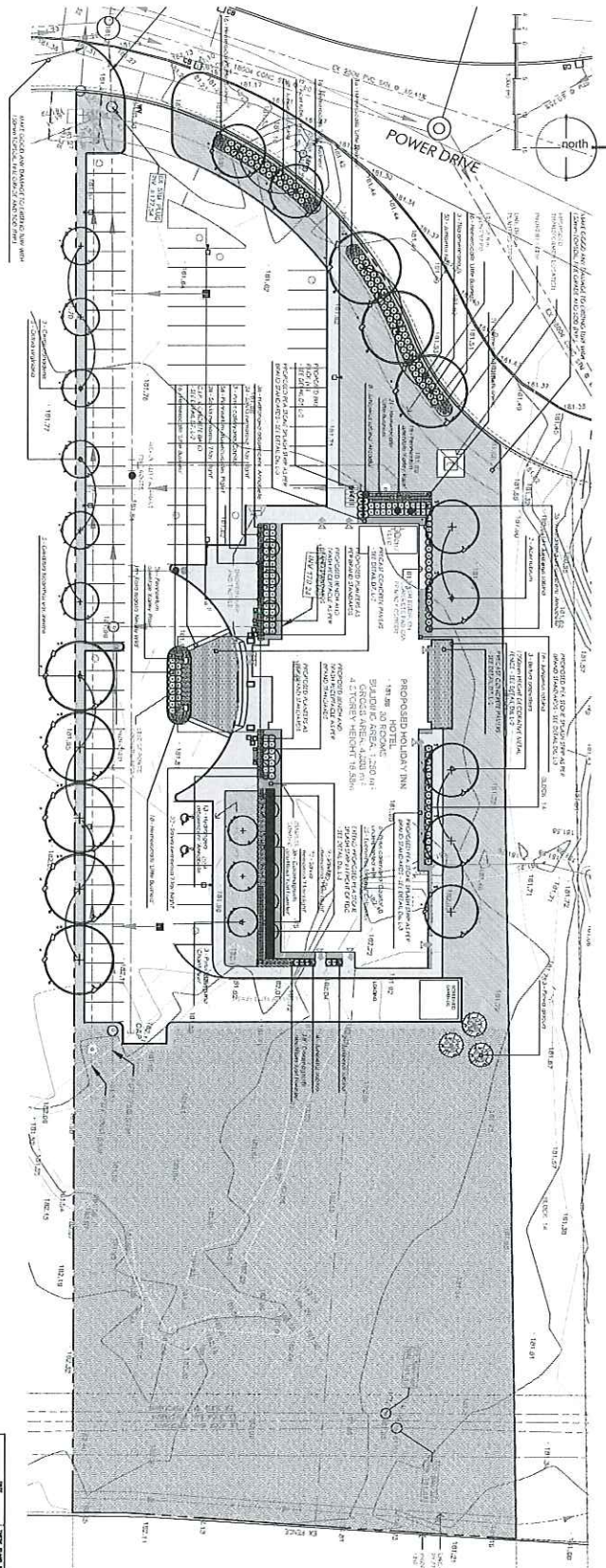
| NO. | SYMBOL | COMMON NAME | CHL | BE | CSL | HIGH | SHRUB | SPRUC | CLIMBER |
|-----|--------|--------------|------|------|------|------|-------|-------|---------|
| 1 | 1 | FLORIDA PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 2 | 2 | SPYRLOT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 3 | 3 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 4 | 4 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 5 | 5 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 6 | 6 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 7 | 7 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 8 | 8 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 9 | 9 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 10 | 10 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 11 | 11 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 12 | 12 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 13 | 13 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 14 | 14 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 15 | 15 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 16 | 16 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 17 | 17 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 18 | 18 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 19 | 19 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 20 | 20 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 21 | 21 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 22 | 22 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 23 | 23 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 24 | 24 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 25 | 25 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 26 | 26 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 27 | 27 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 28 | 28 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 29 | 29 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |
| 30 | 30 | COCONUT PALM | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 | 2000 |

LANDSCAPE NOTES:

1. All plants to be installed according to the site plan and plant list.
2. All plants to be installed according to the site plan and plant list.
3. All plants to be installed according to the site plan and plant list.
4. All plants to be installed according to the site plan and plant list.
5. All plants to be installed according to the site plan and plant list.
6. All plants to be installed according to the site plan and plant list.
7. All plants to be installed according to the site plan and plant list.
8. All plants to be installed according to the site plan and plant list.
9. All plants to be installed according to the site plan and plant list.
10. All plants to be installed according to the site plan and plant list.
11. All plants to be installed according to the site plan and plant list.
12. All plants to be installed according to the site plan and plant list.
13. All plants to be installed according to the site plan and plant list.
14. All plants to be installed according to the site plan and plant list.
15. All plants to be installed according to the site plan and plant list.
16. All plants to be installed according to the site plan and plant list.
17. All plants to be installed according to the site plan and plant list.
18. All plants to be installed according to the site plan and plant list.
19. All plants to be installed according to the site plan and plant list.
20. All plants to be installed according to the site plan and plant list.
21. All plants to be installed according to the site plan and plant list.
22. All plants to be installed according to the site plan and plant list.
23. All plants to be installed according to the site plan and plant list.
24. All plants to be installed according to the site plan and plant list.
25. All plants to be installed according to the site plan and plant list.
26. All plants to be installed according to the site plan and plant list.
27. All plants to be installed according to the site plan and plant list.
28. All plants to be installed according to the site plan and plant list.
29. All plants to be installed according to the site plan and plant list.
30. All plants to be installed according to the site plan and plant list.

IRIGATION NOTES:

1. All irrigation systems to be installed according to the site plan and irrigation schedule.
2. All irrigation systems to be installed according to the site plan and irrigation schedule.
3. All irrigation systems to be installed according to the site plan and irrigation schedule.
4. All irrigation systems to be installed according to the site plan and irrigation schedule.
5. All irrigation systems to be installed according to the site plan and irrigation schedule.
6. All irrigation systems to be installed according to the site plan and irrigation schedule.
7. All irrigation systems to be installed according to the site plan and irrigation schedule.
8. All irrigation systems to be installed according to the site plan and irrigation schedule.
9. All irrigation systems to be installed according to the site plan and irrigation schedule.
10. All irrigation systems to be installed according to the site plan and irrigation schedule.
11. All irrigation systems to be installed according to the site plan and irrigation schedule.
12. All irrigation systems to be installed according to the site plan and irrigation schedule.
13. All irrigation systems to be installed according to the site plan and irrigation schedule.
14. All irrigation systems to be installed according to the site plan and irrigation schedule.
15. All irrigation systems to be installed according to the site plan and irrigation schedule.
16. All irrigation systems to be installed according to the site plan and irrigation schedule.
17. All irrigation systems to be installed according to the site plan and irrigation schedule.
18. All irrigation systems to be installed according to the site plan and irrigation schedule.
19. All irrigation systems to be installed according to the site plan and irrigation schedule.
20. All irrigation systems to be installed according to the site plan and irrigation schedule.
21. All irrigation systems to be installed according to the site plan and irrigation schedule.
22. All irrigation systems to be installed according to the site plan and irrigation schedule.
23. All irrigation systems to be installed according to the site plan and irrigation schedule.
24. All irrigation systems to be installed according to the site plan and irrigation schedule.
25. All irrigation systems to be installed according to the site plan and irrigation schedule.
26. All irrigation systems to be installed according to the site plan and irrigation schedule.
27. All irrigation systems to be installed according to the site plan and irrigation schedule.
28. All irrigation systems to be installed according to the site plan and irrigation schedule.
29. All irrigation systems to be installed according to the site plan and irrigation schedule.
30. All irrigation systems to be installed according to the site plan and irrigation schedule.

