



COUNCIL MEETING AGENDA

**Tuesday, June 1, 2021
7:00 P.M.**

**Due to COVID-19 and the closure of the Civic Square
All Electronic Meetings can be viewed at:**

**City of Welland website: <https://www.welland.ca/Council/LiveStream.asp>
YourTV: The meeting will be aired on channel 700 on June 3, 2021 at 9:00 p.m.**

1. OPEN COUNCIL MEETING (7:00 p.m.)

1.1 NATIONAL ANTHEM

1.2 OPENING REMARKS

1.3 ADDITIONS/DELETIONS TO AGENDA

1.4 ADOPTION OF MINUTES

Regular Council Meeting of May 18, 2021 and Special Council Meeting of May 25, 2021 (*Previously Distributed*).

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

1.6 DISCLOSURES OF INTEREST

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

2. ORAL REPORTS AND DELEGATIONS

2.1 LEGISLATED PUBLIC HEARINGS PURSUANT TO THE *PLANNING ACT*

PLEASE NOTE the Public Hearing previously scheduled for 39 Oakland Avenue (see below) has been cancelled as the applicant has withdrawn their application.

21-86 A complete application has been made by UPPER CANADA CONSULTANTS on behalf of JMT PARTNERSHIP to rezone Lots 175, 175A, 176, 176A, Part of Lots A74, 174A, 177 and 177A of plan 605 for lands at 39 Oakland Avenue from the existing RESIDENTIAL LOW DENSITY 1 (RL1) to SITE SPECIFIC RESIDENTIAL LOW DENSITY 2 (RL2) in Zoning By-law 2017-117. The purpose of the Amendment is to permit street-townhouse dwellings and increase the permissible maximum



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lot coverage to 53 percent. The Official Plan designation is LOW DENSITY RESIDENTIAL.

(See New Business Item 1 page 95)

21-87 A Complete Application has been made by UPPER CANADA CONSULTANTS on behalf of 800460 ONTARIO LTD. for Draft Plan of Subdivision Approval for lands described as PT TWP LT 223 THOROLD, PT 1, 59R-13525, municipally known as 1110 Hansler Road. The subject lands are designated URBAN AREA in the Regional Official Plan, as MEDIUM DENSITY RESIDENTIAL in the City of Welland Official Plan, and zoned RESIDENTIAL MEDIUM DENSITY - RM by By-law 2017-117.

The application proposes the development of 2.33 hectares of land for a subdivision for the purposes of creating five (5) blocks for residential development. Four (4) of the blocks will be for the construction of townhomes fronting onto Hansler Road, and the remaining block will be developed in the future as a condominium development. A reduced plan of the proposed subdivision has been provided for your information.

(See Report P&B-2021-26 pages 63 to 67)

2.2 PRESENTATION

21-19 Richard Dalton, Manager of Recreation & Culture and Peter Boyce, Manager of Parks, Facilities & Canal Lands and Scott Robinson, Architects Tillmann Ruth Robinson re: Memorial Pool Status Update.

(See Report R&C-2021-12, Appendix II)

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

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

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

4. BY-LAWS (SEE AGENDA INDEX)

5. NOTICES OF MOTION

5.1 Councillor matters discussed with staff for reporting purposes

5.2 Notices of Motion (previously submitted for discussion) - Nil



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

6. CORPORATION REPORTS

6.1 Mayor's Report

6.2 Chief Administrative Officer's Report

7. CONFIRMATORY BY-LAW

A By-law to adopt, ratify and confirm proceedings of the Council of the Corporation of the City of Welland at its meeting held on the 1st day of June, 2021. Ref. No. 21-1

8. ADJOURNMENT



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AGENDA BLOCK

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

2. **COMMITTEE AND STAFF REPORTS**

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

1 - 2 **CAO-2021-05** Interim CAO/Director of Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas - Maple Park Pool Roof Replacement. Ref. No. 21-19

3 - 62 **P&B-2021-25** Director of Planning & Development Services, G. Munday - Application for Official Plan Amendment (OPA No. 34) and Zoning By-Law Amendment (File No. 2021-02) submitted by Upper Canada Consultants on behalf of 2597168 Ontario Limited for lands located on the east side of Riverside Drive, south of Lincoln Street, west of Justina Court, and north of Windsor Street, legally described as Part Lot 29, Concession 6, Part 1 On Plan 59R-3159, City of Welland, municipally known as 215 Riverside Drive. Ref. No. 21-65 (See By-laws 1 & 2)

63 - 67 **P&B-2021-26** Director of Planning & Development Services, G. Munday - Application for Draft Plan of Subdivision (26T-14-21003) made by Upper Canada Consultants on behalf of 800460 Ontario Ltd. for lands located on the East Side of Hansler Road, north of Towpath Road, south of the urban boundary between City of Welland and City

Remove From
Block



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of Thorold, legally described as Part of Township Lot 223, Part 1, Plan 59R-13525, geographic Township of Thorold, now In the City of Welland, Regional Municipality of Niagara, municipally known as 1110 Hansler Road. Ref. No. 21-87

- 68 - 70** **F&ES-2021-05** Fire Chief & Community Emergency Management Coordinator, A. Eckhart - Fire Department Aerial Truck. Ref. No. 21-15
- 71 - 84**
Remove From
Block **R&C-2021-12** Interim CAO/Director of Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas - Memorial Park Pool Design. Ref. No. 21-19
- 85 - 86**
Remove From
Block **CLK-2021-17** City Clerk, T. Stephens - Appointment of three (3) Directors to the Welland Recreational Canal Corporation (WRCC) for the purpose of Dissolving the Corporation. Ref. No. 99-99
- 87 - 94**
Remove From
Block **R&C-2021-13** Interim CAO/Director of Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas - Dissolution of the Welland Recreational Canal Corporation. Ref. No. 99-99

3. NEW BUSINESS

- 95**
Remove From
Block 1. Craig A. Rohe, Senior Planner, Upper Canada Consultant re: Request to reschedule - 39 Oakland Avenue Public Meeting (File No. 2021-03). Ref. No. 21-86
- RECOMMENDATION:**
THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the request from Upper Canada Consultants dated May 27, 2021 to reschedule - 39 Oakland Avenue Public Meeting (File No. 2021-03).
- 96 - 124** 2. Chandra Sharma, CAO/Secretary-Treasurer, Niagara Peninsula Conservation Authority (NPCA) re: Growing Canada's Forest 2 Billion Trees initiative. Ref. No. 21-90
- RECOMMENDATION:**
THAT THE COUNCIL OF THE CITY OF WELLAND receives for information and supports the correspondence from the Niagara Peninsula conservation Authority (NPAC) dated April 30, 2021 regarding Growing Canada's Forest 2 Billion Trees initiative.



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- 125 - 126** 3. Holly Willford, Acting Town Clerk, Town of Pelham re: Accessibility Issues for Seniors.
Ref. No. 06-84

RECOMMENDATION:


THAT THE COUNCIL OF THE CITY OF WELLAND receives for information and supports the correspondence from the Town of Pelham dated May 19, 2021 regarding Accessibility Issues for Seniors.

4. BY-LAWS

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

1. A By-law to amend City of Welland Zoning By-law 2017-117 (File 2021-02) 215 Riverside Drive. Ref. No. 21-65
(See Report P&B-2021-25)
2. A By-law to authorize the adoption of Official Plan Amendment No. 34. Ref. No. 21-65
(See Report P&B-2021-25)
3. A By-law to amend By-law 2018-49, being a By-law to appoint Municipal Weed Inspectors for the Corporation of the City of Welland; and to amend By-law 2018-50, being a By-law to appoint Municipal Law Enforcement Officers for the Corporation of the City of Welland. Ref. No. 21-22/21-23
(Housekeeping By-law appointment of Officers)

COUNCIL
COMMUNITY SERVICES
PARKS DIVISION

APPROVALS	
DIRECTOR	
CFO	
CAO	

21-19

REPORT CAO-2021-05
JUNE 1, 2021

SUBJECT: MAPLE PARK POOL ROOF REPLACEMENT

AUTHOR: PETER BOYCE, MANAGER, PARKS, FACILITIES, AND CANAL LANDS

APPROVING DIRECTOR: STEVE ZORBAS, CPA, CMA, B.Comm, DPA, INTERIM CAO / DIRECTOR, CORPORATE SERVICES / CHIEF FINANCIAL OFFICER / TREASURER

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the award to Flynn Canada for the provision of Maple Park Pool Roof Replacement; and further

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate by-laws to enter into a contract with Flynn Canada.

ORIGIN AND BACKGROUND:

The Maple Park Pool Replacement project was approved by Council as part of the 2021 Capital Budget. Tektum Consulting Group was retained to assist with project development, their scope of work included provision of on-site investigation and analysis of the existing roof system as required for the RFP Bid Documents. Tektum will also facilitate the post-bid Quality Observation and Inspection services ensuring the successful contractor's operations, workmanship, materials supplied, and installation are in accordance with the Contract Documents and the Owner's site-specific requirements.

