



COUNCIL MEETING AGENDA

*Tuesday, November 5, 2019
7:00 P.M.*

COUNCIL CHAMBERS – CIVIC SQUARE

- 1. COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (6:30 p.m.)
(See yellow tab)**
 - Personal matters about an identifiable individual, including municipal or local board employees:
 - *Non-Union vacancies.*
 - Citizens appointment to the following:
 - Waterway Advisory Committee*
 - City of Welland Heritage Advisory Committee.*

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

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

Regular Council Meeting of October 15, 2019 and Special Council Meeting of October 22, 2019 (*Previously Distributed*).
 - 3.5 CALL UPON THE CITY CLERK TO REVIEW COMMITTEE-OF-THE-WHOLE ITEMS (IN-CAMERA) TO BE ADDED TO BLOCK**
 - 3.6 DISCLOSURES OF INTEREST**
 - 3.7 COUNCILLORS TO DETERMINE AGENDA ITEMS AND BY-LAWS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE-OF-THE-WHOLE (OPEN) (See pink tab)**

- 4. ORAL REPORTS AND DELEGATIONS**



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COUNCIL CHAMBERS – CIVIC SQUARE

4.1 PRESENTATION(S)

19-37 Sandra Vander Veer, Water Quality & Compliance Supervisor and Ray Chamberlain, General Foreman, Public Works re: Drinking Water Quality Management Awareness.

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

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

19-4 Councillor McLeod, Chair, Budget Review Committee - meeting of October 28, 2019.

4.4 LEGISLATED PUBLIC MEETING PURSUANT TO SECTION 357/358 OF THE MUNICIPAL ACT, 2001

19-4 Public Meeting pursuant to Section 357/358 of the *Municipal Act, 2001* regarding Tax Write-Offs.
(See Report FIN-2019-22, pages 58 to 60)

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

6. BY-LAWS (SEE AGENDA INDEX)

7. NOTICES OF MOTION

7.1 Councillor matters discussed with staff for reporting purposes

7.2 Notices of Motion (previously submitted for discussion)

(Councillor Chiocchio)

19-22 WHEREAS Vanier Estates and Drapers Creek off Clare Avenue will see significant residential growth up to 135 new homes.
WHEREAS Clare Avenue between Webber Road and Fitch Street has partial sidewalks and a park.
WHEREAS speeding has been a major concern of local residents and 100% have signed a petition.
NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff in the interest of public safety, install two stop signs at the intersection of Lynbrook and Clare Avenue next to the park.



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COUNCIL CHAMBERS – CIVIC SQUARE

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

8. CORPORATION REPORTS

8.1 Mayor's Report

8.2 Chief Administrative Officer's Report

9. CONFIRMATORY BY-LAW

A By-law to adopt, ratify and confirm proceedings of the Council of the Corporation of the City of Welland at its meeting held on the 5th day of November, 2019. Ref. No. 19-1

10. ADJOURNMENT



COUNCIL MEETING AGENDA INDEX

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7:00 P.M.
COUNCIL CHAMBERS – CIVIC SQUARE**

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AGENDA BLOCK

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

2. COMMITTEE AND STAFF REPORTS

- 1. Business Arising from Committee-of-the-Whole (closed)**
- 2. General Committee Report to Council - Nil**
- 3. Budget Review Committee Report to Council - Nil**
- 4. Staff Reports**

1 - 7	<u>TRAF-2019-14</u>	Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Speeding Issues on City Street. Ref. No. 19-22
8 - 12	<u>TRAF-2019-15</u>	Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Clare Avenue and Lynbrook Lane 3-Way Stop Review. Ref. No. 19-22 (See By-law 1)
13 - 16 Remove From Block	<u>ENG-2019-41</u>	Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - DWQMS Awareness and Management Review Outcomes - 2019. Ref. No. 19-117
17 - 19	<u>P&B-2019-55</u>	Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Municipal Access Agreement with Niagara Regional Broadband Network Limited. Ref. No. 19-116 (See By-law 2)
20 - 40	<u>P&B-2019-56</u>	Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Request for partial discharge of City of Welland Niagara Gateway Economic Zone and Centre Community Improvement Plan Agreement for Bertie and Clinton Mutual Insurance Company - 1003 Niagara Street. Ref. No. 09-60



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| 41 - 43 | <u>P&B-2019-57</u> | Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Request for authorization to make application for Regional Official Plan Amendment - Northwest Welland Urban Area Boundary Expansion. Ref. No. 13-86 |
| 44 - 57 | <u>P&B-2019-58</u> | Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Niagara Region Grants and Incentives Review. Ref. No. 19-111 |
| 58 - 60
Remove From
Block | <u>FIN-2019-22</u> | Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas - Application for Tax Write-Offs - Sections 357/358. Ref. No. 19-4 |
| 61 - 70 | <u>FIN-2019-23</u> | Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas - Grants & Special Assistance Policy. Ref. No. 19-5 |
| 71 - 72 | <u>CLK-2019-19</u> | Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas - Review of Remuneration of Council. Ref. No. 19-14 |

3. NEW BUSINESS

- 73
1. John F.T. Scott, Chair, Niagara College Board of Governors, Niagara on the Lake re: Request to declare November 22, 2019 as “Dan Patterson Day”. Ref. No. 19-6

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND proclaims November 22, 2019 as Dan Patterson Day in the City of Welland.

4. BY-LAWS

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

1. A By-law to amend By-law 89-2000, being a By-law Regulating Traffic and Parking within the City of Welland (Schedule “XXXIX” - Community Safety Zones). Ref. No. 19-22
(See Report TRAF-2019-15)
2. A By-law to authorize the entering into a Municipal Access Agreement with Niagara Regional Broadband Network Limited. Ref. No. 19-116
(See Report P&B-2019)



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3. A By-law to authorize the appointment of Cindy Viger as Acting Deputy Clerk of The Corporation of the City of Welland. Ref. No. 19-24
(Due to non-union vacancy).

1
COUNCIL
INFRASTRUCTURE AND DEVELOPMENT SERVICES
TRAFFIC DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT TRAF-2019-14
NOVEMBER 05, 2019

19-22

SUBJECT: SPEEDING ISSUES ON CITY STREETS

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

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

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

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information
REPORT TRAF-2019-14 Speeding issues on City Streets.

ORIGIN AND BACKGROUND:

At the March 5, 2018 Council meeting, Council passed the following motion "THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to explore options to a city wide remedy for excessive speeding on Welland Streets. Solutions or options like speed bumps, bump outs or calming measures and cost associated with them."

COMMENTS AND ANALYSIS:

The City recognizes that speed, volume, and behaviour of motorized vehicles in neighbourhoods are significant concerns of some residents. Speeding is commonly defined as exceeding the posted speed limit or driving too fast for conditions. Below are some of the methods currently utilized by staff to address speeding concerns in the City.

Current Speed Control Strategies:**Niagara Regional Police Service (NRPS) Enforcement**

Speeding is an infraction of the Highway Traffic Act enforceable by the NRPS. Enforcement is one tool that can be used to control vehicle-operating speeds. When requested by City staff, the Niagara Regional Police has promptly performed targeted enforcement on City streets. The intent of police enforcement is to reduce vehicle speeds by acting as a visible deterrent. City staff also provide the Police with speed data to assist in identifying potential locations for enforcement. Based on discussions with police staff, despite other policing issues and priorities, enforcement personnel will continue to provide the high level of enforcement whenever required by City staff.

Temporary Radar Trailer Installation

Staff deploy Speed Monitoring Awareness Radar Trailers in neighborhoods to help promote compliance with speed limits. The trailer board is an unmanned portable speed display unit that is placed in a desired location. Once deployed, it displays speeds of oncoming vehicles on a highly visible LED display. A speed limit sign mounted on the unit reminds drivers of the speed limit. These units are well received and in great demand by the public. They give drivers the opportunity to see how fast they are actually going and to modify their driving behaviour by slowing down.

Community Safety Zones

The Ontario Highway Traffic Act (1998) allows municipal Councils to implement Community Safety Zones. The zones are identified as areas where speeding is of special concern. Community Safety Zones typically include areas around parks, schools and residential neighbourhoods where there are a significant number of vulnerable road users. Community Safety Zones are implemented through a municipal by-law under the authority of the Ontario Highway Traffic Act. Fines are increased for violations committed within these zones, typically representing a doubling of minimum fines for moving traffic violations. In 2017, speeding concerns on Colbeck Drive were successfully addressed by implementing Community Safety Zones signs.

City of Welland Traffic Calming Policy:

The City's traffic calming policy was approved by City Council in 2007. The purpose of this policy is to provide a process for evaluating requests for the installation of traffic calming measures to address concerns related to speeding and excessive volume in a fair, consistent and efficient manner. This policy applies to local and collector urban roads within primarily residential neighbourhoods under the City of Welland jurisdiction. The policy does not apply to arterial

roadways. Although arterial roads have similar traffic related issues, their primary function is to move traffic efficiently.

Most investigations do not result in the installation of physical traffic calming measures. Many speed studies show that the speeding concerns raised by the citizens were more perceived than actual when compared to regulatory speed limits.

The policy contains the following warrants for the installation of traffic calming measures. Each request for traffic calming is assessed against the following warrant criteria:

Warrant 1 – Petition (60% support), will ensure that residents on the street are in support of traffic calming measures.

Warrant 2 – Technical Requirement, will ensure that traffic-calming measures are implemented on streets that have a proven need for such measures. Technical requirements are as follows:

1. The street is not a primary emergency response route. The determination of whether a street is a primary emergency response route is made in consultation with the Fire Department. Staff also seeks comments/feedback from Transit staff with respect to potential impact to their operation.
2. The speed limit is 50 km/h or less. Lane configuration should be limited to two lane streets having only one lane of through traffic in each direction
3. The 85th percentile speed on the street is measured to be 10 km/h greater than the speed limit (The 85th percentile speed is the speed at which 85% of drivers are driving at or less).

Once all of the above requirements are met, staff prepare a report to Council for approval of the location for traffic calming measures and inclusion in the next budget approval process.

Traffic Calming Measures Installation Costs:

The following are approximate costs for some of the major traffic calming devices:

Speed Hump – \$5,000.00

Raised intersection - \$30,000 (only done when road is being reconstructed)

Curb extension - \$15,000 (cost can be reduced significantly if no additional storm drain is required)

Alternative Options to Control Speeding Issues:

Traffic staff are always looking for new cost effective ways to address safety concerns. Not all situations are able to satisfy the requirements of the traffic calming warrants. Below are a few low cost traffic calming measures that could be implemented on roadways that do not meet minimum traffic calming warrant thresholds.

Pole Mounted Radar Speed Display Signs:

A radar speed display sign flashes the speed at which vehicles pass by the unit, bringing awareness to the driver of their operating speed, as well as identifying that there are concerns of speeding within the community. Generally, studies within the Traffic Engineering field indicate that these units have an immediate impact, and will reduce operating speeds by approximately 7 km/h.

Staff is recommending that six (6) more pole mounted units be in place in 2020 program, budget permitting, and that these units be installed for approximately twelve weeks per location on a rotational basis. By rotating the signs through various locations on a regular basis, citizens should not grow accustomed to the signs, and therefore the signs should be more effective. Cost per unit is approximately \$3,500.00. Radar speed display signs will be installed during the spring, summer and fall seasons as the units are typically not operational in the winter due to the impacts of the colder temperatures on battery life.

Road Safety Lawn Sign Campaign:

City staff receive numerous concerns annually from residents regarding excessive speeding on residential roadways. To address these concerns, staff are recommending a Lawn Sign Safety Campaign which provides another tool to confront the issue of speeding on residential streets. The intent is to raise awareness to the issue of speeding and to remind drivers of the importance to drive safely and obey the speed limit. Transportation staff have investigated lawn sign programs in other municipalities and would like to adopt Lawn Sign Road Safety Campaign for Welland.

Lawn Sign Design:

Lawn signs will consist of a metal wire frame inside of plastic material. The size of the signs will be approximately 61 centimeters (24 inches) wide by 51 centimeters (20 inches) tall. A copy of lawn sign is attached with this report.

Sign Costs:

The cost of lawn signs is approximately \$6.00 per sign. Funding for this program will be requested as part of a capital item for 2020 budget deliberation. Subject to funding approval, staff is planning on purchasing 500 signs in 2020.

Guidelines for Lawn Sign Placement:

To ensure the success of the Lawn Sign Road Safety Campaign and to ensure the placement of signs do not create a sightline obstruction or a hazard for any roadway users, staff propose the following program guidelines.

The signs must:

- be set-back a minimum of 0.6 meters (2 feet) from curb or edge of the roadway;
- not obstruct the travelled portion of the roadway, median, traffic island, sidewalk, bicycle path, or multi-use trail;
- be inserted into the ground using the wire frame only;
- be placed where it will not obstruct sight lines for pedestrians, cyclists or drivers; and,
- be placed as supplied and without further illumination or the use of reflective tape.

Any lawn signs determined to be unsafe or require relocation for any reason may be removed or relocated by City transportation staff. It is noted that the signs can be erected year-round. However, the April to November timeframe is recommended to maximize visibility and minimize weather impact on the signs.

Sign Distribution:

The City would offer one sign per household, on a first come first serve basis, free of charge to the residents. Transportation staff will be working with other departments to establish a distribution method to be in place and communicated to the public by April 2020. Signs can also be given to Councillors and they can hand them out to their ward residents. City Staff have the support for this program from Niagara Regional Police Services.

Bill 65 - Automated Speed Enforcement (ASE) Cameras:

On May 30, 2017, the Legislative Assembly of Ontario passed Bill 65, the Safer School Zone Act. Bill 65 is the governing legislation that will permit municipalities to use Automated Speed Enforcement (ASE) in School Zones and Community Safety Zones to improve road and traffic safety.

ASE also known as 'Photo Radar' includes the use of cameras triggered by speed sensors that take photographs of the license plates of vehicles that are travelling in excess of the posted speed limit.

The City, along with the Region and other municipalities across the Province, is monitoring the development of Bill 65 – *Safer School Zones Act*. An ASE municipal working group has been set up by the Ontario Traffic Council (OTC) to look at a consistent province-wide approach to program development. This includes but is not limited to program administration, technology, operations, budget and technical criteria and the court system. Based on information received from OTC ASE Working Group, it is anticipated that a complete ASE System would not be realized until late 2019/early 2020. Also, necessary legal regulations by the provincial government will be required before the enactment of the program

Staff is working closely with the Regional staff on this issue and as more information is made available, staff will report back to the City Council and advise on the feasibility of this type of program in Welland.

FINANCIAL CONSIDERATION:

The cost to purchase five (5) post mounted speed display signs as well as road safety lawn signs will be approximately \$25,000 and has been included in 2020-capital budget.

OTHER DEPARTMENT IMPLICATIONS:

N/A

SUMMARY AND CONCLUSION:

Engineering, Education and Enforcement are required to effectively reduce the speed of vehicles. Staff are currently using several different strategies to help control speeding in Welland.

Subject to the approval of the 2020 budget, Staff are proposing to implement new strategies, including a road safety lawn sign campaign and the installation of pole mounted radar display signs. Staff will continue to monitor the legislation on the Automated Speed Enforcement Cameras and will bring a report back to Council with an update in the future.

ATTACHMENTS:

Appendix I – A copy of Road Safety lawn sign

**PLEASE
SLOW DOWN**

7



COUNCIL

INFRASTRUCTURE AND DEVELOPMENT SERVICES

TRAFFIC DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT TRAF-2019-15
NOVEMBER 5, 2019

19-22

SUBJECT: CLARE AVENUE AND LYNBROOK LANE
3-WAY STOP REVIEW

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

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

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

RECOMMENDATIONS:

1 THAT THE COUNCIL OF THE CITY OF WELLAND receives for information **REPORT TRAF-2019-15** Clare Avenue and Lynbrook Lane, 3-Way Stop Review and further;

2 THAT Welland City Council authorizes staff to amend Schedule XXXIX Community Safety Zones of the Traffic and Parking By-law 89-2000 as follows:

ADD THE FOLLOWING TO SCHEDULE XXXIX Community Safety Zones

COLUMN 1 HIGHWAY	COLUMN 2	COLUMN 3	COLUMN 4
	FROM	TO	TIMES OR DAYS
Clare Avenue	Webber Road	Fitch Street	Anytime

ORIGIN AND BACKGROUND:

At the August 23, 2016 City Council meeting, the following motion was passed:

“THAT THE COUNCIL OF CITY OF WELLAND requests that all future installations of stop sign requests be referred to staff, for a staff report to be prepared, and then submitted to Council for consideration”.