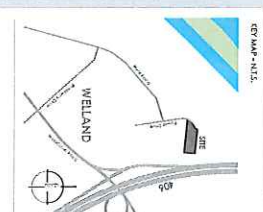


RECORD SUBMISSION

| NO. | DATE | DESCRIPTION | BY | FOR |
|-----|------------|---------------------|--------------------|--------------------|
| 1 | 2019-10-15 | Initial Submission | adesso design inc. | City of Welland |
| 2 | 2019-10-22 | Revised Submission | adesso design inc. | City of Welland |
| 3 | 2019-11-05 | Final Submission | adesso design inc. | City of Welland |
| 4 | 2019-11-12 | Approved Submission | City of Welland | adesso design inc. |

STAMP

CITY OF WELLAND APPROVAL STAMP



LEGEND

- Proposed Plant
- Proposed Irrigation System
- Proposed Pavement
- Proposed Road
- Proposed Fence
- Proposed Signage
- Proposed Utility
- Proposed Structure
- Proposed Site Work
- Proposed Stormwater Management
- Proposed Tree
- Proposed Water Feature
- Proposed Access
- Proposed Boundary
- Proposed Easement
- Proposed Right-of-Way
- Proposed Utility
- Proposed Structure
- Proposed Site Work
- Proposed Stormwater Management
- Proposed Tree
- Proposed Water Feature
- Proposed Access
- Proposed Boundary
- Proposed Easement
- Proposed Right-of-Way

ISSUED FOR TENDER

RECORD SUBMISSION

CLIENT
 Holiday Inn Express
 Welland

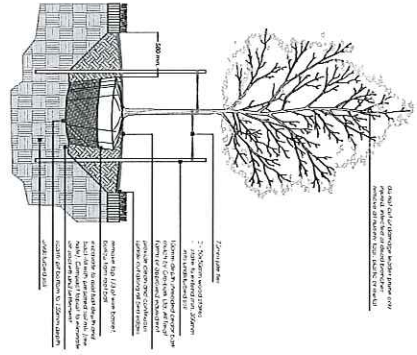
PROJECT
 Holiday Inn
 Power Drive

MANAGER, REG. NUMBER
 [Blank]

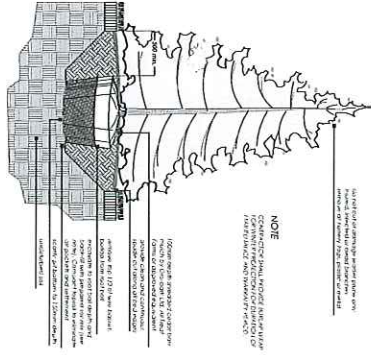
DATE
 Landscape Plan

adesso design inc.
 Landscape Architecture

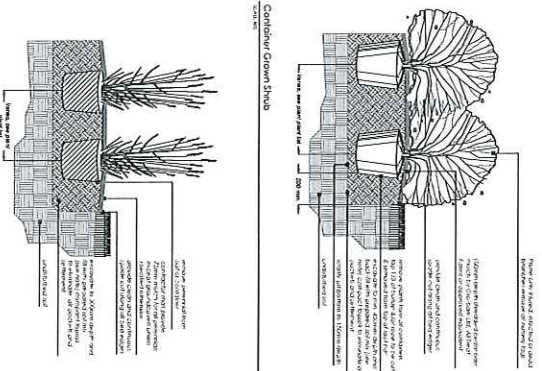
218 Lake St. Welland, ON
 Phone: 519-226-4811
 Fax: 519-226-4812
 www.adessodesigninc.ca



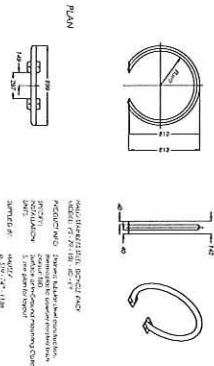
1
Bolled & Mulched/Wire Stake Deciduous Tree
SECTION



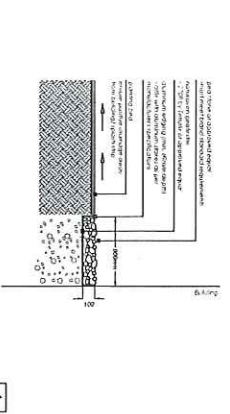
2
Bolled & Mulched/Wire Stake Coniferous Tree
SECTION



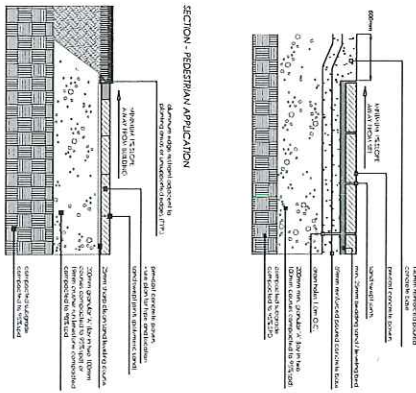
3
Container Crown Balled
SECTION



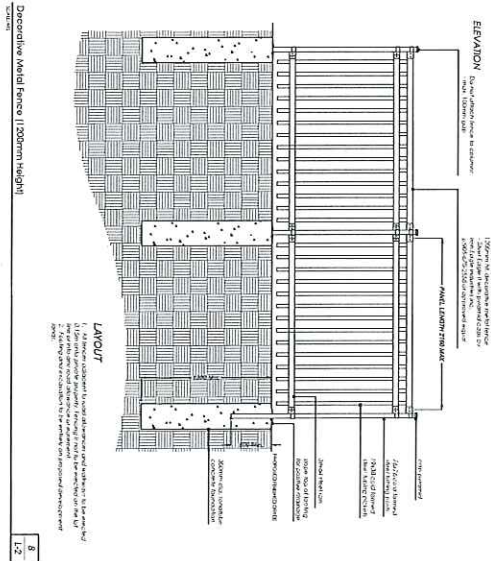
4
Border Rest by Wheel - or approved road
PLAN



5
Pre-cast Concrete Power
SECTION



6
Precast Concrete Power
SECTION



7
Decorative Metal Fence (1200mm height)
ELEVATION

- PLANNING NOTES:**
1. All materials to be used in this project shall be of a quality and standard approved by the Council.
 2. All materials to be used in this project shall be of a quality and standard approved by the Council.
 3. All materials to be used in this project shall be of a quality and standard approved by the Council.
 4. All materials to be used in this project shall be of a quality and standard approved by the Council.
 5. All materials to be used in this project shall be of a quality and standard approved by the Council.
 6. All materials to be used in this project shall be of a quality and standard approved by the Council.
 7. All materials to be used in this project shall be of a quality and standard approved by the Council.
 8. All materials to be used in this project shall be of a quality and standard approved by the Council.
 9. All materials to be used in this project shall be of a quality and standard approved by the Council.
 10. All materials to be used in this project shall be of a quality and standard approved by the Council.