COMMENTS AND ANALYSIS:

The City of Welland issued RFT21-03 Maple Park Pool Roof Replacement competitively on bidding on May 5, 2021. The City hosted an optional site visit and required vendors to own and operate under the OIRCA Membership and COR Certificate (Health & Safety) designations. On May 25, 2021, the tender closed and the City of Welland received bids from the following four vendors;

1. Atlas-Apex Roofing
2. Schreiber Roofing
3. Provincial Roofing
4. Flynn Canada

Due to significant fluctuations in material costs within the construction industry, Tektum advised that the City obtain pricing for two different material types for the project: TPO and EPDM. These materials are very similar in function, quality, longevity, and have the same warranty terms. Requesting pricing for both material options in the RPF provided an opportunity for the City to ensure the lowest cost option is available to complete this project to required specifications.

In addition, the proponents were asked to provide a unit price for deteriorated wood blocking replacement, which may be required during the project, this pricing commitment helps protect the City against ongoing rises in costs for wood.

FINANCIAL CONSIDERATION:

Staff are recommending to award the compliant and lowest bidder of alternative pricing to Flynn Canada.

Project will be funded by: Maple Park Pool Building –Roof Replacement -10-454-21454: \$90,000

Vendor Name	Base Pricing - TPO	Inclusive of City Tax	Alternative Pricing - EPDM	Inclusive of City Tax
Atlas-Apex Roofing	\$97,994.00	\$99,718.69	\$86,694.00	
Schreiber Roofing	\$112,370.00		\$103,990.00	
Provincial Roofing	\$114,380.00		\$111,880.00	
Flynn Canada	\$123,770.00		\$84,110.00	\$85,590.33

Consulting service fees by Tektum total \$7,040 + 1.76% for a total of \$7,163.90.

Potential additional costs for wood block replacement (300 units) at a cost of \$12.50 per unit, \$3,750 + 1.76% for a total of \$3,816

Total project cost, including consulting fees and the potential additional cost for wood block replacement equals \$96,570.23. Staff are recommending the balance of the project to be funded by the Capital Surplus Reserve.

OTHER DEPARTMENT IMPLICATIONS:




Reviewed and supported by Parks and Planning & Maintenance.

SUMMARY AND CONCLUSION:

Staff requests award to Flynn Canada, as compliant and lowest ALTERNATIVE PRICING response. Flynn Canada owns and operates under an OIRCA Membership and COR Certificate (Health & Safety) designation.

ATTACHMENTS:

None

APPROVALS	
DIRECTOR	
CFO	
CAO	

COUNCIL**DEVELOPMENT AND BUILDING SERVICES**

REPORT P&B-2021-25
JUNE 1, 2021

SUBJECT: APPLICATION FOR OFFICIAL PLAN AMENDMENT (OPA NO. 34) AND ZONING BY-LAW AMENDMENT (FILE NO. 2021-02) SUBMITTED BY UPPER CANADA CONSULTANTS ON BEHALF OF 2597168 ONTARIO LIMITED FOR LANDS LOCATED ON THE EAST SIDE OF RIVERSIDE DRIVE, SOUTH OF LINCOLN STREET, WEST OF JUSTINA COURT, AND NORTH OF WINDSOR STREET, LEGALLY DESCRIBED AS PART LOT 29, CONCESSION 6, PART 1 ON PLAN 59R-3159, CITY OF WELLAND, MUNICIPALLY KNOWN AS 215 RIVERSIDE DRIVE

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

APPROVING DIRECTOR: GRANT MUNDAY, B.A.A., MCIP, RPP
DIRECTOR
DEVELOPMENT AND BUILDING SERVICES

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves application for Official Plan Amendment No. 34 to designate the lands on the east side of Riverside Drive, south of Lincoln Street, more specifically described as Part Lot 29, Concession 6, Part 1 on Plan 59R-3159, City of Welland, municipally known as 215 Riverside Drive from Low Density Residential to Medium Density Residential with a site specific provision to allow a maximum density of 86 units per hectare; and further,

THAT Welland City Council approves Zoning By-law Amendment to Zoning By-law 2017-117 for lands on the west east side of Riverside Drive, south of Lincoln Street, more specifically described as Part Lot 29, Concession 6, Part 1 on Plan 59R-3159, City of Welland, municipally known as 215 Riverside Drive from Residential Low Density 1 – RL1 to Site Specific Residential Multiple – RM; and further,

THAT no additional meetings under the Planning Act are required as the amendments to the original application are minor, in accordance with Section 34(17) of the Planning Act.

21-65

ORIGIN AND BACKGROUND:

Application for Official Plan Amendment and Zoning By-law Amendment were submitted on January 25, 2021. The applications were deemed complete on February 1, 2021. Revised materials were submitted to the City on April 13, 2021.

COMMENTS AND ANALYSIS:**The Proposal**

The purpose of the application for Official Plan Amendment is to redesignate the property from Low Density Residential to Special Policy Medium Density Residential. The purpose of the special policy is to allow for a maximum density of 95 units per hectare, whereas 60 units per hectare is the maximum in the Medium Density Residential Designation.

The purpose of the application for Zoning By-law Amendment is to rezone the lands from Low Density Residential – RL1 to Medium Density Residential – RM. No exceptions to the Zoning By-law have been requested.

On April 13, 2021 the Applicant submitted a revised submission which reduced the overall number of units proposed by three (3) which resulted in a reduction of the requested maximum density on the site to 86 units per hectare.

The revised submission also included a reduction in the overall height of the building to three (3) storeys rather than four (4) storeys as originally proposed, increased the side yard setback to the north by 0.3 metres, moved the building closer to Riverside Drive to create a larger rear yard setback. The reduction in the number of units has also increased the amount of visitor parking spaces from seven (7) to ten (10).

The purpose of the applications is to allow for the construction of a three (3) storey residential building with 28 units.

The Site

The lands are currently developed with a one-storey building used as a bowling alley, with a number of accessory structures, and a parking lot. The bowling alley is no longer in operation.

Surrounding Land Uses

The lands in all directions are developed with residential uses, with a mix of singles and semi-detached dwellings. Lands to the northeast are used as a Niagara Regional Police detachment. Further to the north along Lincoln Street there is a mix of residential and commercial uses.

Developments and Agency Comments Received

- City of Welland Infrastructure and Development Services – Engineering Division (April 20, 2021)
- Our records indicate that the property was previously serviced with a 150mm sanitary lateral. New sanitary service can be reconnected at the same location to minimize excavation in the right-of-way. Any abandoned services must be properly capped to the satisfaction of the City.
- City of Welland Fire and Emergency Services (April 20, 2021)
- The hydrant is located on the north side of the property and the fire connection is located on the south side of the building. This may create some operational issues that will need to be addressed at Site Plan.
- City of Welland Development and Building Services – Traffic, Parking, and By-laws Division (April 20, 2021)
- No comments
- Region of Niagara Planning and Development Services (March 12, 2021)
- Regional staff is generally supportive of the proposed development in principle and provides the following comments:
 - The lands are within the designated Urban Area of the City Welland, and the Built-up area. The proposed development will assist the City in achieving their intensification goal of 40%. The proposed development can be considered infilling and intensification which will be an efficient use of these urban, serviced lands.
 - A Phase 1 Environmental Site Assessment was completed for the property as the previous use was a bowling alley and the proposed residential is considered to be a more sensitive land use. As a result of the Phase 1 study, a Phase 2 study must be completed and clean up of the site completed in order to file a Record of Site Condition for the property to be developed with residential uses.
 - As the property was substantially disturbed, an

archaeological investigation was not required by the Region.

- General comments were provided regarding urban design, stormwater management, Regional Bicycle Network, and waste collection.
- Regional Technical staff reviewed the proposal and have identified that no road widening is required.
- The revised proposal was circulated to the Region for review and comment. They provided no objections or changes to the comments previously provided regarding the original submission.

A Virtual Public Information Meeting was held on February 25, 2021 to gain public input regarding the proposed applications. Approximately ten (10) members of the public participated in the Public Information Meeting, in addition to the applicant and their agent. The following comments and concerns were raised at the Public Information meeting:

- Traffic and parking concerns along Riverside Drive and Windsor Street and impact the additional units will have on these issues;
- Compatibility with the surrounding neighbourhood;
- Privacy concerns;
- Questions regarding proposed fence heights;
- Questions regarding when construction would start;
- Decrease in property values;
- Concerns regarding lighting from parking lot and new building at night; and,
- Concerns with shadows.