At the October 22, 2019, City Council meeting, Council directed staff to review the intersection of Clare Avenue and Lynbrook Lane for the possible installation of a 3-way Stop.

COMMENTS AND ANALYSIS:

The Ontario Traffic Manual (O.T.M.) governs the use of stop control. The stop control warrant is based on collision history, traffic volumes and sightlines. Operating speeds are not part of the technical warrant criteria as prescribed by the manual. The O.T.M. specifically states, "stop signs are not intended to be used as speed control devices".

The O.T.M. is a well-respected manual in the traffic engineering community and is accepted by the courts as a best practice. Failure to follow the criteria outlined in the O.T.M. places municipalities at risk. The City of Welland, Traffic Division utilizes the O.T.M warrants for a 3-way Stop. The installation of unwarranted Stops signs has a number of negative affects for residents and motorists, which include providing a false sense of security for pedestrians, increase in noise pollution, increase in vehicle speeds between stop control locations and an increase in non-stopping compliance because of low minor street vehicle volumes.

The O.T.M. states that stop control may be considered if the following two conditions are met regarding minimum traffic volumes.

- A total volume on all intersection approaches exceeds 350 vehicles for the highest hour recorded.
- If the volume split does not exceed 75/25 at a three-leg intersection, then all-way stop control may be considered.

The primary purpose of a 3-way Stop is to control the right-of-way at two intersecting roadways that have similar traffic volumes. In this case, staff arranged for a turning movement count to be completed on July 19 and September 20, 2018. It was determined that the Peak Hour was between 4:00pm and 5:00pm, with a total volume of 171 vehicles and a volume split of 92% on the major street (Clare Avenue) and 8% on the minor street (Lynbrook Lane). Based on this, the vehicle volume and volume split is not satisfied.

Staff also reviewed the vehicle collision statistics for this intersection. Under the 3-way Stop Criteria, it is recommended there must be 4 collisions per year, over a three year period that are susceptible to correction with the installation of a 3-way Stop. Staff reviewed the collision data from January 2010 to September 2019. This data revealed no reportable collisions at the intersection of Clare Avenue and Lynbrook Lane. As a result, the collision warrant section is not satisfied.

Community Safety Zone on Clare Avenue

The goal of a Community Safety Zone is to improve road safety on a roadway by modifying driver behaviour and encouraging compliance with traffic by-laws. The primary consequence of a CSZ designation is that all moving offences related to motor vehicles will be charged an increased fine. The road user is made aware of the existence of a Community Safety Zone through regulatory signs posted at the start and throughout the zone. These zones are used in locations where public safety "is of special concern" such as intersections experiencing a high frequency of collision, roadways near schools, day care centres, playgrounds, parks, hospitals and senior residences.

As an alternative to Stop signs installation, City staff is recommending implementing community safety zone on Clare Avenue between Webber Road and Fitch Street. NRPS

have been consulted on this issue and they are in agreement with staff recommending Clare Avenue Drive to be designated as a Community Safety Zone.

FINANCIAL CONSIDERATION:

The cost to install community safety zone signs is estimated to be \$300. This cost can be covered under the Traffic Operations Budget.

OTHER DEPARTMENT IMPLICATIONS:

N/A

SUMMARY AND CONCLUSION:

City staff receive a number of requests per year, for the installation of Stop signs. The primary reason for these requests is a result of concerns with vehicle speeds along roadways that have the right-of-way (roadway with no stop sign).

The 3-way stop control studies conducted by staff in July and September 2018 found that based on O.T.M. warrants, a 3-way stop control is not warranted at the intersection of Clare Avenue and Lynbrook Lane. Therefore, it is recommended that a 3-way stop control not be implemented at the intersection of Clare Avenue and Lynbrook Lane.

To mitigate speeding concerns on Clare Avenue staff is recommending that Council enact a by-law to designate Clare Avenue as Community Safety Zone between Fitch Street and Webber Road. Fines for traffic violations are increased considerably within a Community Safety Zone. This increased fine structure may provide sufficient deterrent to discourage aggressive driving.

ATTACHMENTS:

Appendix 1- A Copy of Warrant Results from July/September 2018

Appendix 2- Map of Study Area

APPENDIX 1

All-Way Stop Warrants

Municipality: Welland
 Intersection: Clare Ave @ Lynbrook Ln
 Major Road: Clare Ave
 Direction: North/South
 Minor Road: Lynbrook Ln

Count Date: Jul 19, 2018

Cross or "T": T

Local Road Warrant Analysis

	8:00	9:00	12:00	13:00	14:00	16:00	17:00	18:00	Total
Approaching: all legs	64	86	102	117	83	124	134	145	855
Total Volume > 350 ?	NO	NO	NO	NO	NO	NO	NO	NO	

Major Road North/ South Traffic

	8:00	9:00	12:00	13:00	14:00	16:00	17:00	18:00	Total
Approaching: Major	51	75	92	101	69	112	119	134	753
% Total Approach on major	80%	87%	90%	86%	83%	90%	89%	92%	
% split on Major < 75 ? (T)	NO	NO	NO	NO	NO	NO	NO	NO	

An All-Way Stop condition would NOT be recommended
 for this location under local road warrants.

All-Way Stop Warrants

Municipality: Welland
 Intersection: Clare Ave @ Lynbrook Ln
 Major Road: Clare Ave
 Direction: North/South
 Minor Road: Lynbrook Ln

Count Date: Sep 20, 2018

Cross or "T": T

Local Road Warrant Analysis

	8:00	9:00	12:00	13:00	14:00	16:00	17:00	18:00	Total
Approaching: all legs	103	155	93	123	119	147	171	158	1069
Total Volume > 350 ?	NO	NO	NO	NO	NO	NO	NO	NO	

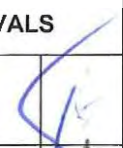

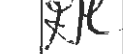
Major Road North/ South Traffic

	8:00	9:00	12:00	13:00	14:00	16:00	17:00	18:00	Total
Approaching: Major	88	136	88	111	105	135	157	144	964
% Total Approach on major	85%	88%	95%	90%	88%	92%	92%	91%	
% split on Major < 75 ? (T)	NO	NO	NO	NO	NO	NO	NO	NO	

An All-Way Stop condition would NOT be recommended
 for this location under local road warrants.

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COUNCIL

INFRASTRUCTURE AND DEVELOPMENT SERVICES
ENGINEERING DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT ENG-2019-41
NOVEMBER 5, 2019

19-117

SUBJECT: DWQMS AWARENESS AND MANAGEMENT
REVIEW OUTCOMES - 2019

AUTHOR: RAY CHAMBERLAIN, ASc.T

**APPROVING
MANAGER:** VINCE BEAUDOIN; C.E.T., C.R.S., O.R.O.
MANAGER OF PUBLIC WORKS

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

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report ENG-2019-41 DWQMS Awareness And Management Review Outcomes – 2019.

ORIGIN AND BACKGROUND:

In May 2000 events occurred in Walkerton Ontario in which E. Coli was discovered in the drinking water. This resulted in 6 deaths and more than 2000 people becoming ill. This was such a large event that the province established a public inquiry which was led by the Honorable Justice O'Connor. In Justice O'Connor's findings he issued more than 67 recommendations (in part II of the Report of the Walkerton Inquiry) and the **Safe Drinking Water Act (SWDA)** was enacted by the Province to satisfy some of those recommendations. Included within those recommendations was the requirement to develop a Drinking Water Quality Management System (DWQMS)

COMMENTS AND ANALYSIS:

DWQMS AWARENESS

The SWDA ensures communities protect their drinking water supplies. The SWDA provides for "the protection of human health as well as the prevention of drinking water health hazards through the control and regulation of drinking water systems and drinking water testing." (Ontario.ca) According to the SWDA every drinking water system requires to have an established owner and an accredited operating authority. Welland's Drinking Water System (DWS) has Council as the owner and Public Works as the operating authority. These two entities work together to ensure the system is up to date, relevant, properly resourced and continually improving. We are successfully accredited by external auditors and passed our most recent audit in September 2019.

In order to comply with the SWDA, the City of Welland created and implemented a Drinking Water Quality Management System (DWQMS). Our Drinking Water Quality Management System (DWQMS) spells out in detail how we fulfill the requirements of the Safe Water Drinking Act.

Our Drinking Water Quality Management System (DWQMS) consists of policies, procedures and work instructions that standardize our practices in order to achieve and maintain clean drinking water. This system specifies what we are testing in the drinking water, how often we test it, who is testing it and what procedures we follow during routine and unexpected events. One of the requirements of the DWQMS is to report to the "owner" the outcomes of the annual Management Review.

2019 MANAGEMENT REVIEW OUTCOMES

The 2019 Management Review was conducted on July 26, 2019 and presented to the City's CAO and Acting General Manager Infrastructure and Development Services.

Overall, the outcomes of the 2019 Review suggest that the Quality Management System (QMS) operates as a robust management system and that the Drinking Water Distribution System is operating in a manner that residents and council can feel confident of having high quality drinking water whenever they open their tap.

Some action items from the previous management review along with some new items in 2019 were discussed.

The City of Welland does not currently have backflow prevention program for its distribution system. This item has been recurring in our Annual Drinking Water Inspection conducted by the Ministry. As a result of this repeated item and potential risk to the drinking water system, it was mentioned that City Staff were to undertake a backflow awareness program. This program would identify high-risk consumers that could significantly impact the drinking water quality in the event of a backflow occurrence. City staff will visit places such as car washes and funeral homes, among other identified high-risk consumers to discuss potential backflow and its impacts to the drinking water and as well inspect the current water service to ensure that there is no current cross connection and potential for a backflow event. By looking into the highest risk consumers it is the belief of City Staff and The Ministry that the potential for a significant backflow event having a major impact on the City's drinking water is greatly reduced.

Another action Item that recurred from 2018 to 2019 is the status of the Ministry approved Lead Drinking Water Corrosion Control Program. The program, developed in conjunction with Niagara Region Staff, was initiated in 2010 with physical lead service removal as the chosen method of control. The City set goals of 100 lead services to be removed annually. With 612 "known" lead services on the City owned portion, at the onset of the plan, it was felt that all lead services on the city side could be removed by 2020. Although the City had very good records of service material, they were not complete. A significant number of "unknown" services were discovered during various operations conducted by City staff. For example a number of previously unknown lead services have been discovered during Capital Watermain replacement projects. As well, there were logistical issues in tracking lead service replacements. City staff have initiated a continual improvement project to better track lead services removed and the

number of lead services remaining. Currently, there are approximately 300 known lead services on the City portion and staff hope that these are removed by 2024

The City has a drinking Water License and Permit issued by the Ministry, which allows City staff to operate the distribution system as the "operating authority". The Current License and Permit is set to expire in 2021. One of the requirements of the License is to have a valid "Financial Plan" that covers at least 5 years of the renewal period of the license and must be in place 6 months prior to the expiration of the current License (February 2021).

City staff will need to review and revise the current Operational Plan for the drinking water system in 2020 prior to the next Management Review. The City's Water Quality Compliance Supervisor, along with the DWQMS team will undertake this task.

The initial Operational Plan contained measurables to track process performances within the Operational Plan's Standard Operating Procedures. City Staff worked diligently to utilize these measurables but determined that they did not work well to track effectiveness in all cases. These Process Performance Measurables will be reviewed and updated in order to add more value to monitoring the effectiveness of the QMS.

A new requirement of our QMS from the revised Standards, involves a means of evaluating our contractors. City staff have developed and evaluated most "suppliers " of parts for our drinking water system but historically have not evaluated contractors that perform work in repairing and or upgrading the system. Staff has developed an evaluation checklist that will be part of tender documents and allow City Staff to evaluate contractors performance under a number of different categories. The intent of the evaluation is to ensure the City hires contractors that can deliver services that meets its Policies, Procedures and can deliver high quality services to the City in future projects.

The Province of Ontario is a world-renowned leader in drinking water quality standards. The water quality in Welland continues to meet or exceed these high standards adopted by the Province. Only one reportable adverse water quality event was reported since the last management review. The adverse was a Total Coliform of 1 and was isolated to a service repair. The root cause of the adverse was determined to be the whip used for flushing and sampling and not within the drinking water provided to the consumer.

Public Works staff historically has had difficulty in meeting the levels of service for maintenance activities within the water division. Tasks such as hydrant maintenance and valve turning were not met on a continual basis. Increasing development and resulting infrastructure have taxed current resources. City staff is moving forward with respect to conducting a Public Works Levels of Service Review. Staff are hoping that this review will assist in indentifying how services are currently delivered, any shortcomings or inefficiencies that might affect the delivery of services as well as any current Level of Service that might be unattainable.

FINANCIAL CONSIDERATION:

There are no Financial Considerations

OTHER DEPARTMENT IMPLICATIONS:




None

SUMMARY AND CONCLUSION:

Reporting the outcomes of the Drinking Water Quality Management Review is required under the DWQMS but also keeps Council informed of key Action Items identified and presented to Upper Management on an ongoing basis.

Key risks or potential risks to the management system are identified and presented for information and consideration.

It is recommended that Council receive for information, The DWQMS Awareness and Management Review 2019 report.

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

19-116

COUNCIL**INFRASTRUCTURE AND DEVELOPMENT SERVICES**

REPORT P&B-2019-55
NOVEMBER 5, 2019

**SUBJECT: MUNICIPAL ACCESS AGREEMENT WITH NIAGARA
REGIONAL BROADBAND NETWORK LIMITED**

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

RECOMMENDATION:

THAT THE CITY OF WELLAND enter into a Municipal Access Agreement with Niagara Broadband Network Limited respecting the installation and maintenance of communications equipment on municipal rights-of-way;

ORIGIN AND BACKGROUND:

In 2004, The City of Welland entered into a Municipal Access Agreement with Niagara Regional Broadband Network Limited permitting the installation of communication equipment/facilities on the City's rights-of-way by the Company. The company was formed to serve the Niagara Region with a fibre optic backbone network by installing cable on hydro utility poles. The company is jointly owned by the City of Niagara Falls and the Town of Niagara-on-the-Lake. Both Niagara College and the City of Welland are customers of the company and provide internet services to the City.

COMMENTS AND ANALYSIS:

The Agreement under consideration is essentially a renewal of the 2004 Agreement and is proposed to be renewed again in 2029.

ATTACHMENTS:

Appendix I - Original Council report of September 7, 2004

COUNCIL
OFFICE OF THE CITY MANAGER

REPORT CM-2004-37
SEPTEMBER 7, 2004

SUBJECT: NIAGARA REGIONAL BROADBAND NETWORK LIMITED

Travers E. Fitzpatrick, R.P.P., C.M.M.,
CITY MANAGER

RECOMMENDATION:

That the City of Welland enter into a Municipal Access Agreement with Niagara Regional Broadband Network Limited respecting the installation of communications equipment on municipal rights-of-way.

ORIGIN AND BACKGROUND:

Council recently received a communication from Mr. Gordon F. Marasco on behalf of Niagara Regional Broadband Network Limited requesting that the City enter into a Municipal Access Agreement respecting the installation of communication facilities on the City's rights-of-way. This matter was referred to staff for review.

ANALYSIS:

Niagara Regional Broadband Network is a corporation that was formed to serve the Niagara Region with a fibre optics backbone network by installing the cable on local hydro utility poles. There is to be a minimum of underground construction. The company is jointly owned by four Niagara Region Utility companies, namely, Port Colborne Fibre Inc., Energy Services Niagara Inc. in Niagara-on-the-Lake, Grimsby Hydro Inc. and Niagara Falls Hydro Corp.

Cygnal Technologies will design and construct the network as the contractor for the company and will operate and maintain the facility on behalf of Niagara Regional Broadband Network Limited. The network is presently in the final stages of design. Municipal Access Agreements have already been signed with Niagara-on-the-Lake, Niagara Falls, St. Catharines, Grimsby, and Thorold, as well as Regional Niagara.

The key principal customers that form the anchor tenants for the network are the Regional Municipality of Niagara, the Niagara District School Board, Niagara Catholic District School Board, Niagara College and seven area hospitals and four St. Catharines Libraries. In total, there are 250 sites across the region.