CITY OF WELAND APPROVAL STAMP

| NO. | DATE | BY | FOR |
|-----|------|----|-----|
| | | | |
| | | | |
| | | | |



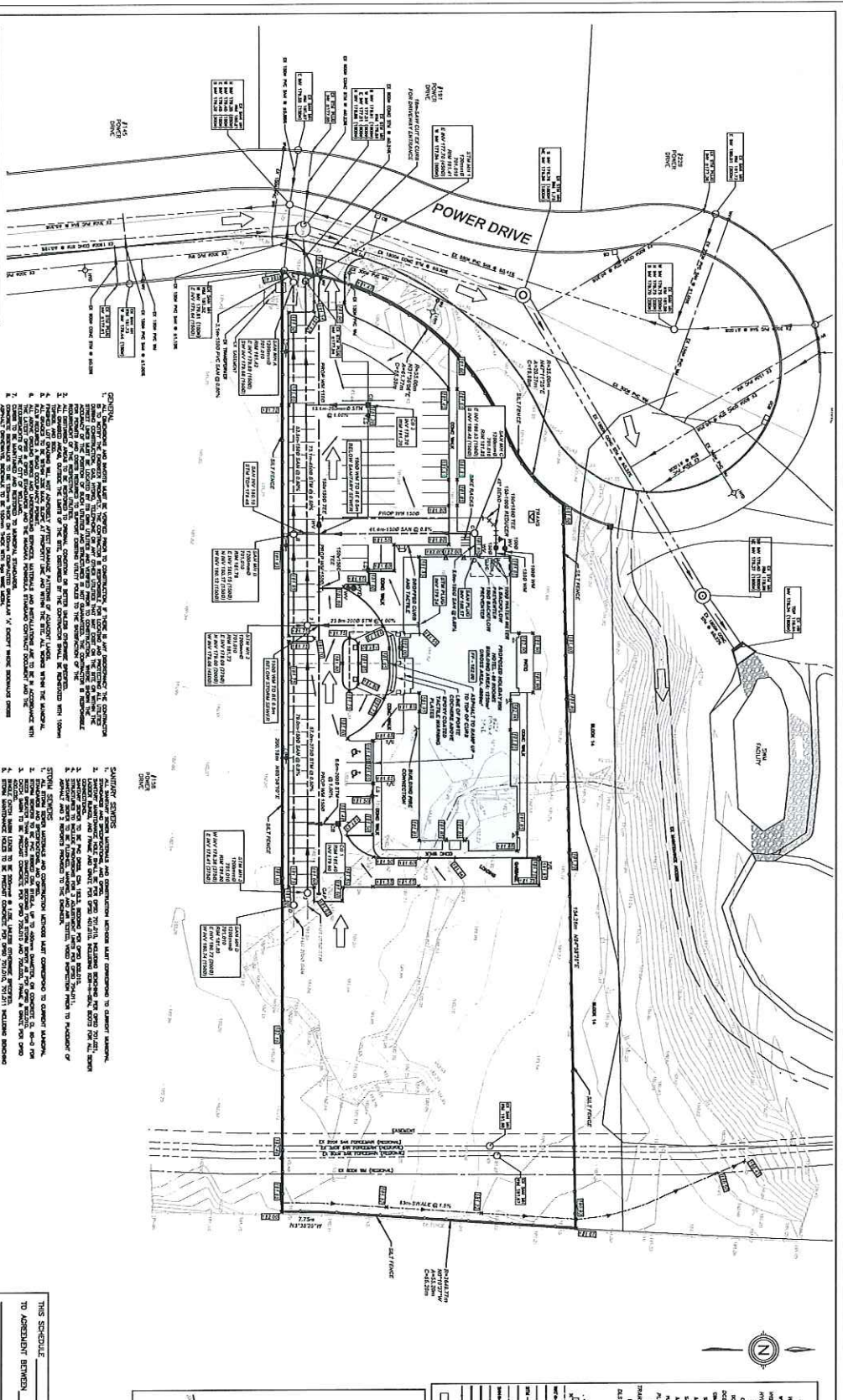
ISSUED FOR TENDER

REVISIONS:

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| 1 | | | |
| 2 | | | |
| 3 | | | |

CLIENT: Holiday Inn Express
PROJECT: Holiday Inn Power Drive
DATE: Details
SCALE: L-2

adesso design inc.
landscape architecture
218 Lake Street South, 2nd Floor
Wentland, CA 95792
Tel: 925.238.8814
www.adessodesigninc.com



LEGEND

- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PROPOSED WATER CHAMBER
- EXISTING WATER CHAMBER
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED CURB
- EXISTING CURB
- PROPOSED ASPHALT DRIVEWAY
- EXISTING ASPHALT DRIVEWAY
- PROPOSED ASPHALT SIDEWALK
- EXISTING ASPHALT SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- EXISTING CONCRETE CURB
- PROPOSED ASPHALT DRIVEWAY
- EXISTING ASPHALT DRIVEWAY
- PROPOSED ASPHALT SIDEWALK
- EXISTING ASPHALT SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- EXISTING CONCRETE CURB
- PROPOSED ASPHALT DRIVEWAY
- EXISTING ASPHALT DRIVEWAY
- PROPOSED ASPHALT SIDEWALK
- EXISTING ASPHALT SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE CURB
- EXISTING CONCRETE CURB

- NOTES:**
1. THE TYPE OF CURB TO BE INSTALLED SHALL BE DETERMINED BY THE ENGINEER.
 2. THE TYPE OF ASPHALT TO BE USED SHALL BE DETERMINED BY THE ENGINEER.
 3. THE TYPE OF CONCRETE TO BE USED SHALL BE DETERMINED BY THE ENGINEER.
 4. THE TYPE OF SIDEWALK TO BE USED SHALL BE DETERMINED BY THE ENGINEER.
 5. THE TYPE OF DRIVEWAY TO BE USED SHALL BE DETERMINED BY THE ENGINEER.

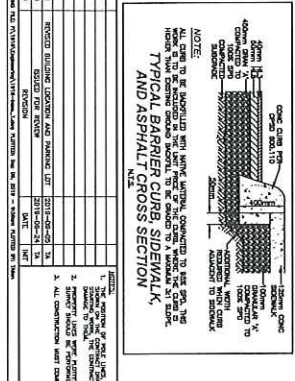


THIS SCHEDULE

TO APPEAR IN THE

CITY OF WELAND

APPROVAL STAMP



- NOTES:**
1. ALL CURBS TO BE INSTALLED WITH 1/2" WIDE RAMP. CONNECTED TO THE SIDEWALK.
 2. THE CURB SHALL BE INSTALLED WITH THE ASPHALT DRIVEWAY AND SIDEWALK.
 3. THE CURB SHALL BE INSTALLED WITH THE ASPHALT DRIVEWAY AND SIDEWALK.
 4. ALL CONSTRUCTION SHALL COMPLY WITH THE WELAND MUNICIPAL ORDINANCES.

| | | | |
|-----|-------------------|------------|----|
| NO. | DESCRIPTION | DATE | BY |
| 1 | ISSUED FOR PERMIT | 2019-05-08 | CS |
| 2 | REVISED PER CITY | 2019-05-08 | CS |
| 3 | ISSUED FOR PERMIT | 2019-05-08 | CS |

CONTRACTOR'S NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WELAND.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WELAND.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WELAND.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WELAND.

CONTRACTOR'S NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WELAND.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WELAND.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WELAND.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WELAND.