At the time of writing this report nine (9) letters from residents have been received. In addition the comments made at the Public Information Meeting, the following comments and concerns were raised:

- Concerns with rodents due to dumpsters on the property;
- Questions regarding where future residents will play;
- Concerns regarding servicing capacity in the area;
- Desire to see fewer units and a lower building rather than the proposed four-storey building; and,
- Request for proposed balconies to be a solid material rather than glass.

The revised application was circulated to residents who had provided comments and participated in the Public Meetings. An additional five (5) letters were received. The majority of the letters expressed continued opposition to the proposal.

The Statutory Public Meeting under the Planning Act was held virtually on March 23, 2021. A total of four (4) people spoke in opposition to the application. Their comments were consistent with the written submissions.

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction for growth and development within the Province. All decisions must be consistent with the policies in the PPS. Settlement areas are to be the focus of growth and development. The land uses and patterns shall be based on densities and a mix of land uses which efficiently use land and resources and are appropriate for the infrastructure and public services that are planned or available, among other criteria. The PPS also encourages development which supports active transportation and support the use of transit. The lands are within an area with existing municipal services (water, sanitary, and storm) and there is capacity to accommodate the development. Preliminary comments from the City's Engineering Division has identified that there is capacity in the municipal system to accommodate the proposed development. Welland Transit Route 501 has a stop directly south of the property on Windsor Street and the lands are within walking distance to Elmview Park and Waterview Park, providing recreational opportunities for residents.

The PPS also requires municipalities to provide an appropriate range and mix of housing options and densities to meet current and future residential needs, for both market-based and affordable housing needs. The policies encourage all types of residential intensification, including additional residential units and redevelopment. New housing development should be directed to areas where appropriate levels of infrastructure and public service facilities are available. The proposal will create a new form of housing in the area (apartment building) which will provide a range of one-bedroom and two-bedroom units in the building.

The subject lands are within an area with existing municipal services, are on a Welland Transit line, and are within walking distance to municipal parks, and commercial businesses. The proposal will redevelop the property with a medium density housing form which is compatible with the neighbourhood, and makes more efficient use of urban, service lands. The proposal is consistent with the policies in the PPS.

A Place to Grow Growth Plan for the Greater Golden Horseshoe

The A Place to Grow Plan (P2G) encourages that the vast majority of growth will be directed to settlement areas which have: a delineated built boundary; have existing or planned municipal water and waste water systems; and, can support the achievement of complete communities. The P2G further encourages growth

to be located within the identified built-up area, strategic growth areas, locations with existing or planned transit, and areas with existing or planned public service facilities (schools, libraries, parks, etc.). The PPS also requires that 40% of all new growth, which is to be increased to 50% at the time of the next municipal comprehensive review, occur within the delineated built-up area.

The subject lands are within the delineated built-up area within the City of Welland. It is within an area with a mix of uses and densities, with commercial and institutional uses to the north-east, single detached residential uses to the north, south, and west, and semi detached dwellings to the east. As previously identified, the lands are within an area that is serviced with municipal transit, walking distance to municipal parks and commercial uses. The lands have access to municipal services with capacity to accommodate the proposed development. The project will assist the City in achieving the identified intensification target of 40%. The lands have not been identified as an intensification area, but as the lands are within the delineated built-up area, intensification and redevelopment is encouraged.

The development will provide a new form of housing in the area, which will provide housing for a greater range of residents and incomes. The proposal will assist in creating a complete community, which provides for a range of housing types, is transit supportive, and encourages active transportation. The proposed applications and proposed development is consistent with the requirements in the P2G.

Regional Official Plan

The lands are identified as being within the Built-Up area of the City of Welland. The policies in the Region's Official Plan are consistent with the policies found in the PPS and P2G. The Region's policies promote growth and development within urban areas that can access municipal services. The Region's policies promote the creation of livable and walkable communities that are in close proximity to services and community facilities.

The proposed Official Plan and Zoning By-law Amendments will allow for the development of the property with a three-storey residential building which is within walking distance to transit stops, businesses, and parks. The subject lands front onto a Regional Road, but the Region has not identified that a Traffic Study will be required as the level of traffic generated by the proposed development did not warrant a review as the traffic can be accommodated.

The proposal is consistent with the policies in the Region's Official Plan.

City of Welland Official Plan

The subject lands are designated as Low Density Residential in the City of Welland Official Plan. the proposal has been made to redesignate the lands to Special Policy Medium Density Residential. The application was originally made for an increase in the density to 95 units per hectare, but was later revised to a

maximum of 86 units per hectare as the application was amended as a result of public comments to reduce the height of the building by one storey and the total number of units by three (3). The proposed height of the buildings is consistent with the height permitted in the Low Density Residential designation, and the lot size and the number of units proposed results in the overall increase in the density that has been requested. The site can accommodate the proposed building, as well as the required parking spaces.

When reviewing applications for infilling and intensification, the City of Welland's Official Plan identifies that the following criteria should be reviewed.

- Land use and neighbourhood character compatibility;
- The subject lands are within a predominantly low density residential area, however, the area along Lincoln Street is a mix of commercial and residential uses, and the Welland Detachment of the Niagara Regional Police is located to the north-east of the subject lands. The proposed building will be consistent with the permitted height for the surrounding lands.
- The proposed development is compatible with the surrounding neighbourhood.
- Lot pattern and configuration;
- The lots are predominantly rectangular in shape with varying widths and depths. Common element areas are located along the rear of the lots, as well as the roads, dry pond, visitor parking, and greenspace. Site specific amendments have been requested to provide guidance and to allow for amended zone provisions.
- Accessibility;
- Any other accessibility features incorporated into the individual dwellings will be at the discretion of the individual property owners.
- Parking requirements;
- The City's minimum parking standards are one space per unit. The proposal includes one space per unit, plus a total

of 10 visitor spaces have also been provided.

- Potential for additional traffic and traffic manoeuvrability;
- Traffic will access the dwellings proposed from a private driveway, which will have one new access onto Riverside Drive. The existing driveway access will be closed.
- Riverside Drive is a Regional road, and no Traffic Impact Statement was required as a result of this application.
- The potential for transit ridership;
- Welland City Transit line 501 runs to the south of the property along Windsor Street. The transit stop along Windsor Street is within walking distance of the subject lands.
- Natural (including natural hazards) and built heritage conservation/protection;
- There are no natural or built heritage features that have been identified on this property.
- The availability capacity of municipal infrastructure;
- There is capacity in the existing infrastructure to accommodate the proposed development.
- Residential intensification targets identified in this plan.
- The proposed development will assist the City in achieving the target of 40% of all new residential development being within the Built-Up Area. That intensification goal will be increased to 50% at the time of the next Comprehensive Review, and the proposed development of this site will contribute to achieving that goal.

The proposed Official Plan Amendment and Zoning Bylaw Amendment are consistent with the policy in the City of Welland Official Plan.

City of Welland Zoning By-law

The lands are currently Residential Low Density 2 – RL2 in the City of Welland Zoning By-law. The lands are developed with a bowling alley which has ceased operation. The application has been made to rezone the lands to Residential Multiple – RM to allow for the construction of an apartment building. The original

application was for the construction of a four-storey building with 30 residential units. No amendments to the Zoning By-law were requested.

As a result of the public meetings, the applicant has revised their proposal to decrease the height of the building by one-storey and the number of units by three. The applicant has also included a site-specific amendment to limit the building to three storeys to ensure that the concerns of the neighbours have been respected.

All other provisions of the Zoning By-law can be met and exceeded. The proposed Zoning By-law Amendment can be supported.

Public Comments

Numerous comments were received from members of the public regarding the proposed applications, as well as the revised applications. Responses to the issues are below.

Traffic

A number of comments and concerns were raised by residents in the area regarding the traffic along Riverside Drive. Riverside Drive is a Regional road, and therefore all traffic issues along this street are their responsibility. The Region did not request that a Traffic Impact Study be completed as part of the application as the number of units proposed would not trigger the study requirement. The Region was satisfied that the number of units originally proposed, and the subsequent reduction of units, would not create traffic issues, nor would upgrades to the road be required. Staff recognizes that there are concerns with the existing traffic on Riverside Drive, as well as speeding issues, however, these issues are not the responsibility of the City of Welland. If there are traffic concerns along adjacent City streets, there is a process which can be requested by residents to undertake a review of speeds and safety. Staff are of the opinion that the additional 28 residential units will not have an impact on the level of operation of the streets in the area.

Parking

One of the main concerns raised by neighbouring residents was the proposed parking to be provided at a ratio of one space per unit, plus 10 visitor spaces. One loading/delivery space will also be provided. The concern from area residents is that adequate parking has not been provided on site, which will result in cars parking on surrounding residential streets. The City's parking requirements provide for one space per unit, which has been met and exceeded with this application. Residents who purchase units within the building will be aware that only one space is provided per unit, which will ensure that the visitor spaces are reserved for temporary usage. In addition to this, on street is permitted in the area, and is available to all residents in compliance with the City's Parking By-law. On-street parking is not reserved for only residents who reside on the street. Staff feel that the proposed parking is appropriate for the site, as well as meets and exceeds the City's minimum requirements.