With the installation of the fibre network in the City, there is an opportunity for the local Niagara College Campus, the Welland Public Library, various schools in the municipality, the Welland Hospital and the City of Welland to take advantage of fibre

07-185

optic communication. Consequently there is significant community benefit to the establishment of the network in the City of Welland.

APPROVALS	
GENERAL MANAGER	<i>[Signature]</i>
TREASURER	<i>[Signature]</i>
CAO	<i>[Signature]</i>

COUNCILINFRASTRUCTURE & DEVELOPMENT SERVICES

REPORT P&B-2019-56
NOVEMBER 5, 2019

09-60

**SUBJECT: REQUEST FOR PARTIAL DISCHARGE OF
CITY OF WELLAND NIAGARA GATEWAY ECONOMIC
ZONE AND CENTRE COMMUNITY IMPROVEMENT PLAN
AGREEMENT FOR BERTIE AND CLINTON MUTUAL
INSURANCE COMPANY
1003 NIAGARA STREET**

**AUTHOR: GRANT MUNDAY, B.A.A.
PLANNING SUPERVISOR**

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

RECOMMENDATIONS:

1. THAT THE COUNCIL OF THE CITY OF WELLAND approves the partial discharge of the City of Welland Niagara Gateway Economic Zone and Centre Community Improvement Plan Incentive Agreement that applies 1003 Niagara Street for Parts 1 and 2 on Plan 59R-16502;
2. THAT Welland City Council directs Staff to prepare the required By-law(s) and Agreement(s); and
3. 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 Grant Program.

ORIGIN AND BACKGROUND:

On February 16, 2016, City Council passed By-law 2016-23 which approved the Application for the City of Welland Niagara Gateway Economic Zone and Centre Community Improvement Plan Incentive Program (Gateway CIP) for the property known municipally as 989-1013 Niagara Street (now known as 1003 Niagara Street) for the Tax Increment Based Grant Program in the estimated amount of \$500,300.00 over five (5) years. The agreement was registered on title for the entire property. The Approved Report P&B 2016-11 is attached as Appendix I for background information. The Applicant, Bertie and Clinton Mutual Insurance Company (Bertie and Clinton) has received property tax grants over the last three (3) years (2016-2018).

On June 19, 2019, Bertie and Clinton received approval from the City of Welland Committee of Adjustment to sever off 1.27 ha of vacant land, shown as Part 1 and 2 on

Plan 59-16502 (attached as Appendix II) for future commercial purposes. The original parcel was 3.71 Ha in size. Bertie and Clinton has retained 2.41 Ha for the existing office building, parking areas and vacant lands for potential future expansion.

On October 23, 2019, the City received a request from the Solicitor for Bertie and Clinton to have the Gateway CIP Agreement lifted from the portion lands that have been severed (Parts 1 and 2 on Plan 59R-16502) as they are proposed to be sold for a future commercial development.

COMMENTS AND ANALYSIS:

Staff have reviewed the request from Bertie and Clinton and the Gateway CIP Agreement currently registered on title and have no objection and have the following key points:

- The Agreement should only remain on title for the lands that Bertie and Clinton is retaining (2.41 Ha).
- The Gateway CIP Tax Increment Grant (TIG) will be adjusted for the remaining two years of the grant period once the revised MPAC Assessments have been received for both the retained and severed parcels.
- The amount of the Gateway CIP TIG will likely decrease as the assessed value of the retained lands will decrease in value.
- Bertie and Clinton will be subject to the annual Gateway CIP TIG confirmation where they are required to demonstrate compliance with the approved agreement including employment verification in order to receive TIG payments.
- The severed lands will not be subject to a TIG and therefore the City and Region will retain the taxes received once these lands have been reassessed.

FINANCIAL CONSIDERATION:

The Gateway CIP Agreement for the subject lands has resulted in the following property taxes and TIG payments over the last three years. The TIG payments are projected to be far less than the original estimate over the five (5) years of approximately \$500,000.00.

Year	Total City Taxes	City TIG	Net City Taxes	Total Region Taxes	Region TIG	Net Region Taxes
2016	\$23,620.87	\$6,397.99	\$17,222.88	\$21,008.68	\$5,108.23	\$15,900.45
2017	\$61,469.24	\$34,784.27	\$26,684.97	\$52,281.56	\$28,562.89	\$23,718.56
2018	\$69,918.77	\$41,121.42	\$28,797.35	\$58,192.84	\$32,996.35	\$25,196.49

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. The request will help increase the assessed value of the subject lands.

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

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

- Tax Increment Based Grant Program uses future tax increase (tax increment) to pay for eligible development costs by way of a property tax rebate; and
- Grant equals 75% of the City portion of property tax increase rebated annually each year for 5 years ending at the end of 2020.

OTHER DEPARTMENT IMPLICATIONS:

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

The Planning Division will be responsible for implementing the approved Gateway CIP Incentives.

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

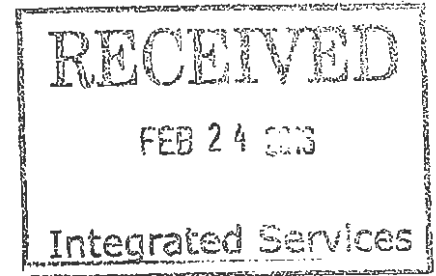
SUMMARY AND CONCLUSION:

On October 23, 2019, the City received a request from the Solicitor for Bertie and Clinton to have the Gateway CIP Agreement partially discharged from title for a portion of the lands (Parts 1 and 2 on Plan 59R-16502) known as 1003 Niagara Street. The subject lands have been severed and are proposed to be sold for a future commercial development.

Staff have reviewed this request and have no objection to this request and are recommending approval of the recommendations contained in this Report. Fulfilling the request will ensure the Gateway CIP Agreement remains on title for the lands retained by Bertie and Clinton. It will likely decrease the TIG payments applicable as the MPAC assessed value of these lands will decrease due to the loss of land. The severed lands will result in a new MPAC assessed value that will not be subject to a TIG. The future use of these severed lands will also bring in additional assess value.

ATTACHMENTS:

- | | | |
|-------------|---|--------------------|
| Appendix I | - | Report P&B 2016-11 |
| Appendix II | - | Plan 59R-16502 |



FROM THE OFFICE OF THE CITY CLERK

REFERENCE NO. 09-60

February 18, 2016

Dear Sir or Madam:

Welland City Council passed the following motion

on

February 16, 2016

"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 989-1013 Niagara Street in the City of Welland for the Tax Increment Based Grant Program in the estimated amount of \$500,300.00 over five (5) years; 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 Grant Program."

TS:cp




S. Iannello, General Manager, Infrastructure Services/City Engineer
c.c. - G. Munday, Planning Supervisor
- R. Di Felice, Planning Manager
- L. Eden, Law Clerk

From

COPY

City Clerk

COUNCIL
INTEGRATED SERVICES

APPROVALS	
GENERAL MANAGER	
TREASURER	
CITY MANAGER	

REPORT P&B-2016-11
FEBRUARY 16, 2016

**SUBJECT: APPLICATION FOR TAX INCREMENT BASED GRANT PROGRAM
CITY OF WELLAND NIAGARA GATEWAY ECONOMIC ZONE AND CENTRE COMMUNITY IMPROVEMENT PLAN
BERTIE AND CLINTON MUTUAL INSURANCE COMPANY
989-1013 NIAGARA STREET**

**AUTHOR: GRANT MUNDAY, B.A.A.
PLANNING SUPERVISOR**

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

**APPROVING G.M.: SAL IANNELLO, P. ENG., B.B.A, M.A.
GENERAL MANAGER,
INFRASTRUCTURE 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 989-1013 Niagara Street in the City of Welland for the Tax Increment Based Grant Program in the estimated amount of \$500,300.00 over five (5) years; 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 Grant 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 Grant (TIBG).

This Report is the third Application for the Tax Increment Based Program under the Welland Gateway CIP.

The City of Welland received the Application on January 29, 2016 for the Gateway CIP Incentive Program for property municipally known as 989-1013 Niagara Street. With reference to Appendix I, this property is located on the west side of Niagara Street, north of Quaker Road. The subject lands are located within the Welland Gateway CIP area but outside of a strategic location for investment.

Tax Increment Based Grant (TIBG) Program:

The purpose of the TIBG 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 TIBG provides an annual tax increment based grant payment equal to a percentage of the municipal (City and Regional) property tax increase generated by the project.

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

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

The grant 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 Tax Increment Based Grant 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 grant. The subject property is eligible for a five (5) year TIBG.

COMMENTS AND ANALYSIS:

With reference to Appendix II, the Owner is proposing to construct a 2019.38 square metre (21,736.5 square feet) two (2) storey office building on the subject lands. The subject land is currently vacant. The construction of the office building will result in a total private sector investment of approximately \$7,566,000.00. The Application indicates that the facility will create forty-three (43) jobs full-time equivalent (FTE) jobs in Welland with an additional twenty-five (25) (FTE) jobs created over the next five years. The proposal will also generate \$20,000,000.00 in operational costs (salaries, administration, etc.) over a five year period.

The Owner has already made Application for Site Plan Control Approval and the Application is currently being reviewed by City Staff, Regional Staff and NPCA Staff.

The Owner has made Application for the TIBG 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 the 2-storey office building on the subject lands will increase the municipal tax base and assist with revitalizing the economy and specifically create jobs.

Applications for the Tax Increment Based Grant are evaluated using the following scoring matrix:

1. Economic Performance

A maximum of 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 two (2) points for construction value since the total construction value is \$4.77 million and scores eight (8) points for the creation of forty-three (43) jobs. The total estimated points for economic performance is ten (10).

2. Environmental Design Performance

A maximum of 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 six (6) of the six (6) Smart Growth Design Criteria. The total estimated points for Environmental Performance is five (5). The following chart provides a brief overview on how the proposed development meets the five Smart Growth Design Criteria.

DESIGN PRINCIPLE(S)	DEVELOPMENT FEATURE	PROPOSED DEVELOPMENT
Foster Attractive Urban Communities and a Sense of Place	Site Design	On-site parking is proposed to be predominately located at the side and/or rear of the proposed building.
	Architectural Design	The proposed building façade has been architecturally designed including the articulation of the wall plane on the south and north ends, and a projecting glass entrance/canopy. Color and texture variation is provided through the use of stone cladding.
Context Sensitive	Cycling Infrastructure	The development includes five (5) sheltered bicycle parking spots. The building has also been designed with separate male and female change rooms each complete with shower.
Pedestrian-Friendly	Site Design	The main entrance and barrier free entrance is located in the front of the

DESIGN PRINCIPLE(S)	DEVELOPMENT FEATURE	PROPOSED DEVELOPMENT
Public Realm		building. A new barrier-free sidewalk connecting the front entrance to Niagara Street is proposed.
Environmentally Sustainable	Energy Conservation	The proposed facility will include an on-site waste recycling area, the use of LED exterior and interior lighting complete with motion sensors and daylight harvesting, and a tankless water heater system. The building will meet and exceed the Energy Efficiency Requirements of the Ontario Building Code.
	Water Consumption Reduction	The proposed landscaping is designed to include drought tolerant native species in an effort to reduce water consumption. The Owner will be ecologically restoring an area abutting Towpath Creek.

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

Economic Performance	Construction Value = \$4.77M (2 pts) + Number of FTE's = 43 (8 pts)	10
Environmental Design	6/6 Smart Growth Design Criteria	5
Total Estimated Points		15

With reference to Appendix III, the Total Estimated Points of fifteen (15) equals a 75% TIBG for the City of Welland and Niagara Region portions of the property tax for a period of five (5) years. If the Owners hire a minimum of an additional eight (8) employees in the first year of operation, Staff will increase the points for economic performance accordingly. In this case, the economic performance score would increase to eleven (11) points for a total of sixteen (16) points. This would increase the percent of tax increment to 80%.

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

	PRE-DEVELOPMENT	PROJECT COMPLETION	TAX INCREMENT
Assessment Value	\$2,046,000.00	\$6,822,000.00	
Municipal Taxes	\$18,265.11	\$87,002.26	\$68,737.15
Regional Taxes	\$17,184.85	\$81,856.56	\$64,671.72
Total			\$133,408.87
% of Tax Increment			75%
Annual Grant Payment			\$100,056.65

Duration of Grant Period	5 years
Total Grant Payment	\$500,283.26

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 will change in 2016.

Staff recommends approval of the Application for a Tax Increment Based Grant as outlined above and for the proposed new office building.

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 grant 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;
- Yearly confirmation of Economic and Environmental Performance; and
- Full payment of Municipal Taxes.

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.

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

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

- Tax Increment Based Grant Program uses future tax increase (tax increment) to pay for eligible development costs by way of a property tax rebate; and
- Grant equals 75% of the City portion of property tax increase rebated annually each year for 5 years

OTHER DEPARTMENT IMPLICATIONS:

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

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 989-1003 Niagara Street has made an Application requesting funding under the Welland Gateway CIP Incentive TIBG Program for a proposed 2019.38 square metre (21,736.5 square feet) two (2) storey office building.

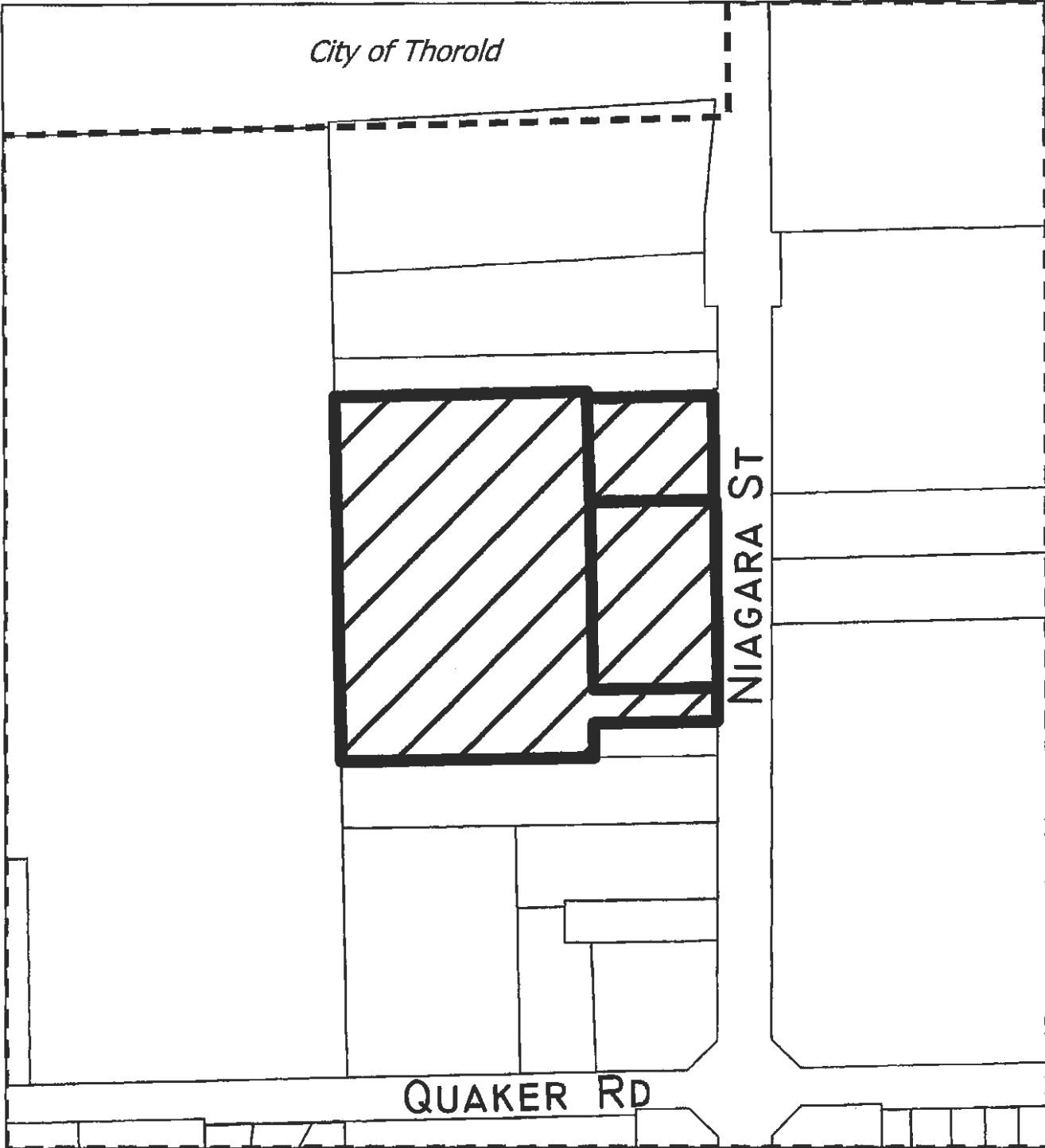
The construction of the facility will result in a total private sector investment of \$7,566,000.00. The Application indicates that the facility will create forty-three (43) jobs full-time equivalent (FTE) jobs in Welland with an additional twenty-five (25) (FTE) jobs created over the next five years. The proposal will also generate \$20,000,000.00 in operational costs (salaries, administration, etc.) over a five year period.