UPPER CANADA CONSULTANTS

1200 W. 20TH AVENUE

EDMONTON, ALBERTA T6T 2V7

PH: 780.462.8222

WWW.UCCONCONSULTANTS.COM

HOLIDAY INN EXPRESS

224 POWER DRIVE

CITY OF WELAND

SITE SERVISING AND GRADING PLAN

CONSULTANT FILE NO. 1918

DATE: 2019-05-08

PROJECT: 2019-05-08

DRAWN BY: 1918-SSP

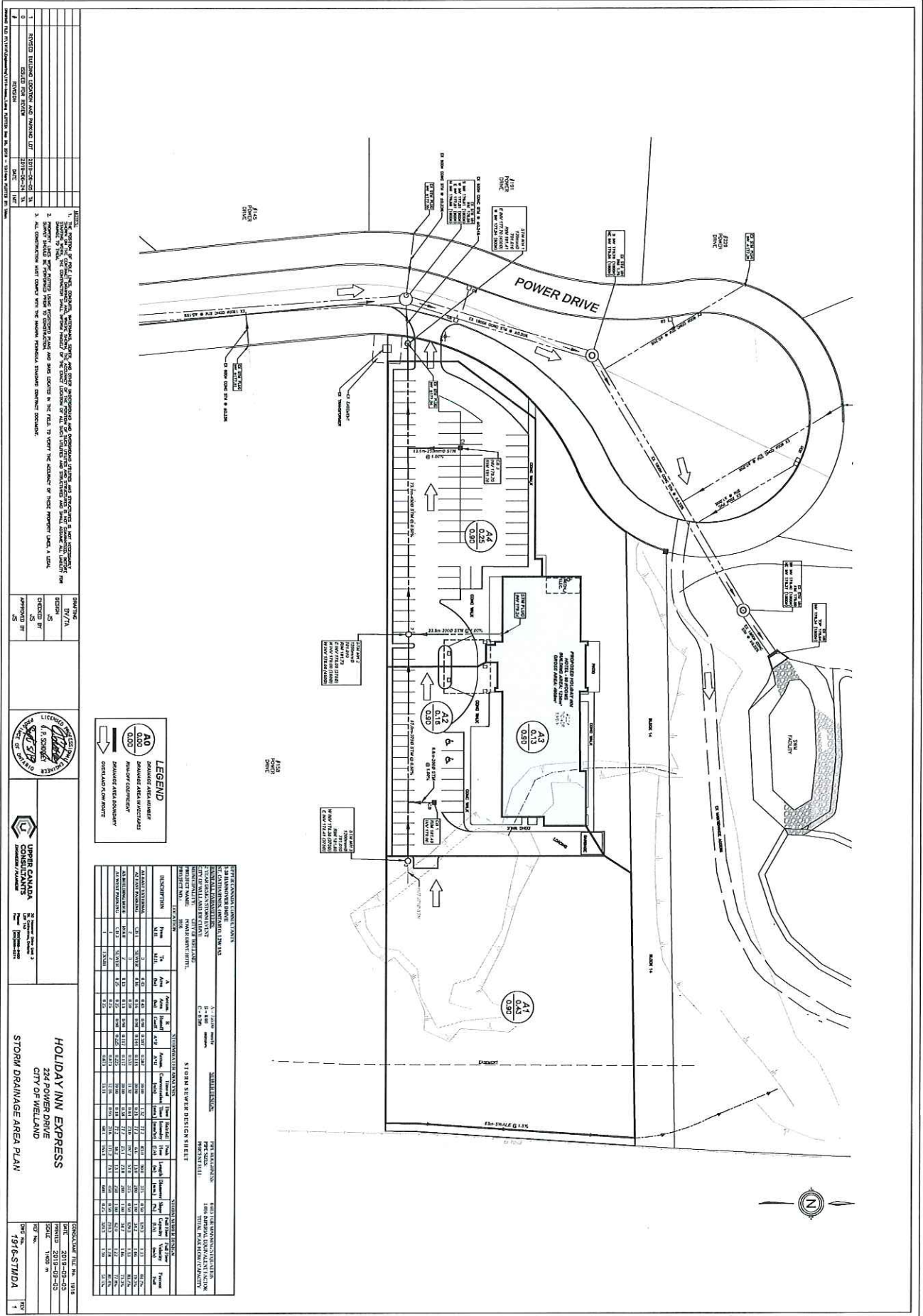
CHECKED BY: 1918-SSP

DATE: 2019-05-08

APPROVED BY:

CITY OF WELAND

| | | | |
|-----|-------------------|------------|----|
| NO. | DESCRIPTION | DATE | BY |
| 1 | ISSUED FOR PERMIT | 2019-05-08 | CS |





STORM DRAINAGE AREA PLAN

DATE: OCTOBER 1, 2010
SCALE: 1:1000
PROJECT NO: 1039STM

UPPER CANADA CONSULTANTS
2245 SHEPPARD AVE. E. UNIT 101
SCARBOROUGH, ONTARIO M1S 4T8
TEL: (416) 291-1100
WWW.UCCONCONSULTANTS.COM

NIAGARA CENTRE BUSINESS PARK
MAGNAN CENTRE DEVELOPMENTS
1000 WOODLAWN ROAD
NIAGARA FALLS, ONTARIO L2G 1K1

CITY OF WELLAND
ENGINEERING DEPARTMENT

LEGEND:
 (Symbol) DRAINAGE AREA NUMBER
 (Symbol) DRAINAGE AREA (NO) RIGHT CENTERLINE
 (Symbol) DRAINAGE AREA BOUNDARY

NOTES:
 1. This plan shows the storm drainage system for the area shown on this plan. It is based on the information provided by the client and the results of the site visit and the information provided by the client. It is not intended to be used for any other purpose.
 2. The client is responsible for providing the necessary information and for ensuring that the information is accurate and complete.
 3. The client is responsible for ensuring that the information is up-to-date and accurate.
 4. The client is responsible for ensuring that the information is complete and accurate.
 5. The client is responsible for ensuring that the information is up-to-date and accurate.
 6. The client is responsible for ensuring that the information is complete and accurate.
 7. The client is responsible for ensuring that the information is up-to-date and accurate.
 8. The client is responsible for ensuring that the information is complete and accurate.
 9. The client is responsible for ensuring that the information is up-to-date and accurate.
 10. The client is responsible for ensuring that the information is complete and accurate.
 11. The client is responsible for ensuring that the information is up-to-date and accurate.
 12. The client is responsible for ensuring that the information is complete and accurate.
 13. The client is responsible for ensuring that the information is up-to-date and accurate.

APPENDIX 1: SCORING

Economic Performance (Applicant score will be a combination of points for Construction Value **AND** Full Time Jobs Created/Retained)

| Construction Value | Points |
|-------------------------------|--------|
| \$200,000- \$1,999,999 | 1 |
| \$2,000,000- \$9,999,999 | 2 |
| \$10,000,000- \$39,999,999 | 3 |
| \$40,000,000+ | 4 |

| Full Time Jobs Created/Retained | Points |
|---------------------------------|--------|
| 1-9 | 5 |
| 10-19 | 6 |
| 20-34 | 7 |
| 35-50 | 8 |
| 51-74 | 9 |
| 75-100 | 10 |
| 100+ | 11 |

Environmental Design Performance (Applicant may choose either LEED **OR** Smart Growth options)

| Level of Lead Certification | Points |
|-----------------------------|--------|
| Certified | 2 |
| Silver | 3 |
| Gold | 4 |
| Platinum | 5 |

| Region's Smart Growth Design Criteria | Points |
|---------------------------------------|--------|
| Conforms with 3/6 | 2 |
| Conforms with 4/6 | 3 |
| Conforms with 5/6 | 4 |
| Conforms with 6/6 | 5 |

APPENDIX 1: SCORING

TIBG Funding Structure

| Total Score | TIGB Level |
|-------------|------------|
| 0-7 | No Grant |
| 8 | 40% |
| 9 | 45% |
| 10 | 50% |
| 11 | 55% |
| 12 | 60% |
| 13 | 65% |
| 14 | 70% |
| 15 | 75% |
| 16 | 80% |
| 17 | 85% |
| 18 | 90% |
| 19 | 95% |
| 20 | 100% |



APPENDIX 2: SMART GROWTH CRITERIA

| Design Principle(s) | Development Feature | Design Criteria |
|--|-----------------------------|--|
| Foster Attractive Urban Communities and a Sense of Place | Site Design | <ul style="list-style-type: none"> On-site parking predominantly located at the side or rear of the building Parking located in front of the building does not occupy more than 50% of the lot frontage and in depth does not exceed 2 parking bays plus a single access lane Building facades facing the street provide architectural design treatments which include colour and material variations, windows and articulations in the wall plane |
| | Architectural Design | <p>Development provides appropriate number of bicycle parking, storage facilities and change room facilities that exceeds the minimum zoning by-law or if no requirements, meets the following:</p> <ul style="list-style-type: none"> 1 per 500 m² of gross floor area, 80% of the spaces Class 1 and 20% Class 2 A shower/ change facility is required for each gender if the gross floor area of the development is 20,000 m² or more |
| Context Sensitive | Cycling Infrastructure | <p>To provide for a relationship to the street, the development includes ALL of the following:</p> <ul style="list-style-type: none"> An entrance faces the road and is connected to the road by a walkway; and Off-street trails/walkways are provided if possible to minimize travel distances (e.g. connecting cul-de-sacs, connecting to transit stops, access to public spaces) and/or contribute to broader community trail systems. |
| Pedestrian-Friendly Public Realm | Site Design | <p>To conserve energy and resources and reduce greenhouse gas emissions, the development includes on-site collection and storage facilities for recyclable waste and ONE of the following features:</p> <ul style="list-style-type: none"> Garden roof/ green roof; or Open grid paving or use of high-albedo materials (for roof or ground treatment); or Energy is generated on site from renewable energy sources (i.e. wind, solar, geothermal or through cogeneration); or Other suitable methods as approved by the Municipality and Region. |
| Environmentally Sustainable | Energy Conservation | <p>Apply at least one of the following strategies to reduce water consumption:</p> <ul style="list-style-type: none"> Use of drought-tolerant native species; Use of captured rainwater; Use of recycled wastewater; Use of other non-potable water sources such as stormwater; Use of air-conditioning condensate; Use of foundation drain water. |
| | Water Consumption Reduction | |

*Note: These are only the Employment Land Development Smart Growth Criteria. For full Smart Growth Criteria, refer to the Smart Growth Application Process and Criteria Guidebook: <http://www.niagararegion.ca/business/property/reductions.aspx>



COUNCIL
INFRASTRUCTURE AND DEVELOPMENT SERVICE
ENGINEERING DIVISION

| APPROVALS | |
|-----------------|---|
| GENERAL MANAGER |  |
| CFO | |
| CAO | |

REPORT ENG-2019-37
OCTOBER 1, 2019

SUBJECT: WOODLAWN ROAD WATERMAIN REPLACEMENT AND
SIDEWALK CONSTRUCTION – TENDER AWARD

AUTHOR(S): MATTHEW MAIN A.Sc.T., E.I.T.
ENGINEERING DESIGN SUPERVISOR

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

APPROVING G.M.: TRAVERS FITZPATRICK,
GENERAL MANAGER, INFRASTRUCTURE AND
DEVELOPMENT SERVICES

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND approves and accepts the tender of O'Hara Trucking and Excavating of St. Catharines, Ontario in the amount of \$833,753.00 plus applicable taxes as detailed in Report ENG-2019-37 for the Woodlawn Road Watermain Replacement and Sidewalk Construction – Tender Award; and further,

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate by-laws to enter into contract with O'Hara Trucking and Excavating to execute the construction.