Compatibility

Concerns have been raised regarding the compatibility of the proposed building with the neighbouring single detached residential dwellings. The applicant has revised their proposal to include a maximum height of three storeys for the building, which is consistent with the permitted height for single-detached residential dwellings in the City's Zoning By-law. It is also worth noting that the lands currently used as the Welland detachment of the Niagara Regional Police permits an eight-storey residential building as a permitted use, and the vacant lands immediately south of the dwellings on Windsor Street is also zoned and designated for Medium Density Residential uses. Although these lands have not been developed, the proposed three-storey building is not out of character with the intended development of the surrounding area.

FINANCIAL CONSIDERATION:

All costs with the development of the property will be the responsibility of the developer.

OTHER DEPARTMENT IMPLICATIONS:

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

SUMMARY AND CONCLUSION:

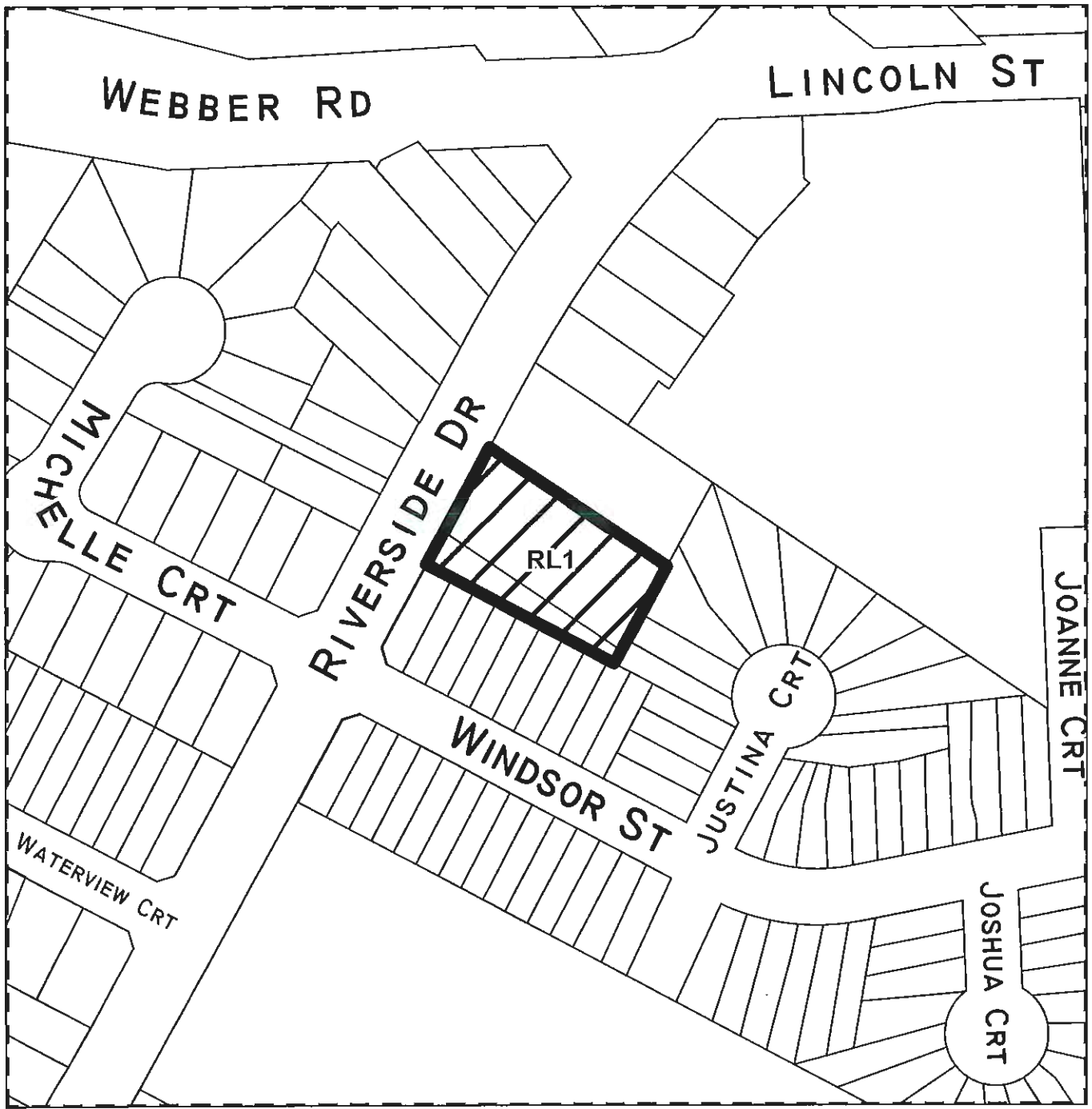
The proposed applications for Official Plan Amendment and Zoning By-law Amendment to redesignate the property to Special Exception Medium Density Residential and rezone the property to Site Specific Residential Multiple – RM to allow for the construction of a 28 unit condominium apartment building, represents good planning because:

1. Is consistent with Provincial, Regional and City policies which encourage infill and intensification within the identified Built-Up Area;
2. Uses existing municipal infrastructure and does not require the expansion of these services;
3. Is transit supportive; and,
4. Will assist the City in achieving the yearly intensification target.

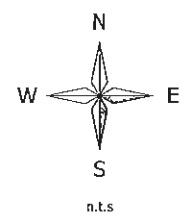
ATTACHMENTS:

- Appendix I - Key Map
- Appendix II - Aerial Photo of Subject Lands
- Appendix III - Draft Official Plan Amendment (Amendment text only)
- Appendix IV - Preliminary Site Plan

2021-02 & OPA 34



KEY MAP



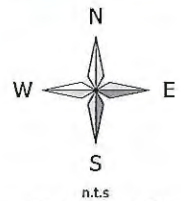
 SUBJECT LANDS



Infrastructure and
Development Services
Planning Division



**AERIAL PHOTO OF
THE SUBJECT LANDS**
2021-02 & OPA 34



SUBJECT LANDS



*Infrastructure and
Development Services*
Planning Division

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

TITLE AND COMPONENTS

This document, when approved in accordance with the Planning Act, shall be known as Amendment No. 34 to the Official Plan of the Corporation of the City of Welland.

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

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

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

PURPOSE OF THE AMENDMENT

The purpose of Official Plan Amendment No. 34 is to redesignate the lands shown on the attached Schedule B to Medium Density Residential with a specific exception to permit a maximum lot density of 86 dwelling units per hectare. The purpose of the Amendment is to allow the property to be developed with a four-storey building with a total of 31 residential dwelling units.

LOCATION

The lands subject to this Amendment are located on the east side of Riverside Drive, south of Lincoln Street, north of Windsor Street, and west of Justina Court. The lands are 0.3287 hectares in size.

BASIS

The subject lands are within the urban area boundary for the City of Welland and currently designated Low Density Residential. The lands are currently used as a bowling alley. A proposal has been put forth to redevelop the lands with a three-storey residential building.

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT, consisting of the following Policies and the map referred to as Schedule "A" - Land Use Plan and Policies, constitutes Amendment No. 34 to the Official Plan of the Corporation of the City of Welland.

MAP CHANGES

1. Schedule B1, Residential Hierarchy Land Use Map is hereby amended by identifying the lands as Medium Density Residential with the special exemption.