Staff recommends approval of the TIBG for 989-1003 Niagara Street as discussed in this Report. The approval of the Applications will provide an estimated financial incentive of \$500,300.00 over a 5 year period. The development will generate approximately \$4,776,000.00 in additional assessed value, create 43 FTE jobs and a total private sector investment of \$7,566,000.00. The proposal meets and exceeds the goals and objectives of the Gateway CIP.

ATTACHMENTS:

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

City of Thorold



LOCATION MAP

989 - 1013 Niagara Street

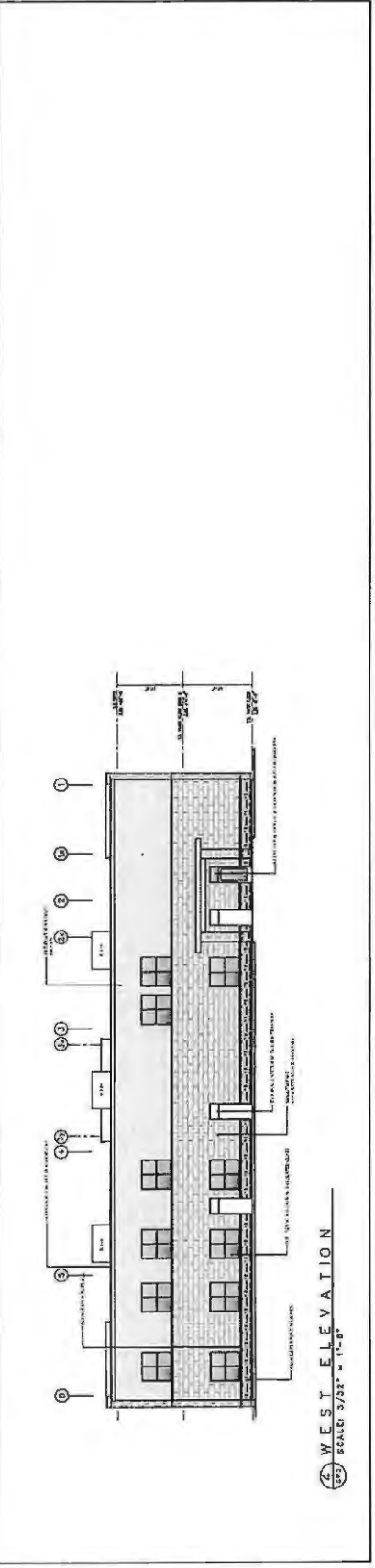
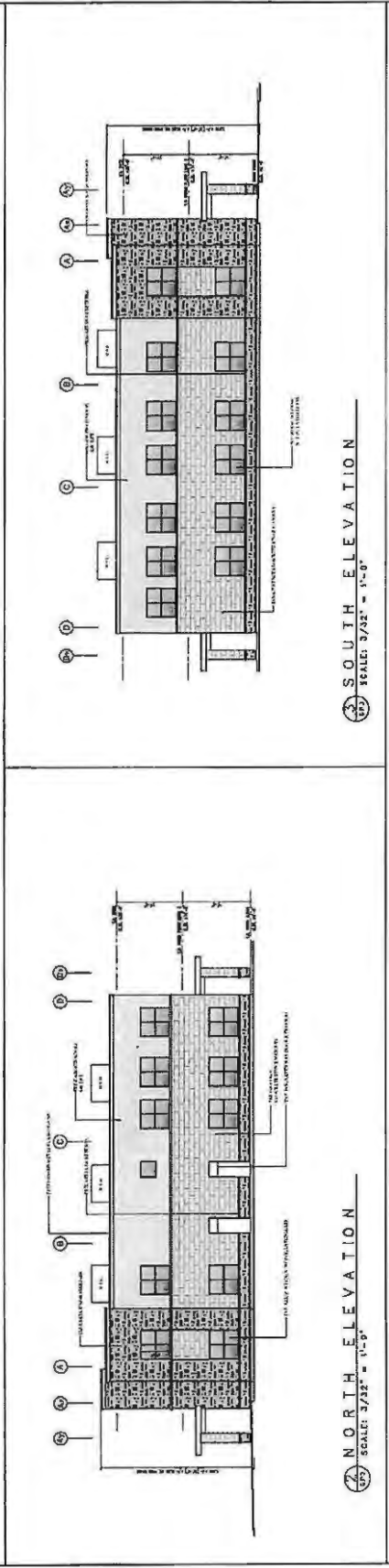
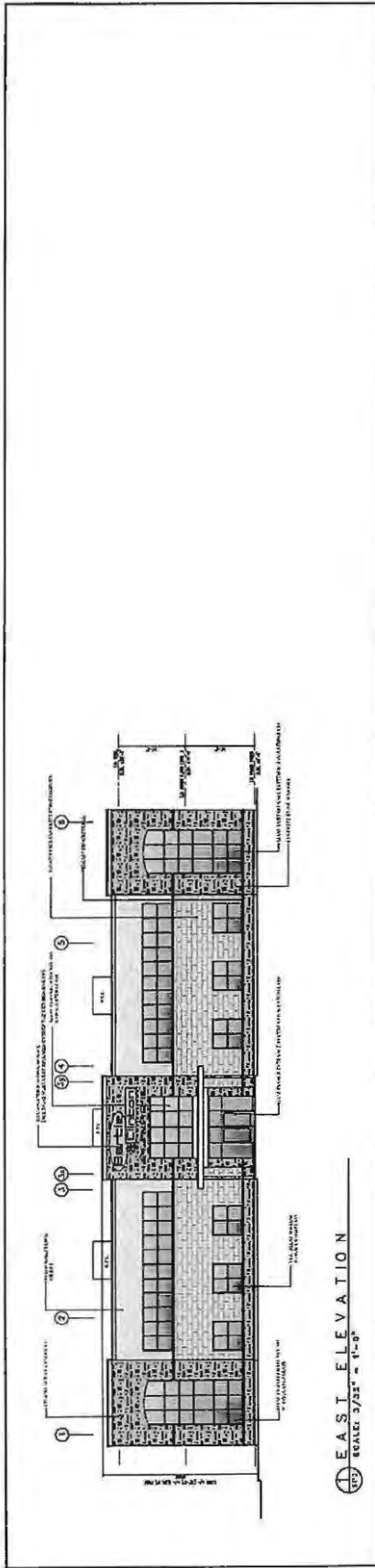


SUBJECT LANDS

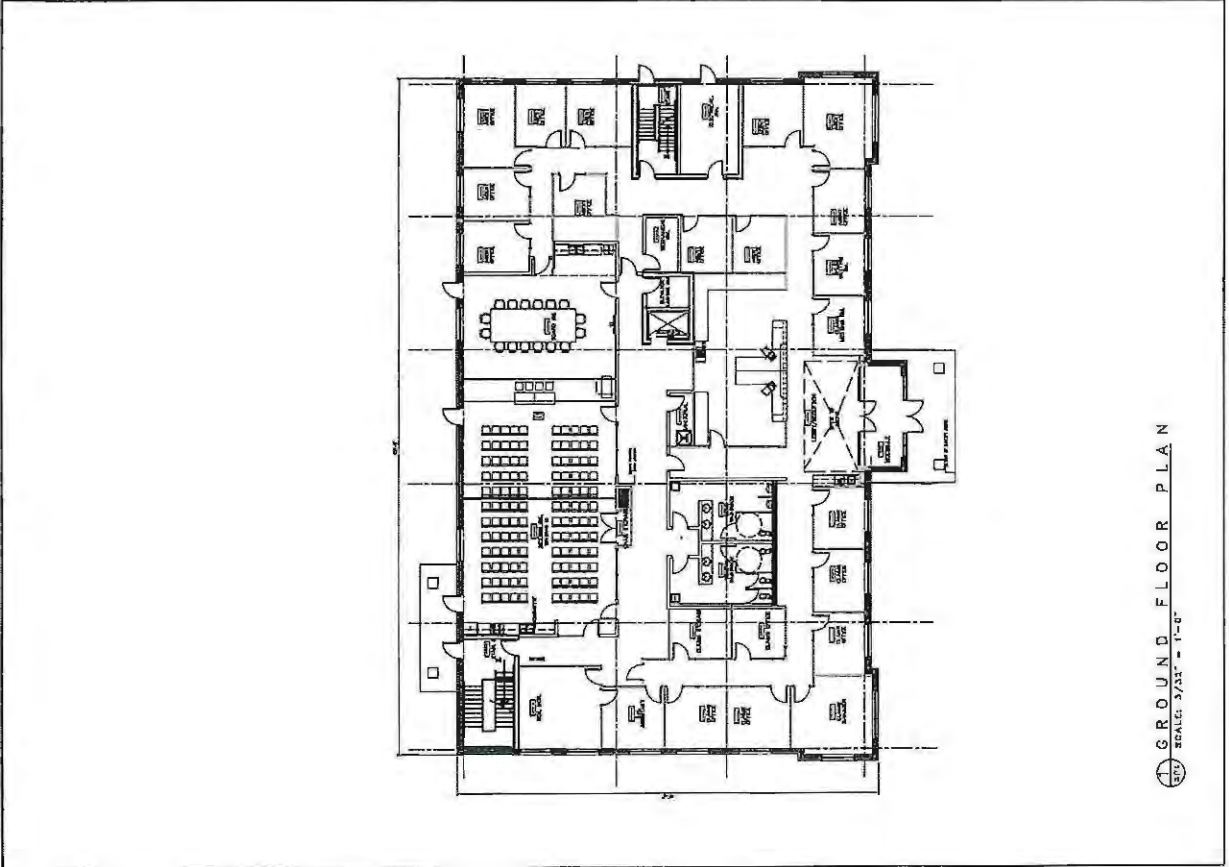
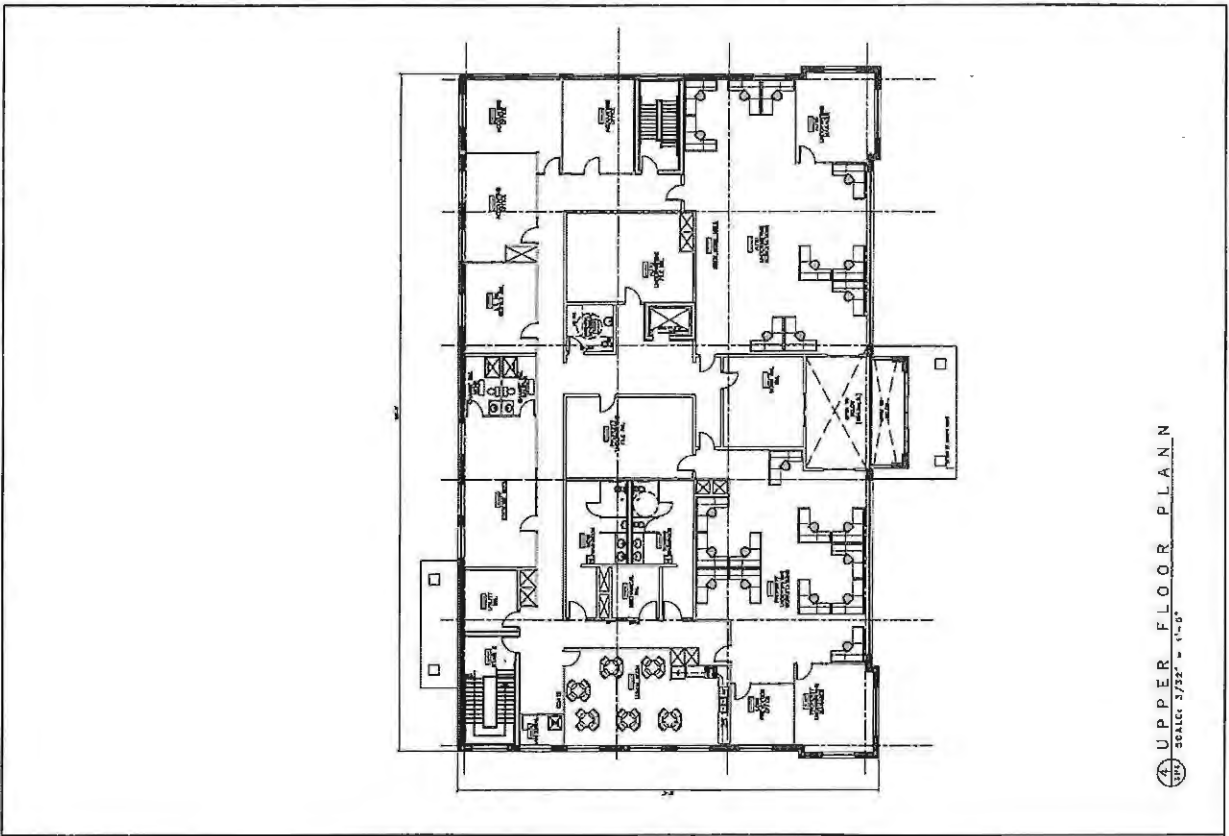