ORIGIN AND BACKGROUND:

Missing sidewalk links are sections of road where there is no sidewalk. This could be the result of a sidewalk ending at some point along the road and continuing further along, or a road having no sidewalk at all. The long-term outlook from an infrastructure planning perspective is for there to be sidewalk on every roadway within the City's urban boundary. Using the tools available within the City's GIS system, an assessment of the City's network has been completed and missing sidewalk links identified. New sidewalk on the south sidewalk of Woodlawn Road between South Pelham Road and Clare Avenue has been identified and is proposed to be constructed under this contract.

Water main replacement on Woodlawn Road is also proposed as part of this contract. The new sidewalk is located directly above the existing cast iron watermain. The watermain is approximately seventy years old and has experienced a high number of breaks and water leakage. Cast iron pipe of this vintage was often constructed with thinner walls, and poor quality materials, and therefore has proven to be less capable of withstanding the deteriorating effects of both corrosion and frost-heave. If the existing watermain were to break the new sidewalk would have to be removed to complete the repair. It is for these reasons the watermain is being replaced and relocated.

COMMENTS AND ANALYSIS:

The tender for the works was released on Monday September 9, 2019 and was publicly advertised and listed with the Niagara Construction Association, and as well, posted with a major Canadian tendering website for two (2) weeks.

There were seven (7) plan takers and six (6) tenders were received on closing day, Monday September 23, 2019. Submissions have been reviewed for accuracy, and have been found to be in compliance with City of Welland tender requirements and the provisions of the current Purchasing Policy.

The summary of all the tenders received, excluding taxes, is as shown as follows:

| Contractor Name and Address | Tender Price (excluding taxes) |
|---|---|
| O'Hara Trucking and Excavating 71 Berryman Avenue St. Catharines, ON L2R 0A2 | \$833,752.00 |
| Peters Excavating Inc. 3 Cross Street Welland, ON L3B 5X6 | \$877,826.25 |
| Catalina Fuels Inc. 913 Mud Street East Stoney Creek, ON L8J 3C1 | \$881,453.00 |
| Alfred Beam Excavating Ltd. 1219 Sunset Drive Fort Erie, ON L2A 5M4 | \$933,792.50 |
| Alfidome Construction 1701 Thorold Townline Road Niagara Falls, ON L2E 6S5 | \$993,850.00 |
| Vic Vatr Contracting Ltd. 15 St. George Street Welland, ON L3C 5N1 | \$1,090,882.50 |

O'Hara Trucking and Excavating of St. Catharines, Ontario, the lowest compliant tenderer, is an established company and has been successful with similar work for the City and other Regional Municipalities 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.

As outlined in the tender documents, the watermain replacement work will start in 2019. The sidewalk and related work is scheduled to start in spring 2020. This is to minimize driveway and sod restoration during the winter months.

FINANCIAL CONSIDERATION:

A breakdown of the funding structure for this project is shown in the following table.

| 2019 Capital Budget | Amount |
|--|----------------------|
| Sidewalks – Woodlawn Road Clare – S. Pelham (10-316-19281) | \$100,000.00 |
| Waterworks – Woodlawn Watermain – S. Pelham to Clare (10-910-19281) | \$750,000.00 |
| Waterworks – Cast Iron Watermain Replacement (10-910-19215) | \$50,000.00 |
| Total Funding | \$ 900,000.00 |

The tender price from the low bidder plus 1.76% for the City's HST and geotechnical testing gives a total approximate cost of \$860,000.00.

LINK TO 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). It also identifies current asset management strategies that are practiced in Welland (pg 15). The Pine Street construction aligns with the following strategies:

- *Cast Iron Watermain Replacement*
The replacement of old cast iron watermains is also among the highest priority projects in Welland. The iron watermains account for a significant portion of the City's expenditure needs in the water distribution system.
- *Intergrated right-of-way asset replacement*
The City strives to optimize when and how assets in the same right of way are replaced. This approach provides better value for infrastructure renewal dollars because it is typically more cost effective to replace all of the infrastructure in the same right-of-way.

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 Services departments.

SUMMARY AND CONCLUSION:

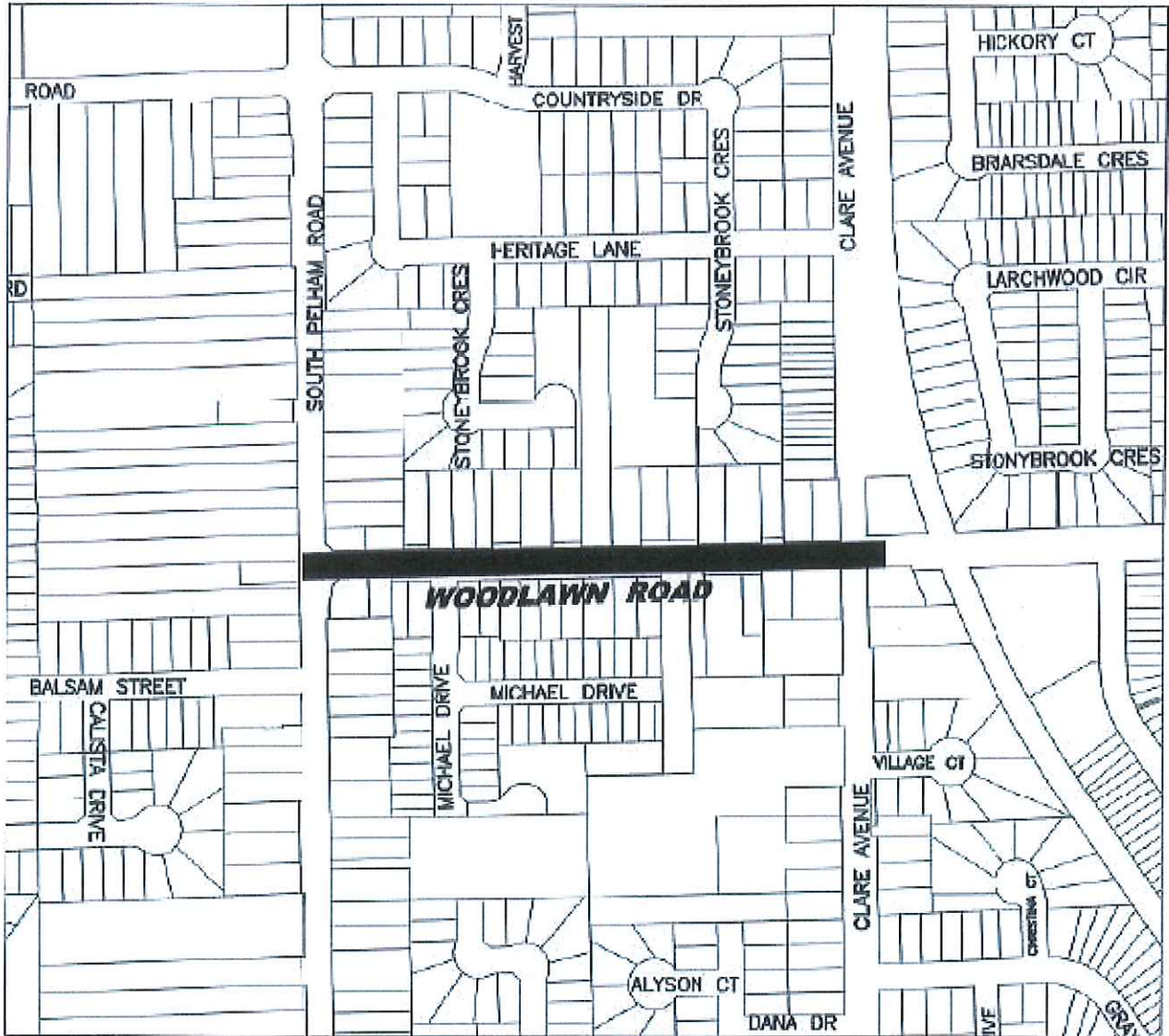
Sidewalks are a vital piece of infrastructure that are used everyday by residents throughout the City. The City must continue to improve the network by constructing missing links in the City's sidewalk network, thus creating a safe and complete network throughout the City.