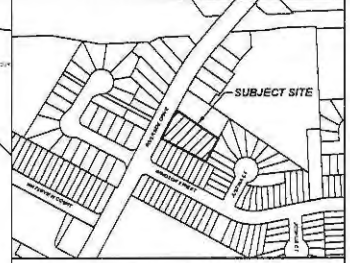
TEXT CHANGES

1. The Official Plan of the City of Welland is hereby amended by adding the following:

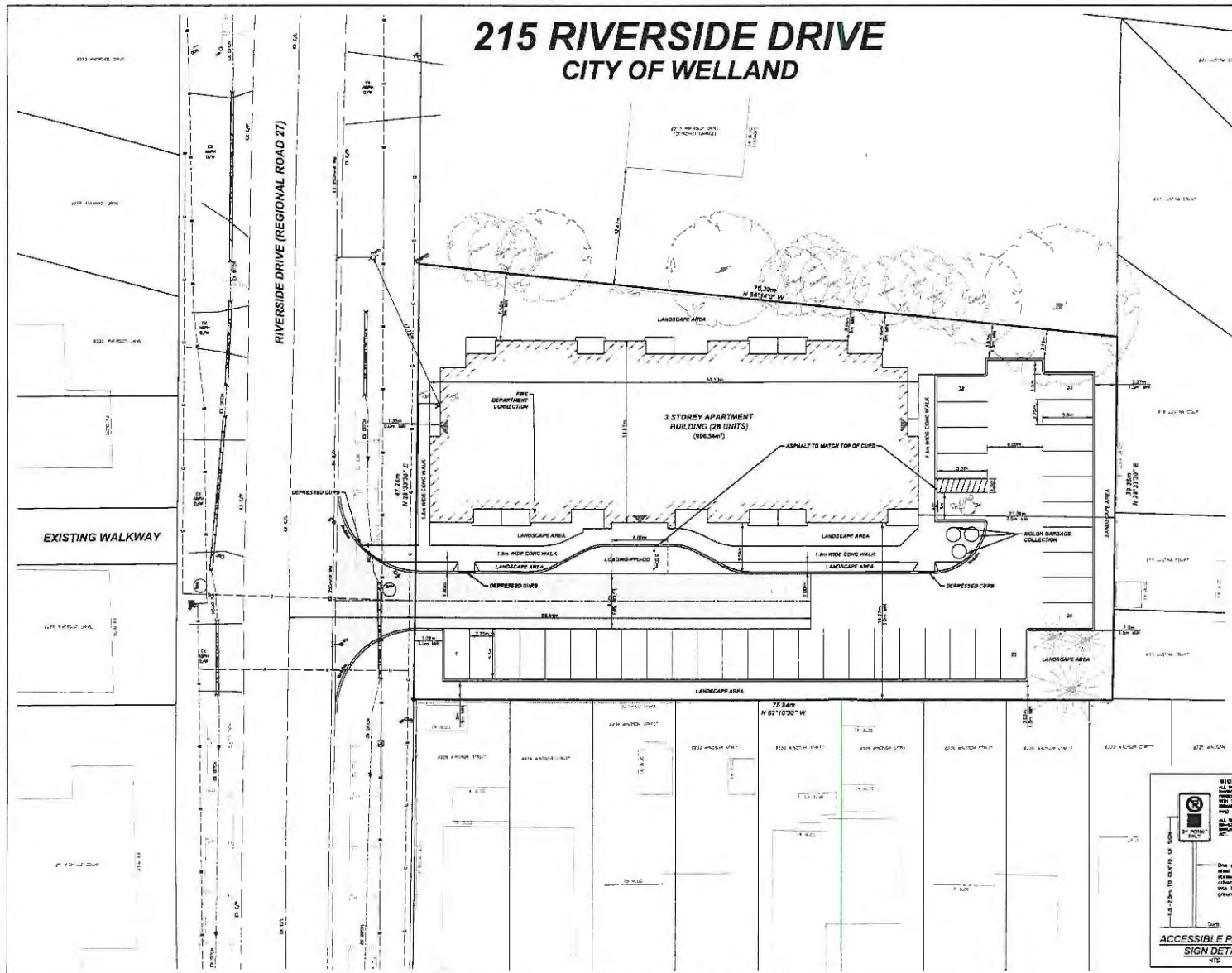
4.2.3.20 Exemptions

- 4.2.3.20 G Notwithstanding the density provisions of Section 4.2.2.3, the lands will be permitted to have a maximum density of 86 units per net hectare.

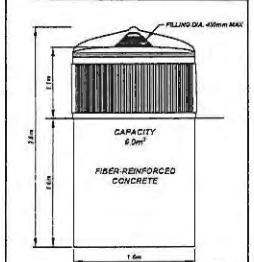
215 RIVERSIDE DRIVE CITY OF WELLAND



KEY PLAN
N.T.S.



ZONING MATRIX		
PROVISION	ZONING (RW)	PROVIDED
APARTMENT DWELLING		
LOT AREA PER DWELLING UNIT	Min 780sq'f	5287.57sq'f
MAX LOT FRONTAGE	60m	42.20m
MAX FRONT YARD	3.0m	1.20m
INTERIOR SIDE YARD	3.0m	3.44m
REAR YARD	7.6m	31.26m
MAX BUILDING HEIGHT	14 STOREYS	3 STOREYS
LOT COVERAGE MAX	50%	36.3%
MIN LANDSCAPED OPEN SPACE	50%	33.6%



MOLOK DETAIL
N.T.S.

LAND USE SCHEDULE		
APARTMENT SITE	m ²	%
BUILDING	396.34	50.31
ROADWAY/DRIVEWAY	1183.85	39.08
LANDSCAPING	1123.28	33.63
DEVELOPABLE AREA TOTAL	5287.57	100.0
MIN PARKING SPACE PER DWELLING UNIT = 1.00 SPACE		
REQUIRED = 28 SPACES		
PROPOSED = 38 SPACES		
UNITS	28	
DENSITY (UNITS / DEVELOPABLE AREA)	55.18u/Ha	



ACCESSIBLE PARKING SIGN DETAIL
N.T.S.

NO.	DATE	BY	REVISION
1	2021-04-13	TA	SUBMITTED FOR REVIEW
2			REVISION

- NOTES:**
- THE PORTION OF PRELIMINARY CONCEPTS, MATERIALS, SPECIFICATIONS, AND OTHER INFORMATION AND INSTRUMENTS UTILIZED AND REFERENCED IS NOT NECESSARILY SHOWN ON THIS CONCEPT PLAN. CONTRACTORS SHALL VERIFY THE ACCURACY OF THE LOCATION OF ALL UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING ANY CONSTRUCTION SHALL VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES AND SHALL RESOLVE ALL UNCERTAINTY FOR CONSTRUCTION TO THIS DATE.
 - PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND WERE LOCATED IN THE FIELD TO VERIFY THE ACCURACY OF THESE PROPERTY LINES. A LEGAL SURVEY SHOULD BE OBTAINED PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION MUST COMPLY WITH THE NAGARA PERMITS BY-LAW CONTRACT BOUNDARY.

DRAWING: TA
DESIGN: TA
CHECKED BY: TA
APPROVED BY: TA



**215 RIVERSIDE DRIVE
CITY OF WELLAND
CONCEPT PLAN**

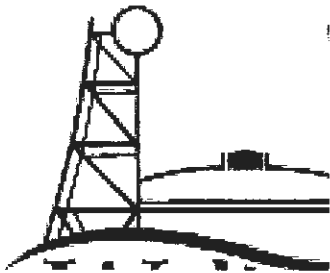
CONCEPT FILE NO.	2017-07
DATE	2021-04-13
PRINTED	2021-04-13
SCALE	1:200 m
REF. NO.	
DWG. NO.	20107-CP
REV.	

APPENDIX IV

Rachelle Larocque

From: Julie VanLeur
Sent: May 21, 2021 10:43 AM
To: Rachelle Larocque
Subject: FW: 215 Riverside Drive

See below!



Julie VanLeur, C.Tech
 Engineering Technician - Development
 Infrastructure and Development Services
 Engineering Division
 Corporation of the City of Welland
 60 East Main Street, Welland, Ontario L3B 3X4
 Phone: (905)735-1700 Ext. 2320 Fax: (905)735-7184
www.welland.ca



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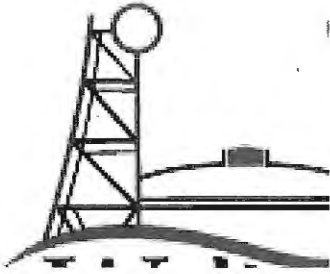
From: Julie VanLeur
Sent: April-20-21 4:10 PM
To: Rachelle Larocque <rachelle.larocque@welland.ca>
Cc: Scott Richardson <scott.richardson@welland.ca>
Subject: RE: 215 Riverside Drive

Hi Rachelle,

Engineering has the following comments:

Our records indicate the property was previously serviced with a 150mm sanitary lateral connected to the maintenance hole at the SW corner. New sanitary service for this development can be reconnected at the same location to minimize excavation in the right of way. Any abandoned services shall be properly capped to the satisfaction of the City.

Best Regards,



Julie VanLeur, C.Tech
 Engineering Technician - Development
 Infrastructure and Development Services
 Engineering Division
 Corporation of the City of Welland
 60 East Main Street, Welland, Ontario L3B 3X4
 Phone: (905)735-1700 Ext. 2320 Fax: (905)735-7184
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From: Rachelle Larocque <rachelle.larocque@welland.ca>
Sent: April-20-21 6:28 AM
To: Scott Richardson <scott.richardson@welland.ca>; Julie VanLeur <julie.vanleur@welland.ca>; Jack Tosta <jack.tosta@welland.ca>; Matt Richardson <matt.richardson@welland.ca>; Ali Khan <ali.khan@welland.ca>
Cc: Grant Munday <grant.munday@welland.ca>; Sherri-Marie Millar <sherri-marie.millar@welland.ca>
Subject: 215 Riverside Drive

Good morning,

The application for 215 Riverside Drive has been amended. The building has been reduced in height by one storey and three parking spaces have been added. The building has also been moved closer to the street.