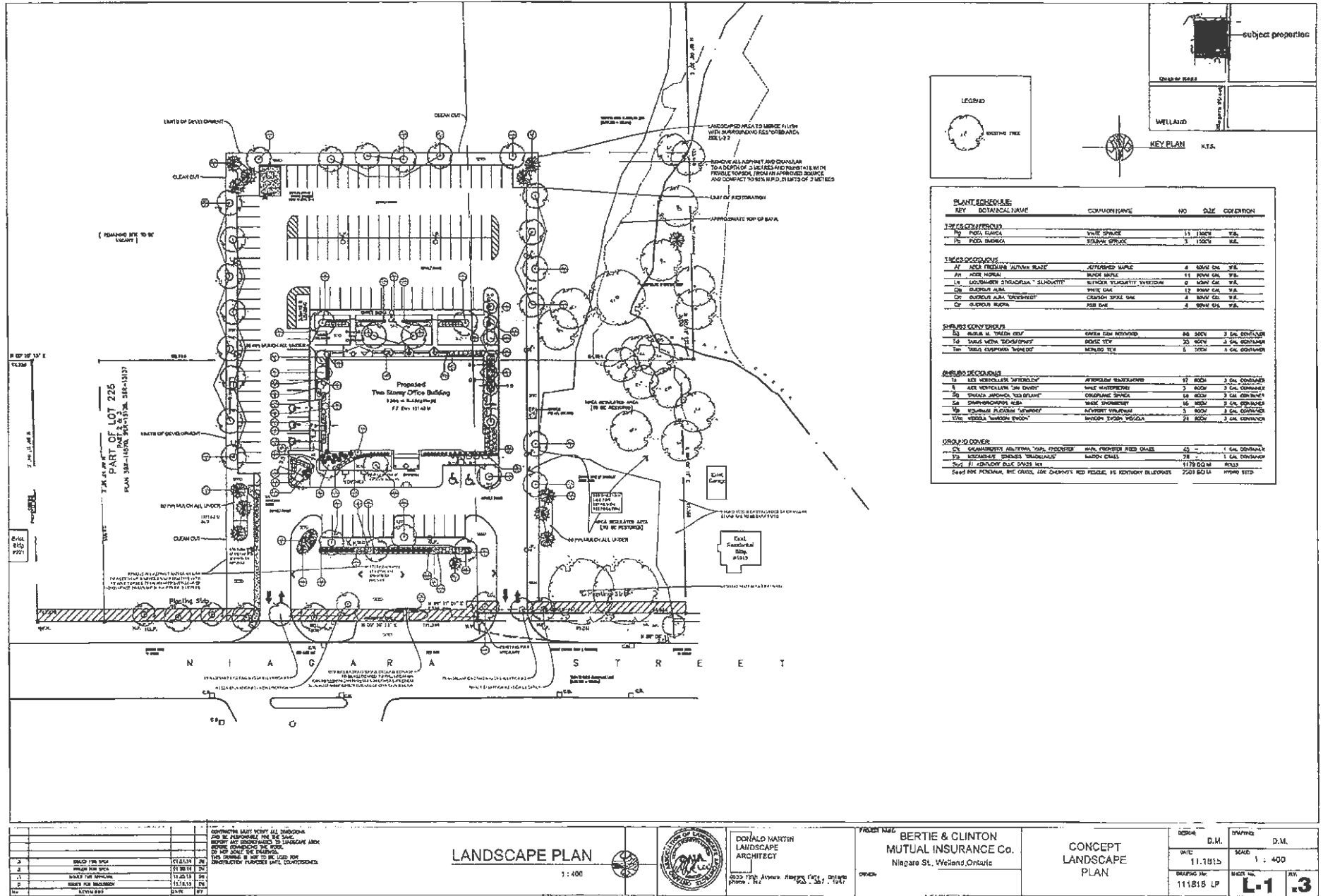
CITY OF WELLAND
INTEGRATED SERVICES
PLANNING DIVISION

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PROJECT NORTH 	<small>NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</small>	<table border="1"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ISSUE FOR PERMIT</td> <td>2/4/10</td> </tr> <tr> <td>2</td> <td>ISSUE FOR BIDDING</td> <td>2/11/10</td> </tr> <tr> <td>3</td> <td>ISSUE FOR CONSTRUCTION</td> <td>1/26/11</td> </tr> </table>	NO.	REVISION	DATE	1	ISSUE FOR PERMIT	2/4/10	2	ISSUE FOR BIDDING	2/11/10	3	ISSUE FOR CONSTRUCTION	1/26/11	AICK ARCHITECTS 100 N. WILSON AVENUE WILLOW, ONT. L1R 0H8 TEL: (905) 709-1100 FAX: (905) 709-1101 WWW.AICKARCHITECTS.COM		TIMBERO Design Build P.O. Box 418 401 Esplanade Dr. Willow, ON L1R 0H8 TEL: (905) 709-1100 FAX: (905) 709-1101 WWW.TIMBERO.COM		PROJECT NO: 1750 WILLOW HWY. S.R. 12 WILLOW, ONT. L2B 3K5	PROJECT NAME: Bertie & Chilton Mutual Insurance Company 100 N. WILSON AVENUE WILLOW, ONT. L1R 0H8 SPECIAL THANKS TO: MURPHY SPA	FLOOR PLANS	DRAWING NO.: B1203	DATE: 2/4/10	SCALE: A.S.	SHEET NO.: SP4
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LANDSCAPE PLAN

1:400



DONALD MARTIN
LANDSCAPE
ARCHITECT

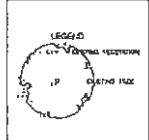
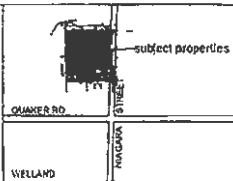
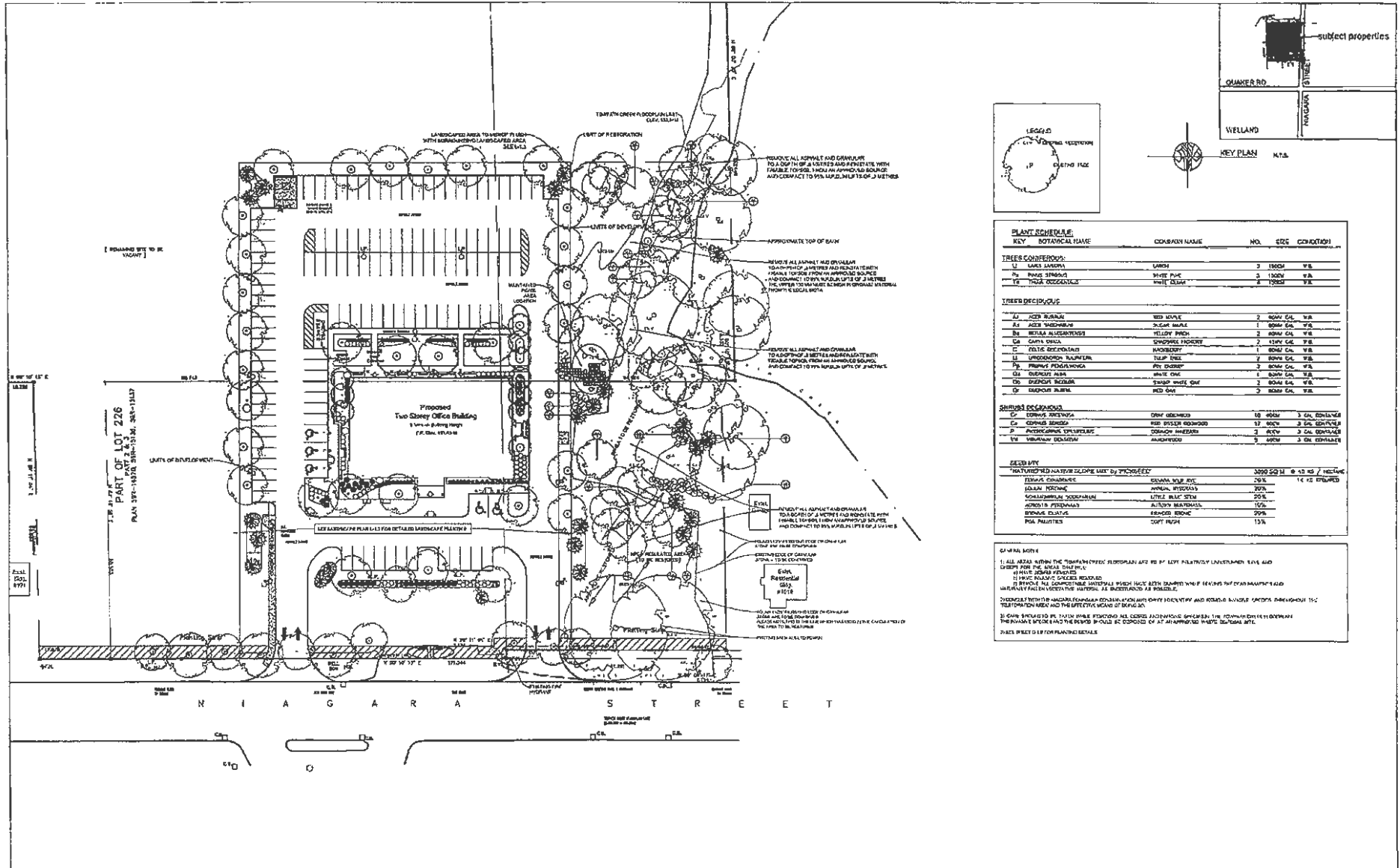
PROJECT NAME
**BERTIE & CLINTON
MUTUAL INSURANCE Co.**
Niagara St. Welland, Ontario

CONCEPT
**LANDSCAPE
PLAN**

DATE	D.M.	DRAWING NO.	D.M.
11.18.15	11.18.15	L-1	.3

NO.	DESCRIPTION	DATE	BY
1	DESIGN FOR PERMITS	11.18.15	DM
2	DESIGN FOR PERMITS	11.18.15	DM
3	DESIGN FOR PERMITS	11.18.15	DM
4	DESIGN FOR PERMITS	11.18.15	DM
5	DESIGN FOR PERMITS	11.18.15	DM

CONTRACTOR MUST NOTIFY ALL OWNERS AND BE RESPONSIBLE FOR THE WORK. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT BEFORE COMMENCING THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS APPROVED BY THE ARCHITECT.



KEY	BOTANICAL NAME	COMMON NAME	NO.	SIZE	CONDITION
TREES CONSIDERED:					
L1	LARIX LARicina	LARCH	2	150CM	W.B.
P1	Pinus strobus	WHITE PINE	2	150CM	W.B.
T1	Tilia cordata	WHITE BIRCH	2	150CM	W.B.
TREES DECIDUOUS:					
A1	ACELE FRAXINA	RED MAPLE	2	200CM CAL.	W.B.
A2	ACELE FRAXINA	SUGAR MAPLE	1	200CM CAL.	W.B.
B1	BETULA ALGIDA	YELLOW PINE	2	200CM CAL.	W.B.
C1	CORYL AVANZA	SHOGUN PINE	2	150CM CAL.	W.B.
F1	FILIX DEPENDENS	POINCIANA	1	200CM CAL.	W.B.
L1	LINDOLOBA TULIPINA	TULIP TREE	2	200CM CAL.	W.B.
P1	Pinus strobus	WHITE PINE	2	200CM CAL.	W.B.
Q1	QUERCUS ALBA	WHITE OAK	1	200CM CAL.	W.B.
R1	RUFICORTEX RUBRA	SHADY WHITE OAK	2	200CM CAL.	W.B.
S1	SALICORTEX RUBRA	RED OAK	2	200CM CAL.	W.B.
SHRUBS DECIDUOUS:					
C1	CORONILLA AUREA	ORANGE CROWN	10	40CM	3 CAL. EXCELLENCE
C2	CORONILLA AUREA	RED BLOSSOM	10	40CM	3 CAL. EXCELLENCE
D1	DICENTELLA COCALEA	ORANGE BELL	2	40CM	3 CAL. EXCELLENCE
E1	ERIGONIA ALBA	WHITE BELL	2	40CM	3 CAL. EXCELLENCE
PERENNIALS:					
MAINTAINED WATER SCLOPE LANE BY PROPOSED		GRASS	2000 SQ. M.	10 CM	7. HEIGHT
F1	FILIX DEPENDENS	POINCIANA	20%	14 IS PLANTED	
F2	FILIX DEPENDENS	POINCIANA	20%		
F3	FILIX DEPENDENS	POINCIANA	20%		
F4	FILIX DEPENDENS	POINCIANA	20%		
F5	FILIX DEPENDENS	POINCIANA	20%		
F6	FILIX DEPENDENS	POINCIANA	20%		
F7	FILIX DEPENDENS	POINCIANA	20%		
F8	FILIX DEPENDENS	POINCIANA	20%		
F9	FILIX DEPENDENS	POINCIANA	20%		
F10	FILIX DEPENDENS	POINCIANA	20%		

GENERAL NOTES

- ALL AREAS WITHIN THE "TRANSFERRED" ZONE SHALL BE OF BEST QUALITY MATERIALS AND SHALL BE MAINTAINED AS SUCH.
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NO.	DATE	DESCRIPTION	BY
1	01.21.18	ISSUED FOR PERMITS	DM
2	01.21.18	ISSUED FOR PERMITS	DM
3	11.28.18	ISSUED FOR PERMITS	DM

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE ACCURACY OF ANY DIMENSIONS TO LANDSCAPE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LANDSCAPE PLAN

1:400

DONALD MARTIN
LANDSCAPE ARCHITECT

6020 7TH AVE. W. WELAND, ONT. L9B 4G1

PROJECT NAME: BERTIE & CLINTON MUTUAL INSURANCE Co. Niagara St., Welland, Ontario

CONCEPT RESTORATION PLAN

DESIGN	D.M.	DRAWING	D.M.
DATE	11.18.18	SCALE	1:400
CLIENT NO.	111815 LP	DATE	11.28.18

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 III



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
	Architectural Design	<ul style="list-style-type: none"> Building facades facing the street provide architectural design treatments which include colour and material variations, windows and articulations in the wall plane
Context Sensitive	Cycling Infrastructure	<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
Pedestrian-Friendly Public Realm	Site Design	<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.
Environmentally Sustainable	Energy Conservation	<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.
	Water Consumption Reduction	<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.

*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>

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCILINFRASTRUCTURE AND DEVELOPMENT SERVICES

13-86

REPORT P&B-2019-57
NOVEMBER 5, 2019

SUBJECT: REQUEST FOR AUTHORIZATION TO MAKE APPLICATION
FOR REGIONAL OFFICIAL PLAN AMENDMENT -
NORTHWEST WELLAND URBAN AREA BOUNDARY
EXPANSION

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 authorizes and directs Staff to make Application for a Regional Official Plan Amendment for inclusion of the City's Northwest Area to within its Urban Area Boundary.

ORIGIN AND BACKGROUND:

In 2017, the City of Welland initiated the preparation of a Secondary Plan process so as to bring the lands in the northwest portion of the City to within its urban area boundary. The Secondary Plan process is near completion resulting in the preparation of a Secondary Plan for the area as well as studies supporting the urban area expansion to include the Northwest Area of the City. A Location Map identifying the subject lands is attached as Appendix 1.

In order for the subject lands in the northwest portion of the City to be included within the City's urban area boundary and therefore be developed for urban purposes, a local Official Plan Amendment as well as a Regional Official Plan Amendment must be undertaken and approved.

COMMENTS AND ANALYSIS:

As of the writing of this Report and given the near completion of the Secondary Plan for the Northwest Area, City Staff have commenced the processing of the Amendment to the City's Official Plan to dovetail the two processes. It is anticipated that the processing of this Application to Amend the City's urban area boundary and approval of the Secondary Plan will come before Council for its consideration by year's end.

As mentioned previously an Amendment to the Regional Official Plan must also be undertaken to support the goals, vision and recommendations identified for the subject

lands (northwest portion of the City currently located outside the City's urban area boundary) through the Official Plan Amendment and Secondary Planning exercise.

It appears that, based on various factors including the existence of municipal servicing, the close proximity of other municipal urban area boundaries, the existence of soft services and imminent development and existing growth pressures, lands currently outside the urban area boundary south of the municipal boundary with the Town of Pelham and the City of Thorold should be included within the City's urban area boundary. However, in addition to the preparation of a Secondary Plan for this area in order to permit development of this area, these lands must be incorporated within the urban area of the City through a local Official Plan Amendment and a Regional Official Plan Amendment. The Amendments, if approved, will align the City's urban area boundary with its municipal boundary in both the City's Official Plan and the Region's Official Plan and formalize the Secondary Plan for the Northwest Area.

The purpose of this Report is to obtain Council authorization and direction for Staff to proceed with the submission of a Regional Official Plan Amendment to amend the City's urban area boundary to include lands within the northwest portion of the City currently outside this area so that development can proceed in a logical and orderly manner meeting the immediate future growth needs of the City.