Staff recommends the awarding of a contract to O'Hara Trucking and Excavating to perform the construction for the Woodlawn Road Watermain Replacement and Sidewalk Construction.

ATTACHMENTS:

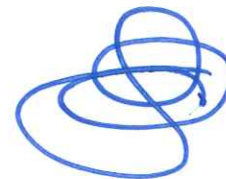
Appendix I - Location Plan

LOCATION PLAN





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



MEMORANDUM

TO: Members of Council

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

DATE: October 1, 2019

cc: Gary Long, Chief Administrative Officer
 Travers Fitzpatrick, General Manager, Infrastructure and Development
 Services
 Brian Kennedy, Chief, Fire & Emergency Services
 Dan Degazio, Director Economic Development

SUBJECT: 2020 Budget Call Information Report

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the memorandum dated October 1, 2019, regarding the 2020 Tax Supported, 2020-2029 Capital Budget and 2020 Rate Supported Budget; and further

THAT Welland City Council direct staff to prepare a Tax Supported Budget for 2020; and further

THAT Welland City Council direct staff to target an overall 2020 tax increase (City, Region, and Education taxes combined) which maintains existing service levels while minimizing the impact to the taxpayer as a key priority; and further

THAT Welland City Council direct staff to present Decision Units as part of the 2020 Tax Supported Budget to support corporate strategic initiatives that could not be accommodated within the Tax Supported Budget; and further

THAT Welland City Council direct staff to prepare a Capital Budget and forecast for 2020-2029; and further

THAT Welland City Council direct staff to present the Capital Budget by Asset Category and aligned with the Asset Management Plan; and further

THAT Welland City Council direct staff to fully fund all ten years of the Capital forecast; and further

THAT Welland City Council direct staff to prepare a 2020 Rate Supported Budget; and further

THAT Welland City Council approve the 2020 Budget Timetable, attached as Appendix I to 2020 Budget Call Information Report memorandum dated October 1, 2019.

EXECUTIVE SUMMARY:

The 2020 Budget Call report outlines the financial challenges, opportunities and pressures that will impact programs, services, the capital and rate supported budgets for the 2020 budget process. In addition, the purpose of this report is to provide information on the Tax Supported, Capital and Rate budget pressures facing the City in 2020 and provide direction to staff in preparing the 2020 Budgets to deliver various City Services.

City Staff initiated the preparation of all budgets in early summer and the goal is to work with Council to have all budgets approved no later than December 3, 2019. Achieving this target date will reduce the amount of corporate time allocated to the budget process and allow the City to capitalize on competitive pricing for the capital program and other purchased services.

Personnel costs (Full-time/Part-time/Benefits) are a major component of the City's Tax Supported Budget; such expenses account for approximately 52% of the City's total Operating Expenses. Council should be aware that all labour contracts have been settled for 2020, with the exception of Fire. The WPFPA Career Fire Fighters are without a current collective agreement having expired December 31, 2018.

In addition, the following expenditures, which are relatively fixed, represent approximately 88% of the City's total tax supported operating expenditures:

| | <u>2019 Budget</u> | <u>% of Total 2019 Gross Expenditures</u> |
|---|-----------------------|---|
| 1) Salaries & Benefits | \$32.5 million | 51.6% |
| 2) Capital & Debt Financing | \$11.8 million | 18.7% |
| 3) Transfers to Reserves | \$2.8 million | 4.4% |
| 4) Boards & Grants | \$3.1 million | 4.9% |
| 5) Utilities (heat/hydro/water/sewer/phone) | \$1.7 million | 2.7% |
| 6) Contingency Funds | \$1.5 million | 2.4% |
| 7) Insurance | \$1.0 million | 1.6% |
| 8) Fuel & Licence Renewals | \$1.1 million | 1.7% |
| 9) Legal Expenses | \$0.2 million | 0.3% |
| Subtotal | \$55.7 million | 88.4% |
| Total 2019 Gross Expenditures | \$63.0 million | |

The Chief Administrative Officer and Corporate Leadership Team (CLT) recognize the challenges and opportunities that will impact the City in 2020 and will continue to refine all budgets for presentation to the Budget Review Committee beginning in October 16, 2019.

The 2020 Budget books are expected to be printed and distributed October 11, 2019 after which the CFO will present an overview of all 2020 Budgets (Tax Supported, 10-year Capital, and Rate Supported) at the first Budget Review Committee meeting on October 16, 2019. A priority is to maintain fiscal responsibility while minimizing the impact to the taxpayer. All the budgets are important documents utilized to ensure that Council's strategic priorities and desired service levels are implemented in a cost-effective and efficient manner. The budget process itself requires a significant amount of resources to develop, review, and present to Council.

CHALLENGES FACING THE TAX SUPPORTED BUDGET:

- Ontario Municipal Partnership Fund (OMPF). There continues to be risks associated with this funding given the significant financial challenges facing the Province. Staff will continue to monitor updates from the Province with regards to any changes in OMPF funding levels for the City of Welland.
- Assessment growth. Staff is forecasting a 3% increase for 2020.
- Salaries & Benefits. Economic increases to full-time, part-time, and Fire; salary grid increments; increased costing for City's benefit providers; Canada Pension Plan/Employment Insurance; Worker's Safety Insurance Board; and OMERS.
- Increased funding requirements to the Capital Budget (contributions to capital).
- Inflation
- Boards and Agencies such as the Library, Museum, etc., and grants will also experience similar inflationary pressures that the City is forecasting for 2020.
- Implementation of Fire Master Plan and construction of new Fire Station #1 and #2
- Implementation of Council approved Master Recreation, Culture and Parks Plan
- Penalty/Interest due to improved collection procedures
- Contingency funding requirements
- User fee increases(non-tax revenues)

CHALLENGES FACING THE 2020-2029 CAPITAL BUDGET:

- Infrastructure funding gap – developing a long-term sustainable financial plan
- Aging infrastructure
- Demands for increased Capital funding
- Inflationary pressures
- Integration of future Asset Management Plan into Capital Budget process and this is critical to ensure funding from upper levels of government.

CHALLENGES FACING RATE SUPPORTED BUDGET:

- Potential deficit from 2019 due to ‘wet’ spring/summer
- Limited Water/Wastewater Reserves
- Increased Wholesale rates from Niagara Region
- Aging infrastructure for Water and Wastewater assets
- Sanitary Sewer Infiltration flows: High Ratio of Treatment costs compared to wholesale water purchases
- Approximately 30% water loss from deteriorating infrastructure, defective water meters, tampered water meters, etc. When compared to 50 other Canadian municipalities, the City of Welland’s non-revenue water is above the median by a considerable amount. The City of Welland’s non-revenue water is approximated to be 250L/connection/day nearly 1.5 times the median.
- Inflationary pressures
- Insufficient funding for capital program
- Fixed rate component of water rate must continue to be transitioned higher to avoid impact of adverse weather conditions

INFLATION – IMPACT ON ALL BUDGETS:

A significant impact on the 2020 Budget process will be the impact of inflation on goods and services purchased.