If you have not yet provided comments on the Official Plan Amendment and Zoning By-law Amendment, it would be appreciated if you could do so soon.

Thank you,



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



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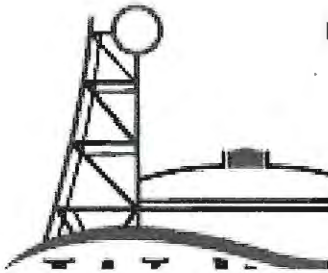
Rachelle Larocque

From: Matt Richardson
Sent: April 20, 2021 7:56 AM
To: Rachelle Larocque
Subject: RE: 215 Riverside Drive

Good Morning Rachelle,

The hydrant on site is located north of the property. The fire department would have to drive into oncoming traffic to "hit" the hydrant to approach the building. The site plan indicates an FDC on the west side of the building, but it also indicates with an arrow that an FDC will be on the south side of the building. I realize this is just for the OPA, but this is something I noticed upon review. It would create some operational challenges for us.

Thanks,



Matt Richardson, B.A., CFEI, CCFI-C, CMM I
 Director of Fire Prevention
 Welland Fire and Emergency Services
 Corporation of the City of Welland
 636 King Street, Welland, Ontario L3B 3L1
 Phone: (905)735-1700 Ext. 2408 Fax: (905)732-2818
www.welland.ca

   YourChannel

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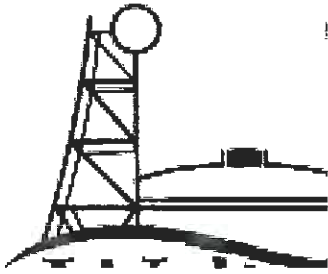
From: Rachelle Larocque <rachelle.larocque@welland.ca>
Sent: April-20-21 6:28 AM
To: Scott Richardson <scott.richardson@welland.ca>; Julie VanLeur <julie.vanleur@welland.ca>; Jack Tosta <jack.tosta@welland.ca>; Matt Richardson <matt.richardson@welland.ca>; Ali Khan <ali.khan@welland.ca>
Cc: Grant Munday <grant.munday@welland.ca>; Sherri-Marie Millar <sherri-marie.millar@welland.ca>
Subject: 215 Riverside Drive

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Thank you,



Rachelle Larocque, BES, M.Sc., MCIP, RPP

Manager of Planning

Development and Building Services

Corporation of the City of Welland

60 East Main Street, Welland, Ontario L3B 3X4

Hours: 8:30am-4:30PM

Phone: (905)735-1700 Ext. 2310 Fax: (905)735-8772

www.welland.ca

   **YourChannel**

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Rachelle Larocque

From: Earl, Lindsay <lindsay.earl@niagararegion.ca>
Sent: April 15, 2021 2:25 PM
To: Rachelle Larocque
Cc: Development Planning Applications
Subject: RE: Resubmission of Modified Planning Materials - City File Nos. OPA 34 & 2021-02 - 215 Riverside Drive

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Hi Rachelle,

Regional staff have reviewed the revised materials and note that our original comments dated March 12, 2021 remain unchanged as a result of the modifications.

Feel free to contact me should you require anything further.

Regards,

Lindsay Earl, MES, MCIP, RPP
 Senior Development Planner
 Planning and Development Services
 Regional Municipality of Niagara
 Phone: 905-685-4225 ext. 3387
 Toll Free: 1-800-263-7215
 Fax: 905-687-8056

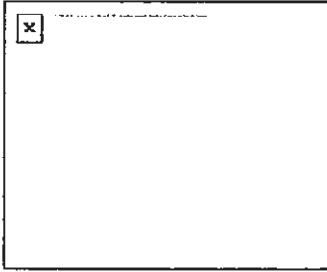
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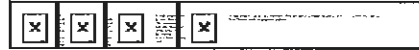
From: Rachelle Larocque <rachelle.larocque@welland.ca>
Sent: Wednesday, April 14, 2021 3:32 PM
To: Earl, Lindsay <lindsay.earl@niagararegion.ca>
Subject: FW: Resubmission of Modified Planning Materials - City File Nos. OPA 34 & 2021-02 - 215 Riverside Drive

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FYI



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



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From: Craig Rohe <craig@ucc.com>
Sent: April 13, 2021 3:59 PM
To: Rachelle Larocque <rachelle.larocque@welland.ca>
Cc: clerk <clerk@welland.ca>
Subject: Resubmission of Modified Planning Materials - City File Nos. OPA 34 & 2021-02 - 215 Riverside Drive

Attached, please find a letter prepared on behalf of our clients pertaining to City File Nos. OPA 34 & 2021-02 for Official Plan and Zoning Amendment at 215 Riverside Drive in Welland.

In addition to the letter, you will also find a revised Site Plan drawing and modified Official Plan and Zoning By-law Amendments. These materials have been updated to address concerns of the Public and members of Council raised during the review period and most recently at the Statutory Public Meeting held on March 23, 2021.

We believe that these modifications are appropriate, balance the concerns of the neighbours with the desires of our client and represent good planning.

If you require any additional materials, please contact me directly.

As noted in the attached letter, we have requested that this submission be shared directly with the Mayor and Council and we have no additional opportunity to delegate before them prior to consideration of the applications.

Respectfully submitted,

Craig A. Rohe, M.Pl., MCIP, RPP
 Senior Planner
Upper Canada Consultants
 3-30 Hannover Drive
 St. Catharines, ON. L2W 1A3

Tel: (905) 688-9400 ext. 506

Mobile: (289) 969-3556

Fax: (905) 688-5274

Email: craig@ucc.com

Web: www.ucc.com

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Via E-mail Only

March 12, 2021

Files: D.10.11.OPA-21-0008
D.18.11.ZA-21-0014

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

Dear Ms. Larocque:

**Re: Regional and Provincial Review Comments
Official Plan and Zoning By-law Amendments
Agent: Upper Canada Consultants
Owner: 2597168 Ontario Inc.
215 Riverside Drive
City of Welland**

Regional Planning and Development Services staff has reviewed the information and supporting materials submitted by Upper Canada Consultants on behalf of 2597168 Ontario Ltd. for the property municipally known as 215 Riverside Drive in the City of Welland.

The Official Plan Amendment application proposes to change the existing Low Density Residential to Special Policy Medium Density Residential in the City of Welland Official Plan. The purpose of the Amendment is to redesignate the lands to Medium Density Residential and allow a maximum density of 95 units per hectare, which will facilitate the construction of a four-storey residential building with 31 units. The concurrent Zoning By-law Amendment proposes to rezone the subject lands from the existing Residential Low Density 1 – RL1 to Residential Multiple – RM.

A pre-consultation meeting was held for this proposal on October 1, 2020 with the applicant and City and Regional staff in attendance.

As outlined below, Regional staff is generally supportive of the proposed development in principle and provides the following comments to assist the City in their consideration of these applications from a Provincial and Regional perspective.

Regional and Provincial Policies

The subject lands are located within the Welland Urban Area, as designated in the Regional Official Plan (ROP). The Welland Urban Area is considered as a Settlement Area by the 2020 Provincial Policy Statement (PPS).

The ROP, PPS and 2019 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) together direct development to take place in urban areas and support intensified development where appropriate servicing and infrastructure exists. Both Regional and Provincial policy place an emphasis on intensification and infill as the preferred form of development to help foster the creation of complete communities that have a mix of land uses, employment opportunities, and are active-transportation and transit supportive.

The subject lands are located within the Provincially designated Built-up Area of the City of Welland. Accordingly the proposed residential growth will count towards the City's annual residential intensification target of 40%.

Staff notes that the proposed development of a four-storey residential building with 31 units is considered as infill and residential intensification within the Built-up Area, which will make more efficient use of designated urban land and existing services and contribute toward achieving the above noted residential intensification target. The form of housing proposed will add to the housing types and densities in this area. The applications therefore, generally conform with and are consistent with Provincial and Regional growth management policy directions.

Environmental Site Assessment

The PPS requires that contaminated sites be remediated as necessary to ensure there will be no adverse effects to the proposed use. To address this requirement, a *Phase 1 Environmental Site Assessment* (ESA) by Pinchin Ltd. (dated September 6, 2017) has been submitted to address potential contamination associated with land use activities on the subject property.

The study identified that the site is developed with one single-storey mixed-use building utilized as a bowling alley, restaurant and residence, and that the purpose of the Phase I ESA was to assess potential issues of environmental concern in connection with the potential acquisition and subsequent financing of the site in 2017.

As outlined in the report, nothing was identified that is likely to result in potential subsurface impacts at the site. Given the date of construction of the building (1956), there is potential for Asbestos Containing Materials (ACMs) to be present. Pinchin did not conduct an asbestos survey or any destructive or intrusive sampling or inspection as part of this Phase I ESA.