FINANCIAL CONSIDERATION:

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

OTHER DEPARTMENT IMPLICATIONS:

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

SUMMARY AND CONCLUSION:

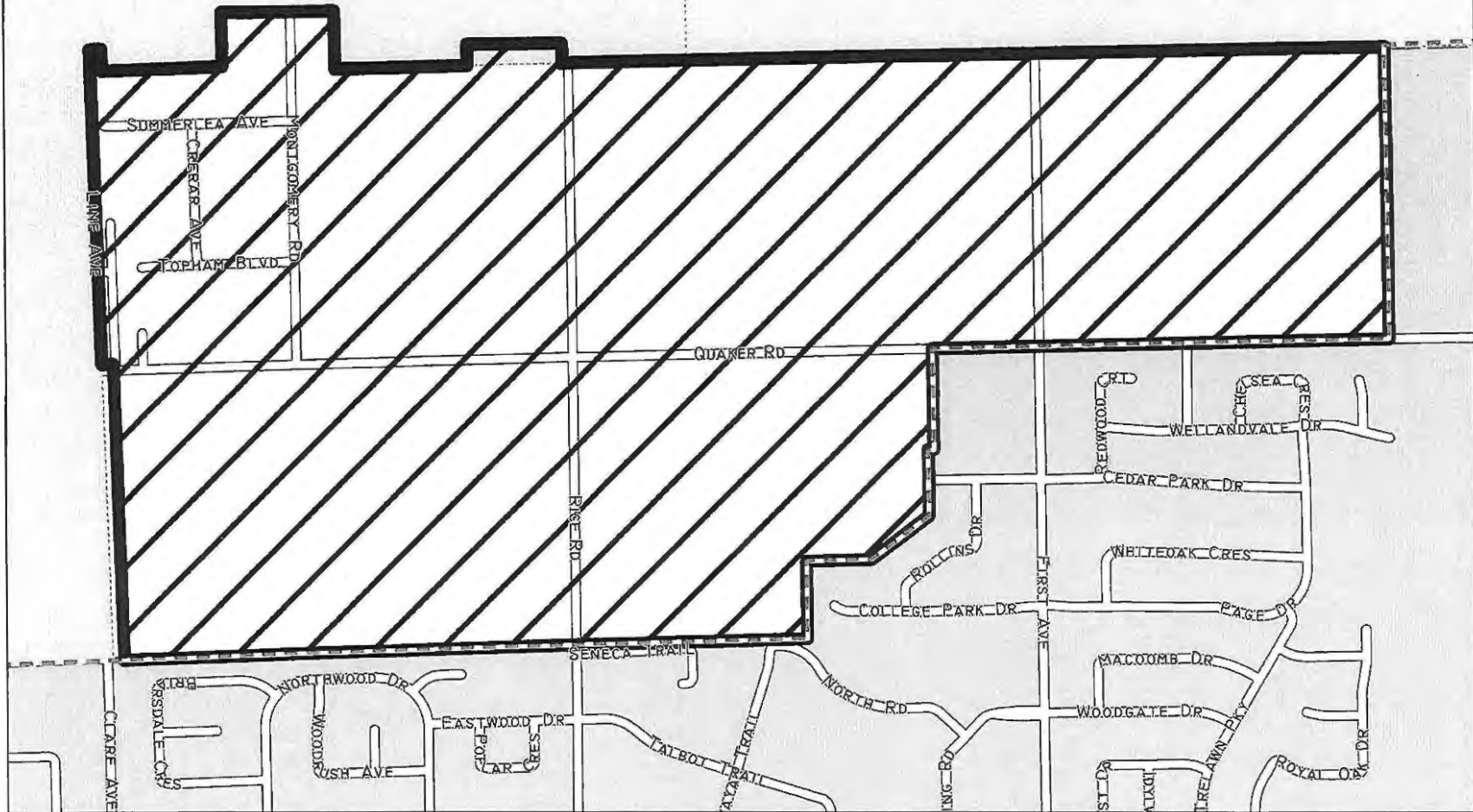
The purpose of this Report is to obtain Council support, authorization and direction to Staff to make Application to the Region of Niagara for a Regional Official Plan Amendment the purpose of which is to expand the City's urban area to include lands in the northwest portion of the City and align the City's urban area boundary with its municipal boundary both in the City's Official Plan and the Region's Official Plan.

ATTACHMENTS:

Appendix 1 – Location Map

THE TOWN OF FONTHILL

THE CITY OF THOROLD



APPENDIX I

LOCATION MAP

North West Area Urban Boundary Expansion

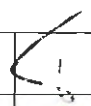
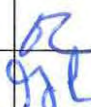



URBAN BOUNDARY AREA

SUBJECT LANDS



CITY OF WELLAND
 INTEGRATED SERVICES
 PLANNING DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCILINFRASTRUCTURE AND DEVELOPMENT SERVICES

19-111

REPORT P&B-2019-58
NOVEMBER 5, 2019

SUBJECT: NIAGARA REGION GRANTS AND INCENTIVES REVIEW

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

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

RECOMMENDATIONS:

- 1) THAT THE COUNCIL OF THE CITY OF WELLAND requests Niagara Region Council to maintain the existing Grants and Incentives Programs as outlined in this Report;
- 2) THAT Welland City Council is supportive of adding additional financial incentives for affordable/rental housing;
- 3) THAT Welland City Council requests the City Clerk forward a copy of this Report to the Niagara Region, and all municipalities within the Niagara Region for information and support.

ORIGIN AND BACKGROUND:

On September 26, 2019 the City received correspondence from the Region of Niagara concerning their September 19, 2019 approval of the following recommendations related to their review of Regional Grants and Incentives:

That Report PDS 34-2019, dated September 5, 2019, respecting Grants and Incentives Review, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That staff **BE DIRECTED** to develop incentive programs under the categories:
 - affordable/rental housing;
 - brownfield remediation/archaeological remediation;
 - employment growth in key sectors; and

- quality of life/public realm;
2. That staff **BE DIRECTED** to advise Local Area Municipalities on the direction of the incentive programs prior to bringing recommendations back to Regional Council; and
 3. That Report PDS 34-2019 **BE CIRCULATED** to Local Area Municipalities.

In 2017, the Region started a review of its various Incentives and Grants (Smarter Niagara Incentives and Grants, Brownfield Incentives and Grants, Gateway CIP Incentives and Grants). This included a review by their internal auditor and interviews with local municipalities.

Staff were supportive of the Region's current Grants and Incentives Programs for a range of reasons but most notably that these programs promote Smart Growth Principles, a key element of City and Regional Planning. We noted a number of successful outcomes of these Grants and Incentives and how they were serving their intended purpose.

We did, however, provide the opinion that the Region was over regulating the approval process adding costly delays to investors and residents who are investing in the City and Region as a whole. The arduous process for Regional participation is also wasting City Staff resources who conduct thorough reviews of applications. Also, increased Regional participation in the administration of the programs was also driving up administration costs. Staff were of the opinion that the Region should provide the funding and let the Local Municipalities implement the various Programs on behalf of both the Region and Local Municipality.

The City has experienced significant redevelopment and investment as a result of the implementation of the various Community Improvement Plans (CIP) and Development Charge Incentives in place. They are helping the City transition to a more socially, environmentally and economic sustainable City in line with the Principles of Smart Growth. Staff note that these Incentives and Grants offered by both the City and Region are part of the toolbox of planning tools we have available to create sustainable planning outcomes. The CIPs and Incentives currently in place in Welland are as follows:

- Downtown Health and Wellness Cluster CIP (Downtown CIP);
- City of Welland Niagara Gateway Economic Zone and Centre CIP (Gateway CIP);
- Brownfield CIP; and
- Development Charge Exemptions and Reductions for Industrial Development and other CIP Areas.

The Region currently participates in each of the CIP areas with varying levels of cost sharing. Some programs they provide 50/50 matching grants and some programs or specific items are not covered (eg. Landscaping for a façade grant). **When it comes to the various Tax Increment Grant Programs (TIG) the City pays 54.58% of the tax increment grant and the Region pays 45.42%.**

COMMENTS AND ANALYSIS:

Staff have reviewed the Regional Council approved recommendations and the accompanying Regional Staff Report PDS 34-2019 and have the following comments:

1. The purpose of the current Regional Grants and Incentives has not been represented fairly to Regional Council in Report PDS 34-2019.

The root of the Smarter Niagara Incentives was to help in transitioning to a more sustainable Region by creating more compact liveable communities, vibrant city centres, and efficient and wise use of infrastructure. It was not because the Region was growing slowly, it was because this was the best plan going forward and these Incentives and Grants were part of the solution to getting there. This is even more relevant now than it was in the past, with increasing concerns around climate change, affordable housing and making our City and Region more efficient.

2. The positive impact of the current Region incentives and grants has not been discussed including affordable/rental housing.

The Report does not provide any overview of the benefits of these Incentives and Grants. It only talks about how much they cost the Region every year. The benefits of these programs to Welland and the Region have been significant with the Incentives and Grants leveraging private sector investment of ranging between 10 and 15 times the Incentives and Grants received. Staff have also seen the creation a significant number of residential units in our Downtown and Health and Wellness Cluster CIP. In 2018 we had 60 rental apartment dwelling units created in this area with 50 of them considered affordable housing. These developments are also transit oriented, promote walkability, utilize existing infrastructure and will help in retaining and attracting businesses to these areas.

3. The Report is Out of line with Niagara Region Strategic Plan, in particular “Responsible Growth and Infrastructure Planning”

Staff have reviewed the Region’s Strategic Plan and are of the opinion that abandoning the Smarter Niagara Grants which were created to help promote Smart Growth would be troublesome. Using Grant and Incentives to help guide a future outcome is critical for successful municipal planning. Welland has been able to achieve up to 80% intensification over the last five years in which the various Incentives and Grants offered by both the City and Region has help to achieve. This is growth that is utilizing existing water, sewer and road infrastructure, transit friendly and is helping the City and Region achieve much better economies of scale in service delivery.

4. The Report Assumes that projects would happen without incentives and grants.

Staff disagree with the assumption that many of the projects that have received the funding would still proceed forward without the Incentives and Grants. Our experience is that the Incentives and Grants have played a significant part to leverage projects that would otherwise not have

located/invested in Welland or the Region. The Incentives and Grants form part of a broad range of tools available to Staff to attract growth and development in a responsible and sustainable way.

5. The Region is only as healthy and prosperous as the component City's

The Report does not recognise to the importance of the lower tier municipalities in creating a healthy and prosperous Region. The lower tier municipalities know best what works for their communities. It does not appear that Welland Staff comments regarding the importance of these Incentives and Grants have been acknowledged or given any consideration. Lower tier municipalities are more in touch with the population they serve and the needs and wants of the Community. Welland has been a clear supporter of Smart Growth Principles and are working our way to becoming a more sustainable community and Region.

6. The direction to develop incentive programs for affordable/rental housing is supported by Welland Staff.

Staff recognize the need to create more affordable and rental housing in the City and Region. This was addressed in our update to our Downtown CIP wherein we provide a number of Incentives to create more housing in general. The City approved a New Zoning By-law in October, 2017 which creates a more favourable regulatory environment for small scale to large scale rental housing. The current Smarter Niagara Incentives coupled with the City's Incentive and Grants and other government support (ie. CMHC, Federal, and Provincial) have played a major part in creating more affordable rental housing as mentioned previously in this Report. However, City Staff will Report back to City Council once we know more details about the type of funding proposed and how that might fit into the City's existing CIPs.

7. The direction to develop incentive programs for brownfield redevelopment/archaeological remediation.

Staff recognize the importance of redeveloping brownfield lands and that this is a key component of creating a more sustainable City and Region. The Region, in it's most recent Development Charge By-law, scaled back on the Incentives available for Brownfield Redevelopment and actually made the process more confusing and administratively burdensome.

As for Archaeological remediation Incentives, the City currently does not offer incentives for this purpose. Once Staff has more details on this we would be able to provide Council with more information on how this would work, and what involvement the City might have in this.

8. The direction to develop incentive programs for employment growth in key sectors.

Staff are of the opinion that the current Incentives and Grants in place for Economic Growth are fulfilling their intended purpose. The real issue is that the Region has been getting increasingly involved in the administration and implementation of these Programs resulting in significant delays in obtaining Gateway CIP application approval letters, tax increment grant agreements and getting involved in site specific details of applications. The local municipalities are more than capable of implementing these Grants and Programs with the Region providing their portion of the funding. The current Regional Industrial DC Grant for Industrial Development coupled with the City's Industrial DC exemption has been very helpful in attracting new employment growth to the City and Region.

9. The direction to develop incentive programs for quality of life/public realm.

There are no details of what this means in the Report. Staff will further review this once more details are provided. Although, Staff point out that the Smarter Niagara Incentives currently offered were also intended to improve quality of life/Public Realm. There were significant improvements made in these areas in through City through public realm investments made by the City and Region.

SUMMARY AND CONCLUSION:

Staff have reviewed the Regional Council approved recommendations and the accompanying Regional Staff Report PDS 34-2019. Staff support the direction to develop incentives programs under the categories:

- affordable/rental housing;
- brownfield remediation/archaeological remediation;
- employment growth in key sectors; and
- quality of life/public realm.

However, we are of the opinion that the current incentives and grants are working quite well. The City has experienced significant redevelopment and investment as a result of the implementation of the various Community Improvement Plans (CIP) and Development Charge Incentives in place. They are helping the City transition to a more socially, environmentally and economic sustainable community in line with the Principles of Smart Growth. Staff note that these Incentives and Grants offered by both the City and Region are part of the toolbox of planning tools we have available to create sustainable planning outcomes. We do not want to see an abandonment of these tools as we need to retain a multi-pronged approach to planning our communities.

We support the concept of trying to promote more affordable/rental housing but this should not occur at the cost of promoting Smart Growth and sustainable development in our communities. This is not to say that the current Programs are not achieving this but there

may be an opportunity to do more here. Regardless, the provision of affordable/rental housing must be paired with transit accessibility, walkable and vibrant downtowns and access to community facilities and resources. We believe these Programs would be better implemented by the lower tier municipalities with the Region providing the funding so that approval runs parallel to any local planning approvals.

ATTACHMENTS:

Appendix I - Regional Report PDS 34-2019 – Grants and Incentives Review

**Administration**

Office of the Regional Clerk

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

Telephone: 905-980-6000 Toll-free: 1-800-263-7215 Fax: 905-687-4977

www.niagararegion.ca

September 26, 2019

CL 16-2019, September 19, 2019

COTW 7-2019, September 5, 2019

PDS 34-2019, September 5, 2019

LOCAL AREA MUNICIPALITIES**SENT ELECTRONICALLY****Re: Grants and Incentives Review
PDS 34-2019**

Regional Council, at its meeting of September 19, 2019, approved the following recommendation from the Committee of the Whole meeting held on September 5, 2019:

That Report PDS 34-2019, dated September 5, 2019, respecting Grants and Incentives Review, **BE RECEIVED** and the following recommendations **BE APPROVED**:

That staff **BE DIRECTED** to develop incentive programs under the categories:

- affordable/rental housing (single and mixed use)
- brownfield/archaeological remediation
- employment growth in key sectors
- quality of life/public realm

That staff **BE DIRECTED** to consult and advise Local Area Municipalities on the direction of the incentive programs prior to bringing recommendations back to Regional Council; and

That Report PDS 34-2019 **BE CIRCULATED** to Local Area Municipalities.

A copy of Report PDS 34-2019 is enclosed for your information.

Yours truly,



Ann-Marie Norio
Regional Clerk

CLK-C 2019-233

Cc: R. Mostacci, Commissioner, Planning and Development Services
N. Oakes, Executive Assistant, Commissioner, Planning and Development Services

Subject: Grants and Incentives Review

Report to: Committee of the Whole

Report date: Thursday, September 5, 2019

Recommendations

1. That staff **BE DIRECTED** to develop incentive programs under the categories:
 - affordable/rental housing
 - brownfield remediation
 - employment growth in key sectors
 - quality of life/public realm;
2. That recommendations to repurpose Niagara Investment in Culture funding to the incentive program categories above and to not reinvest in Waterfront Improvement and Smarter Niagara Incentive Simple Grants **BE REFERRED** to the 2020 budget process;
3. That staff **BE DIRECTED** to not approve or partner with any new CIPs or incentive programs until such time as Regional Council approves incentive programs under the categories above;
4. That staff **BE DIRECTED** to advise Local Area Municipalities on the direction of the incentive programs prior to bringing recommendations back to Regional Council; and
5. That this report **BE CIRCULATED** to Local Area Municipalities.

Key Facts

- The purpose of this report is to provide information on the 19 Regional grants and incentive programs currently under review (Appendix 1), and to obtain Council direction to develop new incentive programs.
- Niagara Region offers a range of grant and incentive programs administered by Planning and Development Services, Finance, and Economic Development which serve a sizable and diverse number of stakeholders.
- Most Regional incentives involve matching funding with applicants, who in the majority of programs are Local Area Municipalities.
- There have been continual and significant increases in the number of programs, partners, and requests for Regional funding since the establishment of the first incentives in 2002. The programs under review were created at different times,

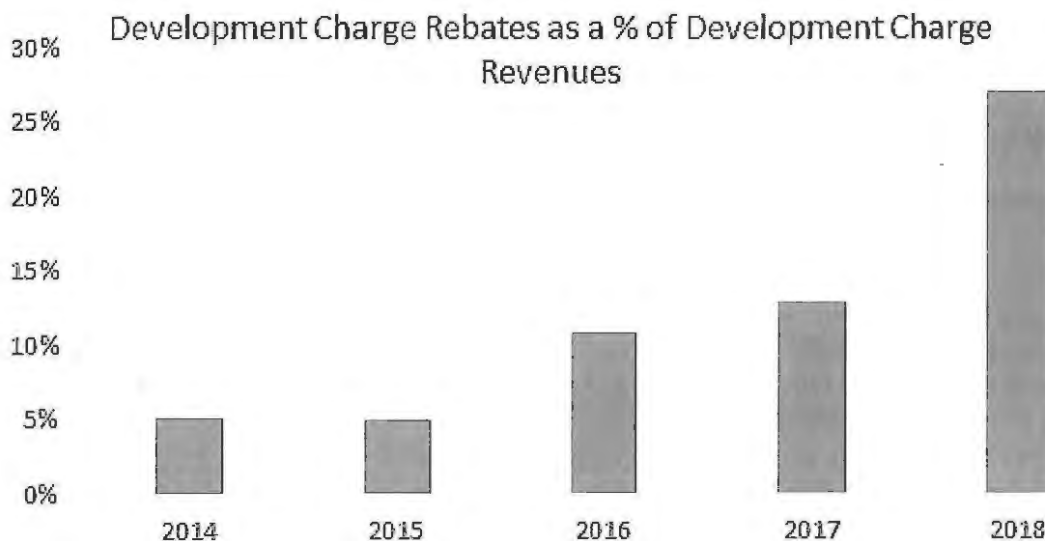
under different economic and regulatory environments. Their objectives, resourcing and parameters still largely reflect needs and contexts at the time of their creation.