The Bank of Canada is now expected to “lower” interest rates over the next 6-18 months. Lower interest rates will negatively impact the rate of return experienced on the City’s

investment portfolio however, they will also increase the borrowing costs for debentured financial projects.

Total Ontario CPI inflation is 2.1% to date in 2019. The Bank of Canada continues to forecast that CPI inflation to remain in the 2% range for 2019.

Municipalities often utilize CPI as a “guide” or “benchmark” in forecasting the impact of inflation on all goods and services acquired by the City in the Tax Supported Budget, Capital, and Rate Supported budget. Many municipalities have calculated a Municipal Price Index (MPI) to more accurately measure the inflationary impact of the mix of the specific goods and services purchased by Cities across Ontario and Canada.

BACKGROUND:

It is recommended that the 2020 Operating Budget be prepared similar to the 2019 budget year. Departments will prepare a base budget as their starting point and the base budget will include all costs necessary to continue the existing operation of the department. All 2020 base budgets will be reviewed by the Chief Administrative Officer and CFO prior to presentation to Council on October 16, 2019. In addition, Decision Units will be presented to Council for consideration.

The City provides a host of services, programs, and infrastructure funding for numerous asset categories. Residents utilize sidewalks, roads, transit, fire services, programs, parks, and facilities, and benefit from infrastructure investments. Utilizing the operating and capital budgets, Council decides on the priorities for the upcoming budget years by approving funding for various programs and services. The annual budget is then utilized by staff as a planning tool to guide the operations of the City of Welland. In addition, the budget also determines the total amount of taxes to be levied to residents and businesses of the City for the upcoming budget year.

BUDGET SCHEDULE:

The proposed draft 2020 budget schedule as set out in Appendix I has been developed so that City staff may begin the preparation of the Tax Supported, Capital, and Rate Supported Budgets for presentation to Council beginning in October 2019. Subsequent Budget meetings will be arranged to allow Council sufficient time to ensure all budgets are approved on December 3, 2019. The proposed timetable will result in a more efficient and effective utilization of all City resources.

INTEREST RATES/BORROWING AND ECONOMIC GROWTH FOR ONTARIO:

The current level of interest rates has reverted back to “historical lows”. Interest rates impact the City as follows:

- 1) Lower interest rates decrease borrowing costs for debt financed projects and reduce the overall cost of issuing debt; and

- 2) Investment returns are dependent on interest rates and investment earnings are low. Reduced interest rates have a negative impact on investment income for the City and increased interest allocation to reserves.

Any future interest rate change will be contingent on the momentum of the economy and the sustainability of any signs of recovery. The potential exists for overnight interest rates to be increased again in 2021 and beyond.

YOUNGS SPORTSPLEX – OPERATING DEFICIT:

The 2019 forecasted operating deficit for the Youngs Sportsplex is approximately \$570,000 and Council approved utilizing the Sports & Cultural Reserve Fund to fund operating deficits after factoring in debt financing costs.

Council recently approved the establishment of a “New Young Sportsplex (YSP) Sustainability Reserve Fund”. In the future, interest earned and funds in this new reserve can be utilized to cash flow future YSP debt payments and also fund YSP capital projects. The long term goal is to develop a long term financing strategy to mitigate future tax levy budgets due to YSP deficits and/or Capital requirements.

ASSESSMENT GROWTH FORECAST:

Forecasting the weighted assessment growth for the City of Welland is an important factor in preparing the budget. New residential (single & multi-residential) units, industrial/commercial/institutional (ICI) contributes to incremental assessment growth. This growth is utilized to calculate incremental tax revenues from assessment growth but growth also contributes to an increase in operating expenses. New roads have to be assumed which results in increased spring cleaning costs, winter control, and long-term asset management needs for resurfacing, new parks, increased parks maintenance in new subdivisions, and road reconstruction. In addition, expanded and new facilities also contribute to increased operating expenses.

ONTARIO MUNICIPAL PARTNERSHIP FUND (OMPF)-POTENTIAL FOR REDUCED FUNDING IN 2020:

The City reliance on OMPF is material. During the 2019 Budget preparation, the annual grant was decreased from \$4,426,000 to \$3,856,875. The actual OMPF allocation was \$4,422,300 and the increased funding was utilized to assist in demolishing the former Forks Road Bridge. Staff will continue to monitor future funding announcements with regards to OMPF funding but expect funding levels to be reduced 15% per year for the next 3-4 years due to increased assessment growth in City.

ASSET MANAGEMENT PLAN:

Maintaining City assets and infrastructure represents a financial challenge for all the City's Tax and Rate Supported 10-year Capital budgets. A pressing priority is to develop a long-term sustainable financial plan to increase sustainable funding to ensure our assets

achieve a state of good repair. The City has a Council-approved asset management plan in place that weighs the affordability of assets versus their ability to meet and sustain customer expectations (i.e. level of service).

2020 TAX SUPPORTED BUDGET PRIORITIES:

The Tax Supported Budget guidelines will be prepared utilizing the following budget priorities:

- 1) Target an overall (City, Region, Education) tax increase that maintains existing service levels.
- 2) Focus on maintaining existing service levels while minimizing the impact to the taxpayer as a key priority.
- 3) Continue to use “Decision Units” in future budget deliberations to implement strategic initiatives that are considered a priority by Council
- 4) All new staffing, including part-time staff, will be presented as Decision Units for Council consideration.

EARLY ASSUMPTIONS AND ESTIMATES TO BE UTILIZED IN DEVELOPING 2020 BUDGET SIMULATIONS:

| | <u>Assumptions / Forecasts</u> |
|---|--|
| Municipal Inflation | 2.0% to 2.5% impact on base line expenditures |
| Assessment Growth | Assume 3% increase |
| OMPF funding | \$3,856,875 |
| Interest Earnings | Flat lined |
| Supplementary Taxes | Increased \$100,000 |
| Tax Write offs | Baseline – no increase |
| Salaries | 1.9% to 2.5% increase on base line budgets plus step rate increases where applicable |
| Benefits | 0% increase on base line budgets |
| User Fee Increases | 0 to 5% increase in fees and user charges |
| Operating Surplus | 0 |
| Transit Fares / Regional Chargebacks | Increase \$500,000 |

| | |
|---------------------------|-------------------------------------|
| Utilities | 5% increase on base line budgets |
| Insurance | 1% increase on base line budget |
| Increased Capital Funding | Increased base funding of \$800,000 |
| Boards | Flat lined |

DOWNTOWN AND HEALTH & WELLNESS CLUSTER COMMUNITY IMPROVEMENT PLAN:

Council approved several economic development tools at the August 11, 2014 meeting to assist with downtown revitalization. In the opinion of staff, based on the past five years, the program is a resounding success, and base funding levels should be maintained.

DECISION UNITS:

The objective of CLT is to present Council with incremental Decision Units for consideration for items, while operationally important\ and in some cases corporately strategic, that could not be accommodated within the Tax Supported Budget.

Examples of potential Decision Units include additional funding for increased road resurfacing, road reconstruction, incremental funding for planting of trees, increased service levels, new staffing (both full-time and part-time), or incremental funding for other Capital Budget funding. If Decision Units are approved by Council, the City's tax rate will increase. The Decision Units will be presented separately and will include a detailed description of the service to be performed.

DEBT POLICIES:

The world appears to be reverting back to a "historically low interest rate" environment which results in attractive and affordable Capital financing rates. Surprisingly "negative interest rates" are receiving much more attention politically in Europe and now the United States. We will continue to monitor this environment. The City's most recent issuance of 10-year debt was very affordable. The average interest rate for the \$5,188,000 debt will be \$2.15% over the 10-year term.

Increased investments in our Assets ensure that they are maintained in a state of good repair and best practices can be adopted in maintaining such assets. The total value **(based on historical costs not replacement costs)** of the City's Tangible Capital Assets (excluding land) for the year ended December 31, 2018 was approximately \$401 million of which \$133 million is Water/Wastewater infrastructure.