Regional Staff notes the change in use from commercial (bowling alley/restaurant) to a more sensitive land use (residential) requires a Record of Site Condition (RSC) to be filed on the Ministry of Environment, Conservation and Parks's Brownfields Environmental Site Registry, in accordance with O. Reg. 153/04 (as amended). Regional staff understands that the scope of work completed by Pinchin, as part of this Phase I ESA, is not sufficient to meet the requirements for the submission of an RSC in accordance with O. Reg. 153/04 (as amended). As such, the applicant shall be made aware that updated and additional study requirements (Phase 2 Environmental Site Assessment) and mandatory filing of the RSC remain outstanding. These items will be required in support of future development applications (i.e. site plan) and prior to the issuance of a building permit.

Archaeological Resources

During pre-consultation, Regional staff noted that based on the Provincial Criteria for Assessing Archaeological Potential, the subject property exhibited potential for the discovery of archaeological resources due to the lands being within 300m of registered archaeological sites.

A Stage 1-2 Archaeological Assessment prepared by Detritus Consulting Ltd. (dated January 6, 2021) was submitted in support of the applications. The Stage 1 background research indicated that the Study Area exhibited moderate to high potential for the identification and recovery of archaeological resources. As such, a Stage 2 field assessment was recommended for the manicured grass areas throughout the Study Area. The Stage 2 Assessment involved a test pit survey at five metre intervals. This investigation resulted in the identification and documentation of no archaeological resources; therefore, no additional archaeological assessment of the Study Area is recommended.

In a letter dated January 19, 2021 the Ministry of Heritage, Sport, Tourism, and Culture Industries acknowledged the information contained in the report and the recommendations. The report has been entered into the Ontario Public Register of Archaeological Reports. As such, Regional staff are satisfied that archaeological resources have been adequately addressed for the subject lands.

Urban Design

As the subject property has frontage along Regional Road 27 (Riverside Drive), Regional Urban Design staff have reviewed the subject applications and offers the following comments for consideration, to ensure they do not generate additional amendment to the zone provisions should they be incorporated.

Interface with Regional Road:

It is recommended that the lobby and main entrance be re-located to face the Street as it is currently located internal to the site. Additionally, the building setback could be reduced to have a better interface with the street.

Site design suggestions:

It is recommended that both indoor and outdoor amenity spaces be provided in an arrangement suitable for the amount of proposed units. It is also recommended that indoor bike parking be provided on the ground floor for the residents, and outdoor bike parking be provided for visitors.

The width of the landscape areas abutting the parking lot along the south and rear property lines could be increased to accommodate space for snow storage, a robust privacy fence and large scale trees. This will address issues of headlight glare into the neighbouring back yards of the homes along Windsor Street and Justina Court. It will also address privacy/overlook issues with respect to the proposed balconies.

Comments for future Site Plan application:

Streetscape along Regional Road #27 (Riverside Drive):

At the site plan stage, please submit a Landscape Plan with Streetscape information. Please ensure that all drawings depict the entire road right-of-way, including the municipal boulevard. Ensure that all active transportation facilities are shown (bike lanes, sidewalks and multi-use trails). Please indicate the existing municipal sidewalk on the plans and provide a pedestrian connection from the sidewalk to the front entrance of the building.

The Landscape Plan should include deciduous street trees in a sodded boulevard. Trees should be 50mm caliper and spaced according to their size. The Landscape Plan should include an overlay of survey information and site servicing information, to ensure that proposed street trees will not conflict with services, utilities and drainage structures within the boulevard. Please note that if street trees cannot be accommodated due to existing or proposed utilities, services and drainage features, then an enhanced landscape treatment will be requested on private lands. This includes deciduous trees plus planting beds consisting of shrubs and perennials.

Regional Road Allowance

Niagara Regional technical staff have reviewed the above noted application to address the technical items related to the proposed development, and offers the following comments that should be addressed in the future Site Plan application:

The subject property has frontage along Regional Road 27 (Riverside Drive). The designated road allowance meets what is identified in the Regional Official Plan, therefore, Regional staff will not need to request a road widening.

Regional Permit Requirements

The proposed Site Plan shows a revised driveway into the property. The Site Plan should indicate the removal and restoration of the existing entrances and the location of the existing utility pole to ensure that it does not conflict with the proposed driveway. The driveway should be located in accordance with the Transportation Association of Canada (TAC) guidelines for the distance from the property line to ensure that the apron does not encroach over the projected property line on the ROW.

Prior to any construction/work taking place within the Regional road allowance, a Regional Construction, Encroachment, and entrance Permit must be obtained from the Transportation Services Division, Public Works Department.

Please note that the placement of any sign, notice or advertising device within 20m of the centerline of Riverside Drive will require a Regional Sign permit.

Permit applications can be made through the following link:
<http://niagararegion.ca/living/roads/permits/default.aspx>

Stormwater Management

Regional staff reviewed the *Functional Servicing Report* by Upper Canada Consultants (stamped January 18, 2021). The conceptual servicing plan proposes onsite stormwater quantity and quality control prior to discharge to the existing storm sewer, which outlets to Welland River, which contains Type I fish habitat. At the time of Site Plan application, the Region will require a detailed stormwater management plan, servicing/grading plan and construction sediment control plan that ensures the municipality's infrastructure and watercourse will not be negatively impacted as a result of the development. An Enhanced standard treatment (i.e. 80% TSS removal) shall be achieved. The Region normally requires post-development flows be controlled to pre-development level for all design storms (up to and including the 100-year storm) prior to discharge onto a Regional Road.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner brings the waste and recycling to the curbside on the designated pick up day, and that the following limits are not exceeded:

- No limit blue/grey containers;
- No limit green containers; and,
- 2 garbage containers per unit to a max of 24.
- Collection will be at the curbside only

Regional staff note the inclusion of Molok units on site. Unfortunately this type of collection is not available under current Regional waste collection policy/infrastructure; therefore, garbage collection will be the responsibility of the owner through a private contractor. Notwithstanding the above comments, the site remains eligible for unlimited curbside recycling and green bin collection.

Regional Bicycle Network

The subject property has frontage on a roadway that is designated as part of the Regional Niagara Bicycling Network. If the bicycle route is currently not established and identified with signage, it is the intent of the Region to make provisions for doing so when an appropriate opportunity arises.

Conclusion

In conclusion, Regional Planning and Development Services staff offers no objection, in principle, to the proposed Official Plan and Zoning By-law Amendments from a Provincial and Regional perspective. Regional staff will review and provide additional detailed comments on future development applications (site plan) with respect to the Environmental Site Assessment, Urban Design and Technical requirements as outlined above.

Regional staff have reviewed the draft Official Plan Amendment (OPA No. 34) and schedule. Given the site specific nature of the amendment, Regional staff notes that in accordance with the Memorandum of Understanding and exemption policies in the Regional Official Plan, the proposed Official Plan Amendment is exempt from Regional Council approval.

If you have any questions or wish to discuss these comments, please contact me at lindsay.earl@niagararegion.ca. Please send notice of Council's decision on these applications.

Yours truly,



Lindsay Earl, MCIP, RPP
Senior Development Planner

cc: Pat Busnello, MCIP, RPP, Manager, Development Planning, Niagara Region
Susan Dunsmore, P. Eng., Manager, Development Engineering, Niagara Region

Rachelle Larocque

From: Ali Khan
Sent: April 20, 2021 8:06 AM
To: Rachelle Larocque
Subject: RE: 215 Riverside Drive

Hi Rachelle,

I have no comments on this application.

Regards
 Ali khan

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

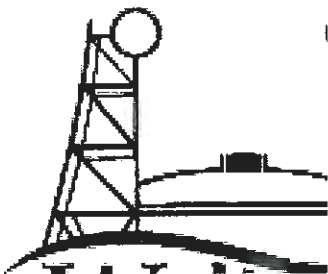
From: Rachelle Larocque <rachelle.larocque@welland.ca>
Date: 2021-04-20 6:27 a.m. (GMT-05:00)
To: Scott Richardson <scott.richardson@welland.ca>, Julie VanLeur <julie.vanleur@welland.ca>, Jack Tosta <jack.tosta@welland.ca>, Matt Richardson <matt.richardson@welland.ca>, Ali Khan <ali.khan@welland.ca>
Cc: Grant Munday <grant.munday@welland.ca>, Sherri-Marie Millar <sherri-marie.millar@welland.ca>
Subject: 215 Riverside Drive

Good morning,

The application for 215 Riverside Drive has been amended. The building has been reduced in height by one storey and three parking spaces have been added. The building has also been moved closer to the street.

If you have not yet provided comments on the Official Plan Amendment and Zoning By-law Amendment, it would be appreciated if you could do so soon.