- The current review is the first comprehensive examination of Regional incentive programs. The purpose of the review is to ensure that Regional incentive programs align with Regional Council priorities and are clear, current, accountable and effective.
- Key steps in the Regional incentive review to date include process and value-for-money audits of incentives, stakeholder engagement, and development of incentive options including the recommendation provided here by a Regional interdepartmental Working Group.

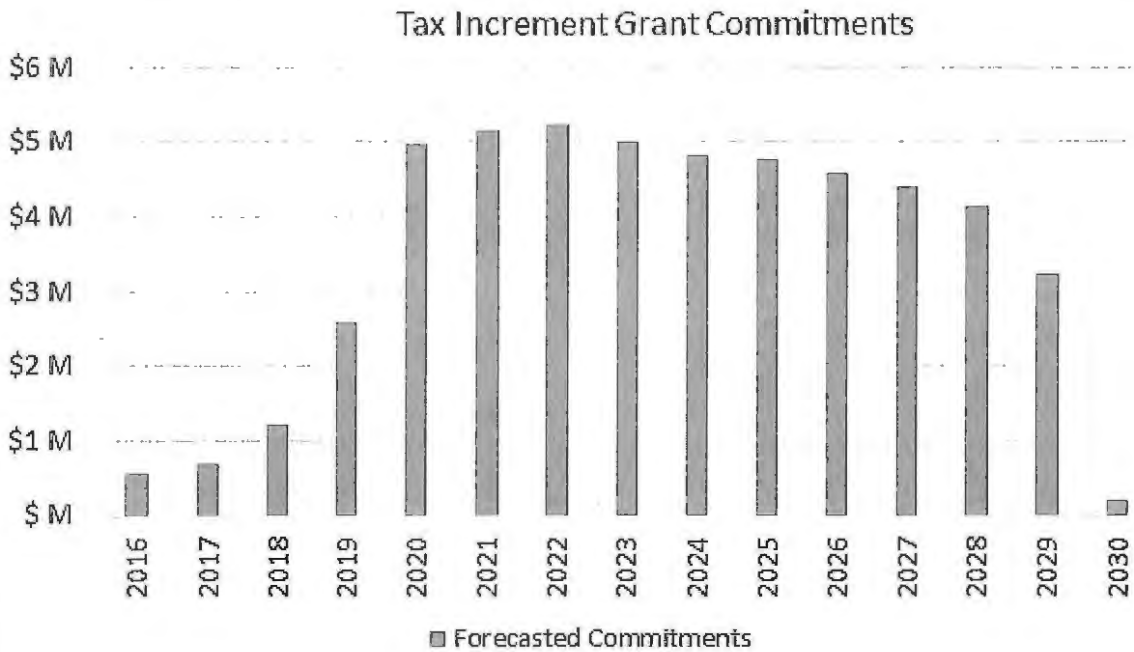
Financial Considerations

The budget for existing Regional incentives currently under review is \$7.8 million for 2019. It funds the following programs: development charge rebates (\$5.3M), Niagara Investment in Culture (\$0.3M), Public Realm Investment Program (\$0.3M), Smarter Niagara Incentive Program tax increment grants (\$1.6M) and Gateway CIP tax increment grants (\$0.3M)

The Public Realm and Investment in Culture programs have base funding which can be committed each year. Development Charges (DCs) are also committed each year, but the discretionary programs are locked in under the Regional DC By-Law which is not best practice. The DC By-law expires August 2022 (potentially sooner due to Bill 108). The 2019 DC rebate budget is \$5.3 M and there is inadequate budget to meet demands of by-law programs.



Tax Increment Grants under the Smarter Niagara and Gateway CIP programs are a refund of taxes on assessment growth directly related to development, and are usually 5-10 years in duration. Therefore this base funding is a multi-year commitment and it is not available to fund new commitments until current agreements expire (starting in 2023). The current Regional commitment for these grants is \$46.5 M from 2020 to 2030 (the 2019 budget is \$1.873 M) not including pending new commitments.



Recommendations to repurpose and allocate funding to align with a new incentive strategy will be included in the 2020 budget process. Recommendations include repurposing Niagara Investment in Culture funding (\$0.3M), and removing the reinvestment in Waterfront Investment Program (\$0.9M) and Smarter Niagara Incentive Program simple grant funding (\$0.6M) both of which are currently without base funding.

Analysis

Existing Incentive Programs

This report focuses on 19 incentive programs administered by the Planning and Development Services, Finance, and Economic Development departments (Appendix 1) which are currently under review. These programs are designed to support a wide range of initiatives including brownfield study and remediation, residential and mixed use development, agriculture, culture, heritage, industrial development, employment,

streetscaping and public realm improvement, façade improvement, and waterfront development and access.

Since the first program was established in 2002, the number of Regional incentive programs has significantly expanded, resulting in a lack of consistency and clarity with regard to their budgeting, implementation and monitoring. Many of these Regional incentives were originally designed for economic and regulatory climates very different from the current environment. Regional incentives have evolved to relate far more to local than Regional core business, and increasing exceptions to Regional practices result in inconsistent allocation of resources and issues with equity and clarity.

The Region now matches funding in more than 70 different local programs, and this number and diversity challenge the administration of Regional funding. Perhaps most importantly, critical changes over the last seventeen years mean that projects now receive incentives which do not require them: in many cases, the work would have gone forward without Regional incentive funding.

Though there have been periodic updates and improvements to some programs, a comprehensive review was warranted to ensure Regional incentive programs align with current Regional priorities, reflect the current economic climate and growth management goals, promote economic prosperity, generate meaningful return on investment, are adequately resourced, and embody greater transparency, accountability and efficiency.

An interdepartmental working group was tasked with providing recommendations to Council on the optimal way to move forward with incentives. After careful deliberation, the option which determined to provide the greatest impact while reflecting the values of sustainability, consistency, transparency and alignment with Regional priorities was to specifically target Regional incentive funding in four categories: affordable housing, brownfields redevelopment, employment, and public realm.

These categories align with Council priorities and would encourage projects with true Regional benefit and scope. These categories also reflect serious, ongoing needs in Niagara and successes on these fronts would have significant social, economic and environmental impact. Clear, consistent and sustainable programs could be quickly developed from effective models to accomplish measurable goals in these areas. Funding from existing programs could be efficiently repurposed to each target area to optimize return on investment.

Alternatives Reviewed

Options have been considered ranging from an enhanced status quo to putting all incentive funding toward a single, high-need project area like affordable housing to suspending incentives entirely and earmarking their funding for priority projects such as

Regional infrastructure. None of these options effectively accomplished the goals of the review and incentive improvement outlined above.

Relationship to Council Strategic Priorities

This report relates to all four Council Strategic Priorities -- Supporting Businesses and Economic Growth, Healthy and Vibrant Communities, Responsible Growth and Infrastructure Planning, and Sustainable and Engaging Government.

Other Pertinent Reports

PDS 42-2017 Overview of 2018 Incentive Review
 PDS 31-2018 Regional Incentive Delivery and Eligibility in 2019
 PDS-C 19-2018 ICOP Phase 1 Audit Report on Regional Incentive Review
 PDS-C 31-2018 ICOP Phase 2 Audit Report on Regional Incentive Review
 PDS-C 38-2018 Local Municipal Responses to Incentive Review Audit Report

Prepared by:

Doug Giles, BES, MUP
 Director, Community and Long Range
 Planning
 Planning and Development Services

Recommended by:

Rino Mostacci, MCIP, RPP
 Commissioner
 Planning and Development Services

Submitted by:

Ron Tripp, P.Eng.
 Acting Chief Administrative Officer

This report was prepared in consultation with Helen Chamberlain, Director Financial Management and Planning/Deputy Treasurer.

Appendices

Appendix 1 List of Regional Incentive Programs under Review Page 6

List of Regional Incentive Programs under Review

Smarter Niagara Incentive Program (SNIP)

- Environmental Assessment Study Grant
- Building and Façade Improvement Grant/Loan
- Residential Grant/Loan
- Heritage Restoration and Improvement Grant/Loan
- Agricultural Buildings and Facilities Revitalization Grant/Loan
- Agricultural Feasibility Study Grant
- Community Improvement Plans (CIPs)/Planning Studies Grant
- Affordable Housing Grant/ Loan Program
- Property Rehabilitation and Redevelopment Tax Increment Grant/Loan
- Brownfield Tax Assistance Program
- Development Charge Reduction Grant

Public Realm Investment Program

Niagara Investment in Culture Program

Waterfront Investment Program

Gateway Economic Zone and Centre

- Gateway CIP Tax Increment Based Grant
- Gateway CIP Regional DC Reduction Grant

Industrial Development Charge Grant

Non-Profit Regional Development Charge Grant

Heritage Tax Rebate Program

COUNCIL
CORPORATE SERVICES
FINANCE DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	J.H.

REPORT FIN-2019-22
NOVEMBER 5, 2019

19-4

SUBJECT: APPLICATION FOR TAX WRITE-OFFS – SECTIONS 357/358

**AUTHOR: JANET FERLAND,
TAX CLERK**

**APPROVING
SUPERVISOR: MICHAEL LOSTRACCO, CPA, CMA
REVENUE SERVICES MANAGER**

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

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the write-off of taxes in the amount of \$44,164.17 as contained in Report FIN-2019-22 for the reduction or cancellation of taxes, pursuant to Sections 357 and 358 of *The Municipal Act, 2001*.

ORIGIN AND BACKGROUND:

Sections 357 and 358 provide for the cancellation, reduction or refund of taxes for conditions such as demolition, fires, class changes, errors, etc.

COMMENTS AND ANALYSIS:

Throughout the year, properties experience situations which may lead to assessment reductions. Property owners then file appeals to the Municipal Property Assessment Corporation (MPAC).

Some of the common reasons a property may experience a reduction under Sections 357 and 358 are as follows:

- ***Became Exempt*** – This situation occurs when a property is purchased by an organization that is exempt from property taxes. (City, Region, School Board)
- ***Gross or Manifest Error*** – Error or change to assessment roll by MPAC which may result from a clerical or factual error, such as transposition of figures, typographical error or creation of roll in error.

- **Demolition** – Property or part of property demolished.
- **Fire** – Property or part of property destroyed by fire.
- **Ceased to be liable to be taxed at rate it was taxed** – As a result of a change of event during the taxation year such as change in the use of land; an act or omission resulting in land ceasing to be in a class of property; a property is eligible to be reclassified in a different class of real property eg. Commercial to Residential.

Recommendations contained in the report are those approved by MPAC.

Appellants requesting adjustments other than those recommended in the report:

**have the right to appeal directly to the A.R.B. (Assessment Review Board)
within 35 days after Council makes its decision.**

Subsequent to Council approval, notices of decision are mailed to applicants advising them of reduction or cancellation granted and status of the tax account.

FINANCIAL CONSIDERATION:

In the normal course of operations, the City processes two or three groups of 357/358 applications throughout the year. The funds allocated in the tax write-off account accommodate these adjustments.

OTHER DEPARTMENT IMPLICATIONS:

Not applicable.

SUMMARY AND CONCLUSION:

Approving the write-off of taxes in the amount of \$44,164.17 as contained in Report FIN-2019-22, is pursuant to Sections 357 and 358 of *The Municipal Act, 2001*.



ATTACHMENTS:

Appendix I – Application to the Council for Adjustment of Taxes for the City of Welland Under Sections 357/358 of *The Municipal Act, 2001*

APPLICATION TO THE COUNCIL FOR ADJUSTMENT OF TAXES FOR THE CITY OF WELLAND
 UNDER SECTIONS 357/358 OF THE MUNICIPAL ACT, 2001

<u>APPLIC. NO.</u>	<u>ROLL NUMBER</u>	<u>ASSESSMENT ADJUSTMENT</u>	<u>TAX RATE</u>	<u>DOLLAR ADJUSTMENT</u>	<u>REASON</u>
18-32	50-005-10800-0000	(185,000)	0.03551985	-4,950.88	Damaged by Demolition
18-32	50-005-10800-0000	99,653	0.01589094	1,193.11	Damaged by Demolition
18-36	40-007-09500-0000	(226,500)	0.03551985	-8,045.25	Classification Change
18-36	40-007-09500-0000	170,833	0.01589094	2,714.70	Classification Change
18-37	40-007-09600-0000	(95,000)	0.03551985	-3,374.39	Classification Change
18-37	40-007-09600-0000	171,782	0.01589094	2,729.78	Classification Change
19-06	060-002-03100-0000			No Change	Classification Change
19-07	50-002-08804-0000	(209,750)	0.01613795	-3,384.94	Became Exempt
19-07	50-002-08804-0000	(218,500)	0.01589094	-3,472.17	Became Exempt
19-07	50-002-08804-0000	(227,250)	0.01599419	-3,634.68	Became Exempt
19-08	50-002-08841-0000	(209,750)	0.01613795	-3,384.94	Became Exempt
19-08	50-002-08841-0000	(218,500)	0.01589094	-3,472.17	Became Exempt
19-08	50-002-08841-0000	(227,250)	0.01599419	-3,634.68	Became Exempt
19-09	50-005-10800-0000	(185,000)	0.03525514	-6,522.20	Damaged by Demolition
19-09	50-005-10800-0000	102,326	0.01599419	1,636.62	Damaged by Demolition
19-10	10-013-06100-0000	12,994	0.01599419	207.83	Classification Change
19-10	10-013-06100-0000	(55,975)	0.03525514	-1,973.41	Classification Change
19-11	10-006-29145-0000	(146,781)	0.01599419	-2,347.64	Razed by fire and demolition
19-12	10-003-02100-0000	(14,575)	0.03525514	-513.84	Classification Change
19-12	10-003-02100-0000	14,567	0.01599419	232.99	Classification Change
19-13	10-009-18600-0000	(138,480)	0.01599419	-1,086.20	Damaged by Fire
19-14	30-005-11700-0000	(93,654)	0.03525514	-2,370.05	Damaged by Fire
19-14	30-005-11700-0000	(8,259)	0.05073043	-300.75	Damaged by Fire
19-14	30-005-11700-0000	(35,800)	0.01599419	-411.01	Damaged by Fire
				-44,164.17	

COUNCIL
CORPORATE SERVICES
FINANCE DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

19-5

REPORT FIN-2019-23
November 5, 2019

SUBJECT: GRANTS & SPECIAL ASSISTANCE POLICY

AUTHOR: ELIZABETH PANKOFF, MBA, CPA, CGA
MANAGER OF BUDGETS & FINANCIAL REPORTING/DEPUTY
TREASURER

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

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receive for information the review of the Grants & Special Assistance Policy FIN-001-0007, as outlined in Report FIN-2019-23.

ORIGIN AND BACKGROUND:

A review of the Grants & Special Assistance Policy was conducted by staff and revisions to the policy were approved by Council back in April 2016 and December 2017. This policy outlines the general principles, criteria, and application procedures regarding the City of Welland Grants & Special Assistance Policy.

COMMENTS AND ANALYSIS:

A further review was conducted in 2019 by Finance focusing on controls, general principles, criteria, and the application procedure regarding the City of Welland Grants & Special Assistance Policy. Below is the outcome of the review.

GRANTS & SPECIAL ASSISTANCE POLICY	
<u>CURRENT POLICY (FIN-001-0007)</u>	<u>NO PROPOSED CHANGES</u>
SPECIAL EVENT and SPECIAL ASSISTANCE GRANTS The City of Welland will award funding to eligible applicants for special events, or for special assistance. This funding is intended	SPECIAL EVENT and SPECIAL ASSISTANCE GRANTS No Change.