EDUCATION RATES – EXPECTED TO DECREASE SLIGHTLY:

Although Education Rates are established by the Province, they affect the final all-inclusive tax increase. Draft Education Rates are typically published by the Province in December of each calendar year for the following year. For the last number of years, the Education Rate for the City of Welland has been declining as assessment in the Province has increased. The 2020 Draft Budget will be prepared and presented to Council based on the premise that the Education Rates will remain unchanged.

2020 WATER AND WASTEWATER BUDGET DIRECTIONS:

There are a number of factors that impact the 2020 Water and Wastewater Budgets. These include the Regional increase for the water purchases, wastewater treatment, debt servicing, capital expenditures, prior year operating deficits and rate structure. The timing of the effective date of the rate increase will also have an impact on revenues for the rate budget. In 2019 the new retail rates were not effective until April 1, 2019. Such a delay in the structure of rates has an adverse impact on revenues.

The 2019 current fixed cost of the annual average residential customer's bill is approximately 27%. With over 18,000 water and wastewater accounts, it is financially prudent to consider moving towards a "higher" portion of water/sewer bills as fixed costs to improve the financial sustainability of the rate budget.

The movement of costs from the variable portion to the fixed portion of the water and wastewater rates decreases the risk of deficits in future years as a larger portion of the water and wastewater budgets are collected through the fixed charge component of the rate and not dependent on the volume of water sold. Moving towards having the City's water and wastewater rates fixed cost percentage closer to the provincial average of 33% (per the 2012 BMA study) provides the City with more certainty regarding cash flow.

The Water and Wastewater Budget for the City of Welland is experiencing significant financial pressures. In 2015 the City was successful in transitioning towards a higher fixed rate for retail billing which is imperative to continue this transitioning into the future and subsequent rate budgets. Council should be aware that limited funding is available in the City's Water/Wastewater Reserve Funds as they have been depleted.

2020-2029 CAPITAL BUDGET & FORECAST:

The City's AMP will serve as a strategic document to interface into the 10-year Capital Budget and Forecast. In addition, the 10-year Capital Budget will be presented by Asset Category and will be supplemented by a long-term sustainable Capital financing strategy.

It is anticipated that increased incremental Capital investments will be required to ensure that all the assets are maintained in a "state of good repair". With the continued utilization of Decision Units for consideration opportunities are made available for Council to approve strategic initiatives such as increased funding for infrastructure investments in various

asset categories and such tools will assist staff in developing an affordable and sustainable long-term financial plan for the City.

CONCLUSION:

Budget deliberations will begin with Budget Review Committee October 16, 2019 and final approval is anticipated December 3, 2019. At the kickoff Budget Review Committee meeting on October 16, 2019 staff will be presenting the proposed 2020 Tax Supported Operating Budget, 10-year Capital Budgets (Tax and Water/Wastewater) and the 2020 Water/Wastewater Operating Budget. The 2020 Budget process is designed to present sufficient information, in a timely manner, which will result in a streamlined budget process.

ATTACHMENTS:

Appendix I – Draft 2020 Budget Timetable

DRAFT 2020 BUDGET TIMETABLE*(as of September 25, 2019)***all meetings begin at 5pm unless otherwise stated*

| | | <u>Meeting/Completion Dates</u> |
|----|--|--|
| 1. | Presentation of Draft 2020 Operating Budget (Tax Supported), Water and Wastewater (Rate Supported) Operating Budget, 10-Year Capital Budget and Capital Forecast for Tax and Rate Supported Budgets and Proposed Decision Units | Wednesday, October 16, 2019 <i>(BRC Meeting #2)</i> |
| 2. | 2020 Operating Budget (Tax Supported), 10-Year Capital and Capital Forecast, and 2020 Proposed Decision Units (Tax Supported); and PUBLIC INPUT | Monday, October 28, 2019 <i>(BRC Meeting #3)</i> |
| 3. | <u>Continued Discussion:</u> 2020 Operating Budget (Tax Supported), 10-Year Capital and Capital Forecast, and 2020 Proposed Decision Units (Tax Supported) | Monday, November 4, 2019 <i>(BRC Meeting #4)</i> |
| 4. | <u>Board Presentations and Approval:</u> <ul style="list-style-type: none"> • Welland Public Library • Welland Museum • Youngs Sportsplex and <u>Proposed 2020 Rates and Fees</u> and <u>Continued Discussion:</u> 2020 Operating Budget (Tax Supported), 10-Year Capital and Capital Forecast and 2020 Proposed Decision Units (Tax Supported) | Monday, November 11, 2019 <i>(BRC Meeting #5)</i> |
| 5. | 2020 Water and Wastewater (Rate Supported) Operating, 10-Year Capital and Capital Forecast; and PUBLIC INPUT | Monday, November 18, 2019 <i>(BRC Meeting #6)</i> |
| 6. | <u>Continued Discussion:</u> 2020 Water and Wastewater (Rate Supported) Operating, 10-Year Capital and Capital Forecast | Monday, November 25, 2019 <i>(BRC Meeting #7)</i> |
| 7. | <u>Council Meeting:</u> Approval Operating Budgets (Tax Supported), Water and Wastewater (Rate Supported), 10-Year Capital and Capital Forecast for Tax and Rate Supported Budgets | Tuesday, December 3, 2019 <i>(Council Meeting)</i> |

** Additional meetings may be added within a week to maintain the budget timetable*

Carmela Radice

Subject: World Bulling Prevention Day

From: tracey maxfield
Sent: September 19, 2019 4:16 PM
To: mayor <mayor@welland.ca>; Theresa Ettore <theresa.ettore@welland.ca>
Subject: World Bulling Prevention Day

CAUTION: This email originated from an external sender. Please do not click links or open attachments unless you are sure they are safe!

Mayor Campion

Monday October 7, 2019 is recognised as World Bullying Prevention Day and is known as #Blue Up Day.

I am a Stop Bullying and Mental Health Advocate and Educator and will be in Niagara on the Lake from September 30 until October 24 where I will be giving presentations and appearing on local media news outlets. Would you consider proclaiming October 7 "Blue Up Day"? I have prepared a proclamation and contacted CHCH TV who are very interested in covering event.

Kind Regards

Tracey Maxfield RN., BSN., CDP., GNC®, DDS

Speaker, Educator, Consultant, Advocate, Peer Specialist

Author: Escaping the Rabbit Hole: my journey through depression

NAASCA Ambassador for B.C. Canada

Purple Angel Ambassador

Cell: 250-826-3535

imfirmier@outlook.com

www.traceymaxfield.com

<https://www.instagram.com/imfirmier/?hl=en>

<https://twitter.com/TraceyMaxfield>

<https://www.pinterest.ca/imfirmier/>

<https://www.facebook.com/escapingtherabbithole/?ref=bookmarks>

SILVER MEDAL FOR BEST AUTHOR WEBSITE 2019

19-6

WHEREAS, all students have a right to be safe at school, and WHEREAS, bullying at school is causing problems for everyone, and WHEREAS, we all want our school to be a better environment for learning and growing, and WHEREAS, we should join together to make our school a safe place to be, NOW, THEREFORE, be it resolved that we hereby proclaim October 7 as: "Blue-Up Monday" in recognition of World Bullying Prevention Day, and ask all students to cooperate by wearing blue and say No to Bullying!

Signed and sealed this 19th day of September 2019- Tracey Maxfield, Stop Bullying/Mental Health Advocate and Educator

**Administration**

Office of the Regional Clerk

1815 Sir Isaac Brock Way, PO Box 1042, Thorold, ON L2V 4T7

Telephone: 905-685-4225 Toll-free: 1-800-263-7215 Fax: 905-687-4977

www.niagararegion.ca

September 17, 2019

Ms. Tara Stephens
City Clerk
City of Welland
60 East Main Street
Welland, Ontario L3B 3X4

SENT ELECTRONICALLYMunicipal Representation on Greater Niagara Circle Route Committee

Dear Ms. Stephens,

Niagara Region is requesting that your municipality appoint one (1) Council Member as a representative for your municipality on the Greater Niagara Circle Route Committee.

The Terms of Reference for this Committee are currently under review; however, as a first step we are seeking municipal representatives.

I respectfully request that this appointment be considered by your Council.

Should you require any additional information, please feel free to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann-Marie Norio".

Ann-Marie Norio
Regional Clerk

CLK-C 2019-219

12-64