<p>to assist individuals and organizations for one-time events and occurrences in Welland. Examples of special events include 'pep' rallies, awareness campaigns (MADD), welcoming celebrations. The General Manager Corporate Services/Treasurer has authority to make decisions for grant amounts up to \$2,000.00. Budget Review Committee and Council approval is required for grant amounts over \$2,000.00.</p>	
<p>Criteria for Special Event and Special Assistance Grants:</p> <p>The General Manager, Corporate Services/Treasurer reserves the right to seek Council approval for amounts less than \$2,000.00 if in his opinion, the event is/may be potentially sensitive.</p>	<p>Criteria for Special Event and Special Assistance Grants:</p> <p>No Change.</p>

During the past five (5) years, the General Manager, Corporate Services/Treasurer has received and approved approximately 1-2 such applications per year. The Council approved policy has been effective in reviewing and considering such applications. All have been for Travel Assistance for either Provincial, National, or International events.

FINANCIAL CONSIDERATION:

N/A.

OTHER DEPARTMENT IMPLICATIONS:

N/A

SUMMARY AND CONCLUSION:

Staff recommends that Council receive for information the review of the Grants & Special Assistance Policy FIN-001-0007, as outlined in Report FIN-2019-23

ATTACHMENTS:

Appendix I – Grants & Special Assistance Policy FIN-001-0007

CITY OF WELLAND

APPENDIX I
FIN-2019-23

POLICY

Policy Title: Grants & Special Assistance	
Date of Approval: April 22, 2008	Policy Number: FIN-001-0007
Lead Role: General Manager, Corporate Services/Treasurer	Support Role:
Cross Reference:	Next Review Date:
Council File Number: 06-5	Revision Date: December 19, 2017

Policy Statement:

The objective of the policy is to ensure that funding allocations are made according to established and common criteria. The City of Welland recognizes the contribution of voluntary and charitable organizations and individuals to the quality of life enjoyed by the City. City Council has adopted a policy with respect to providing financial assistance to these organizations and persons.

Policy Details:

Legislative Authority in the Municipal Act provides for the making/awarding of grants:

Section 107, Municipal Act, 2001

Despite any provision of this or any other Act relating to the giving of grants or aid by a municipality, subject to Section 106, a municipality may make grants on such terms as to security and otherwise as the council considers appropriate, to any person, group or body, including a fund, within or outside the boundaries of the municipality for any purpose that council considers to be in the interests of the municipality.

Definition:

For the purposes of this policy and the awarding of grants and assistance to not-for-profit organizations, the definition of not-for-profit corporations (as defined in Section 1.4 of the Not-for-Profit Incorporators Handbook of the Province of Ontario) is as follows:

"Not-for-profit corporations are organizations that carry on activities without pecuniary gain. They are incorporated under Part III of the Corporations Act as corporations without share capital."

This policy recognizes five (5) most common types of not-for-profit corporations:

1. General type - this would include such corporations as ratepayers' associations, professional associations, community organizations, etc.
2. Sporting and athletic organizations, arts & cultural
3. Social clubs - these are corporations with objects in whole or in part of a social nature.
4. Service clubs such as Rotary, Lions, Kiwanis and Optimist.
5. Charities - these would include religious organizations and organizations that are engaged in carrying out certain good works that are of benefit to society.

Note: A primary difference between a charity and another type of not-for-profit corporation is that upon dissolution a charity is required to distribute its remaining assets to other charities, not to its members. Other types of not-for-profit corporations may (unless prohibited from so doing in its charter or by-laws) on dissolution distribute remaining assets among members. Also, a charitable corporation, because it usually solicits funds from the public and enjoys certain legal and tax advantages (e.g. under the Income Tax Act - Federal) is subject to more stringent reporting requirements than a not-for-profit corporation of another type.

GENERAL PRINCIPLES

a) City Significance & Need

This policy does not speak to grants or requests made by the City to other levels of government.

An organization seeking assistance should ensure City significance is stated clearly in its purpose for seeking assistance. City significance includes, but is not limited to, the following:

An organization serving the municipality of the City of Welland;

An organization that does not duplicate services provided by another agency, by the City itself or an area municipality;

An organization that can meet an identified and quantifiable need in the community, as determined by City Council, and can demonstrate the need for the service;

The acceptance of any City grant obligates the accepting organization to allow any citizen of the City to participate in that organization's activities;

Organizations should not be in conflict with the other criteria and conditions in this policy.

b) Funding

The City of Welland will not fund organizations whose purpose, or principle source of funding, is the responsibility of other levels of government, e.g. social services agencies who receive, or could receive, greater than 30% of their funding from any or all of the Region of Niagara, Province of Ontario, Government of Canada, or their respective boards or agencies.

The City will not provide grants to organizations whose services, in the opinion of City Council, are better funded through purchase-of-service agreements.

The City will not provide grants to organizations that, in turn, give grants.

An organization should be able to demonstrate the need for City funding and also demonstrate that it has sought funding from other sources including appropriate and applicable fundraising. The awarding of grants is to provide assistance, and not establish dependency. City Council will determine the continuation of grants to any organization receiving a grant for 3 consecutive years.

Organizations or individuals seeking assistance are limited to 1 request per fiscal year (City) irrespective of the amount requested. Applicants should include all possible anticipated costs in their application. A denied request constitutes the request for the year (in other words, if a request is denied the organization may not re-apply for any reason for a grant or grant-in-lieu within the fiscal year).

c) Recognition of the City's Contribution

Any organization receiving a grant from the City will recognize the City's contribution in any promotional literature which may be prepared by the organization.

d) Use of Funds

Any grant funding approved by the City must be used for the purposes stated in the organization's application, unless prior approval to change the purpose of the grant is given by the City.

e) Commitment by the City

The approval of a grant in one year or over several years in no way obligates the City of Welland to future funding for an organization. Likewise, meeting all of the conditions for a grant does not obligate the City to provide a grant to any organization.

f) Organizational Status

For an organization to be considered for a grant from the City, it must:

Be managed by a voluntary board of directors who will take responsibility for the receipt and disbursement of funds,

Be a not-for-profit organization,

Have a majority of its clients or members as residents of the City or otherwise provide a significant benefit to the City; and

Be committed to the use of volunteers.

ANNUAL OPERATING GRANTS/PERMISSIVE GRANTS

Council approval is required for annual operating grant/ permissive grant requests and applications will be considered during the City's annual budget approval process. In general:

The City will not fund more than 15% of the operating costs for organizations with budgets in excess of \$10,000.00. This is an upper limit for grants, and this limit should not be interpreted as a/the funding level for organizations seeking grants.

The City will not provide grants for the purpose(s) of funding or assisting an organization's operating deficit.

The City will not fund organizations whose purpose is the responsibility of other levels of government. (See General Principles)

The annual operating grant/permissive grants must be used for the delivery of programs to a defined target audience and not for existing overhead, administrative expenses, fundraising activities, funding of previous year's deficits, debt charges or capital costs.

Applications for operating grants/ permissive grants must be submitted by September 30 in order to be considered for budget approval. All applications will be reviewed by the General Manager, Corporate Services/Treasurer who will report eligible grant requests to the Budget Review Committee. The Budget Review Committee will make recommendations to City Council with respect to the awarding of grants. The Budget Review Committee reserves the right to deny any application received after the deadline.

Applications for annual operating grants/permissive grants must include financial statements for the previous year including balance sheet and statement of revenue and expenses. Organizations not normally audited by professional accountants are required to submit an independent review of the statements attesting to the accuracy of the information.

CAPITAL GRANTS

A capital grant is defined as a one-time grant to an organization for the purpose(s) of acquiring a physical asset for use by the organization to carry out its programs within the City. Council approval is required for capital grants and Council may consider a capital grant if:

The purchase of the asset will benefit the recreational, social and cultural life or the delivery of service to the organization's clients or members,

The application is made prior to the organization acquiring or committing to the acquisition of the asset,

The organization has conducted a fundraising campaign and has approached all other sources of potential funding.

In general:

a) Applications for capital grants must be submitted by September 30 in order to be considered for budget approval. All applications will be reviewed by the General Manager, Corporate Services/Treasurer who will report eligible grant requests to the Budget Review Committee. The Budget Review Committee will make recommendations to City Council with respect to the awarding of grants. The Budget Review Committee reserves the right to deny any application received after the deadline.

b) The application for a capital grant must be accompanied by a complete capital budget showing the sources and uses of all funds and an estimation of ongoing operating costs for the project (if any).

c) The sources of funds should indicate any significant level of funding from other sources. Funding information should distinguish between funds-in-hand, funds pledged but not received, and projected additional funding, and any conditions which could in any way affect the availability of those funds.

d) The maximum contribution of the City will be 10% of the cost of the project.

e) Applications for capital grants must include financial statements for the previous year including balance sheet and statement of revenue and expenses. Organizations not normally audited by professional accountants are required to submit an independent review of the statements attesting to the accuracy of the information.

f) Any anticipated future funding requests to the City must accompany the capital grant request.

g) Capital grants will be awarded only once per project or related project.

TRAVEL ASSISTANCE GRANTS

Grants for travelling expenses to provincial/national, or international competitions will be considered if there is significant City benefit from the attendance at such an event.

Criteria for Travel Assistance Grants:

A provincial, national, or international governing body must sanction the competitive event for which the assistance is being asked.

The event must be a recognized competition, and the competitor must have qualified for the event. Grants will not be considered for open invitational tournaments.

Residents applying for assistance must be residents of Welland, and 18 years of age or younger. There is no age restriction for Special Olympics athletes.

Assistance will only be available when travel to the site exceeds 100 kilometres one way.

The individual or group must show an indication that other fundraising efforts have been made.

Competitive events include, but are not necessarily limited to essay competitions, 'spelling bees,' and sporting events.

Limits for Travel Assistance Grants:

The following is a breakdown of the amounts that may be distributed by the General Manager Corporate Services/Treasurer without Council approval based on requests that qualify:

a) Provincial Competitions:

Individuals - maximum \$100

Team - maximum \$30 per competitor to a maximum of \$500

b) National Competitions:

Individuals - maximum \$125

Team - maximum \$30 per competitor to a maximum of \$750

c) International Competitions:

Individuals - maximum \$150

Team - maximum \$50 per competitor to a maximum of \$1,000

SPECIAL EVENT and SPECIAL ASSISTANCE GRANTS

The City of Welland will award funding to eligible applicants for special events, or for special assistance. This funding is intended to assist individuals and organizations for one-time events and occurrences in Welland. Examples of special events include 'pep' rallies, awareness campaigns (MADD), welcoming celebrations. The General Manager Corporate Services/Treasurer has authority to make decisions for grant amounts up to

\$2,000.00. Budget Review Committee and Council approval is required for grant amounts over \$2,000.00.

Criteria for Special Event and Special Assistance Grants:

Grants for special events or special assistance require that the event or assistance provide significant City benefit, and will include promotion, awareness, public relations, volunteer recognition, community involvement, and employment opportunities.

The City will not consider grants for the purpose(s) of holding fundraising events.

The General Manager, Corporate Services/Treasurer reserves the right to seek Council approval for amounts less than \$2,000.00 if in his opinion, the event is/may be potentially sensitive.

Organizations requesting these grants are not required to be registered non-profit organizations.

NEW FUNDING REQUESTS

Agencies or organizations requesting grant funding for the first time or requesting funding for new program initiatives must demonstrate the following (in addition to those listed in the General Principles):

- a) That a genuine and demonstrable need in the City is being met;
- b) That the service or program is not duplicated either in whole or in part by another organization within the City, regardless of whether or not the City funds the other organization;
- c) That the City grant will be used for the delivery of programs to its defined target audience and not for existing overhead, administrative expenses, fundraising activities, funding of previous year's deficits, debt charges or capital costs;
- d) That other sources of revenue have been examined and pursued including consideration of user fees (depending on the ability of the clients/participants to contribute financially to the program).

The City of Welland will not normally consider extending grants to replace financial support previously provided by other funding bodies.

City Council may or may not decide to receive new funding applications depending on the funds available in any budget year.

APPLICATION PROCEDURE

All grant requests must be submitted by September 30 to the General Manager, Corporate Services/Treasurer on the standardized forms.

PAYMENT OF CITY GRANTS

In general:

Capital grants will be paid to the organization once the asset has been purchased and payment is due. Where the asset forms part of a larger project which is not yet complete at the time of payment of the grant by the City, the agency will provide such security or indemnification as may be required by the City to cover the eventuality that the remainder of the project is not completed.

Travel assistance grants, Special Event grants and Special Assistance grants will be provided to the individual, or organization upon approval of the General Manager, Corporate Services/Treasurer or Council upon satisfactory completion/submission of application criteria. Payment is provided on the understanding that the individual or organization will provide a follow up report, or testimony concerning the event, competition, etc., as may be requested by Council from time to time.

COUNCIL
CORPORATE SERVICES – CLERKS DIVISION

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

REPORT CLK-2019-19
NOVEMBER 5, 2019

19-14

SUBJECT: REVIEW OF REMUNERATION OF COUNCIL

AUTHOR: TARA STEPHENS, CITY CLERK

APPROVING G.M.: STEVE ZORBAS, GENERAL MANAGER, CORPORATE SERVICES, CHIEF FINANCIAL OFFICER/TREASURER

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the retention of Marianne Love of ML Consulting in the amount of \$5,500 to complete a compensation review of the current remuneration of council; and further THAT this be funded through the CAO 2019 contingency account.

ORIGIN AND BACKGROUND:

On April 2, 2019, Welland City Council approved a motion to establish a committee to review the remuneration of Welland City Council. The direction from Welland City Council was to create a committee that consists of City of Welland staff and residents.

COMMENTS AND ANALYSIS:

Staff are seeking to conduct a review of the current remuneration of council, by retaining Marianne Love of ML Consulting.

Mrs. Love has conducted this type of review recently for the Town of Bracebridge and the Town of Halton Hills, in addition to several other municipalities across Ontario. She has extensive experience in the municipal sector conducting remuneration for councils.

She has proposed five (5) elements for reviewing the remuneration of council, which includes:

1. Identify Elements of Remuneration, review current pay practice and background.
2. Collect data from city staff.
3. Conduct review of data, prepare market analysis using percentile calculations, observation of other elements of remuneration, and then conclusion and summary report are prepared.
4. A draft summary report will be prepared and reviewed with city staff and finalized.

5. Presentation at a Council meeting (in open session) to present report and recommendations.

The Chief Administrative Officer, Clerks Division and Human Resources staff will assist the consultant with gathering and updating information as the process progresses.

FINANCIAL CONSIDERATION:

The cost of this review has been established at \$5,500 which meets the requirements for direct assignment of professional services found in section 73 of the City's Purchasing Policy and By-law. It is recommended that this be funded through the CAO 2019 contingency account.

OTHER DEPARTMENT IMPLICATIONS:

A By-law will be prepared by the Legal Division engaging the services of ML Consulting.

SUMMARY AND CONCLUSION:

Staff recommends retaining Marianne Love of ML Consulting to conduct a review of the remuneration for Welland City Council.

Carmela Radice

To: Theresa Ettore
Subject: RE: Dan Patterson Celebration

From: John Scott
Sent: October 28, 2019 10:55 AM
To: mayor <mayor@welland.ca>
Cc: Theresa Ettore <theresa.ettore@welland.ca>; Rob Walters ; Michael Audibert; Carly Root; Del Rollo
Subject: Dan Patterson Celebration

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

Good Morning Mayor Campion

As you know we will be celebrating the exceptional contribution of Dan Patterson to the greater community of Niagara during his tenure as President of Niagara College at the Performing Arts Centre on Friday, November 22, 2019. The Board of Governors is very pleased at the response to the event to this time and we are looking forward to a memorable occasion. Dan's energy and vision was the driving force behind the reality of the modernization and expansion of the Welland Campus with its plethora of leading teaching and research concepts. We are hoping for your consideration in supporting this celebration by naming November 22 as Dan Patterson Day in Welland.

Sincere appreciation is extended for your thoughtful consideration of this request.

Best regards

John F.T. Scott
Chair,
Niagara College Board of Governors
Niagara on the Lake, On

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