Thank you,



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



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Rachelle Larocque

From: claude boudreau <claude44@cogeco.ca>
Sent: April 15, 2021 1:14 PM
To: Rachelle Larocque
Subject: RE: 215 Riverside Drive - Revised Submission

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Hello Rachelle its Claude Boudreau here I have a couple questions here,so where do we go from here ??????. Do we get a chance to reply to this revision ??? because parking issues, traffic issues will not change just because they drop one storey. I am hoping for a traffic study to prove that the traffic is out of control on Riverside. Please keep me posted and thank you

Claude Boudreau
 238 Windsor st
 Welland

From: Rachelle Larocque [mailto:rachelle.larocque@welland.ca]
Sent: Wednesday, April 14, 2021 4:42 PM
To: Rachelle Larocque
Subject: 215 Riverside Drive - Revised Submission

Good afternoon,

The applicant has submitted a revision to their application for Official Plan Amendment and Zoning By-law Amendment. The following changes have been made to the proposal:

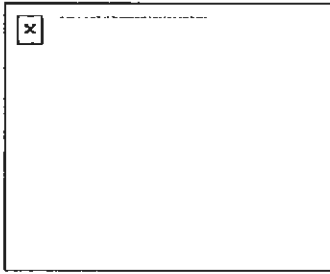
- Reduction in Units from 31 to 28 (-3), and a resultant density reduction of 10 units per hectare.
- The removal of the fourth floor.
- Increase in northern side yard setback from 3.15 metres to 3.44 metres.
- Reduction in front yard setback from 6.16 metres to 1.35 metres.
- A resultant surplus of 10 parking spaces, whereas a surplus of 7 was originally provided.

The applicant has also requested that a site specific amendment in the proposed Zoning By-law be included to limit the height of the building to 3 storeys. An amendment to the proposed Official Plan Amendment has also been requested to recognize a proposed density of 86 units per hectare, rather than the proposed 95 units per hectare.

A copy of the draft Official Plan Amendment and preliminary Site Plan have been provided.

Should you have any questions, please feel free to contact me.

Sincerely,



Rachelle Larocque, BES, M.Sc., MCIP, RPP
Manager of Planning
Development and Building Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Hours: 8:30am-4:30PM
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Rachelle Larocque

From: Cindy Crosbie <cros.vanna92@gmail.com>
Sent: April 9, 2021 9:46 AM
To: Rachelle Larocque
Subject: Proposed building on Riverside

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Good morning my name is Cindy Crosbie and I live at 17 Michelle CRT. We just purchased our own on Jan.15 and we were not aware of this potential development. I know we are too late for the meetings etc, as we just found out this week. I can honestly say we may have changed our mind had we known. I'm all in favour of housing but what concerns me the most is the amount of traffic on Riverside. It is already a high traffic area and most people speed, this is going to be a recipe for more accidents. I'm also concerned as to where people will park. Almost all families have 2-3 cars and I know apartments a lot one spot per unit. Where will the rest of the cars go?? We pay very high taxes, I do not want our street full of cars that do not belong. This also creates people dangerously crossing the street, no lights, no cross walk. The city really needs to take into consideration all factors and develop a residence that is conducive to the area that it is in.

Your truly
Cindy Crosbie

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Rachelle Larocque

From: Linda Rogers <lrogers@firstgeneralservices.ca>
Sent: April 15, 2021 8:48 AM
To: Rachelle Larocque
Subject: RE: 215 Riverside Drive - Revised Submission

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Hi Rachelle,

Will there be an opportunity for us to object to this plan?? An additional three parking spots isn't sufficient even though they are compliant with by-laws.

Three stories is equally as invasive as four. A reduction of three units doesn't help the traffic or parking. They are just giving us a little something to try an appease the residents of our neighbourhood.

Thank You,



Linda Rogers
Office Manager

First General Niagara
lrogers@firstgeneralservices.ca
(w) 905-687-4149 | (f) 905-687-6684
29 Neilson Ave. St. Catharines, ON, L2M 5V9
www.firstgeneralniagara.ca

From: Rachelle Larocque [<mailto:rachelle.larocque@welland.ca>]
Sent: April 14, 2021 4:42 PM
To: Rachelle Larocque <rachelle.larocque@welland.ca>
Subject: 215 Riverside Drive - Revised Submission

Good afternoon,

The applicant has submitted a revision to their application for Official Plan Amendment and Zoning By-law Amendment. The following changes have been made to the proposal:

Rachelle Larocque

From: Linda Rogers
Sent: February 17, 2021 1:49 PM
To: Rachelle Larocque
Subject: RE: re 215 Riverside Dr. Welland

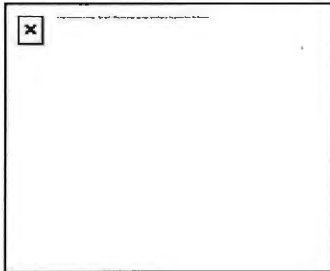
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Thank you!

From: Rachelle Larocque [mailto:rachelle.larocque@welland.ca]
Sent: Wednesday, February 17, 2021 1:25 PM
To: Linda Rogers
Subject: RE: re 215 Riverside Dr. Welland

Hi Linda,

The building does propose balconies. They would be located on the north and south sides of the building.



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



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From: Linda Rogers
Sent: February 17, 2021 12:46 PM
To: Rachelle Larocque
<rachelle.larocque@welland.ca> **Subject:** RE: re 215
Riverside Dr. Welland

From: Rachelle Larocque [mailto:rachelle.larocque@welland.ca]
Sent: Wednesday, February 17, 2021 10:46 AM
To: Linda Rogers
Subject: RE: re 215 Riverside Dr. Welland

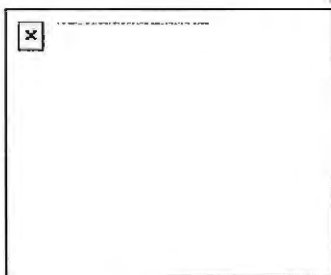
Hi Linda,

My apologies for the delay responding.

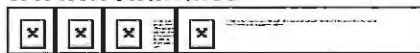
I've attached the preliminary site plan to this email. The setbacks to all of the property lines are shown. My understanding is that the building will not be subsidized, but will be market rate units.

Please let me know if you have any questions.

Take care,



Rachelle Larocque, BES, M.Sc., MCIP, RPP
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From: Linda Rogers
Sent: February 16, 2021 2:28 PM
To: Rachelle Larocque
<rachelle.larocque@welland.ca> **Subject:** RE: re 215
Riverside Dr. Welland

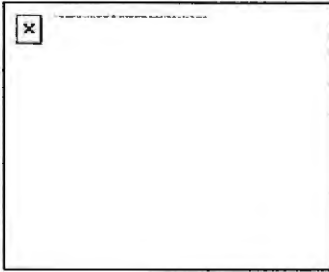
From: Rachelle Larocque [mailto:rachelle.larocque@welland.ca]
Sent: Tuesday, February 16, 2021 2:18 PM
To: Linda Rogers
Subject: RE: re 215 Riverside Dr. Welland

Hi Linda,

My apologies for the mix up – new notices are being put in the mail today. Attached is the correct map.

Please let me know if you have any questions.

Take care,



Rachelle Larocque, BES, M.Sc., MCIP, RPP
 Interim Manager of Planning
 Development and Building Services
 Corporation of the City of Welland
 60 East Main Street, Welland, Ontario L3B 3X4
Hours: 8:30am-4:30PM
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From: Linda Rogers
Sent: February 16, 2021 10:05 AM
To: Rachelle Larocque <rachelle.larocque@welland.ca>
Subject: re 215 Riverside Dr. Welland

I recently received correspondence pertaining to the rezoning of 215 Riverside Dr. Welland. The key map on the reverse of this document is incorrect, and I was hoping you could email the proper map. Can you kindly forward to this email?

Thank You,



Linda Rogers /Accounting Manager
First General Services of Niagara Inc.

29 Neilson Ave. St. Catharines, On, L2M 5V9
www.firstgeneralniagara.com

Rachelle Larocque

From: Mandi Mandi <mandimandimandi13@gmail.com>
Sent: April 26, 2021 9:38 AM
To: Rachelle Larocque
Subject: Re: 215 Riverside Drive - Revised Submission
Attachments: April 22.docx

Hello Rachelle,

I hope this email finds you well. Please accept this as my response to changes in project parameters for the 215 Riverside Dr. plans for construction. Logically, these changes do not respond to issues of concerns previously expressed by residents. Your tax-payers.

The proposed changes will do nothing to tackle the concerns of the need for street parking, and the safety concerns that directly go hand in hand with the need for overflow cars to have to park on Riverside Dr. as well as surrounding streets. A 28 unit apartment building squeezed into that small piece of land will eventually, if not immediately, lower surrounding property levels. Those of us who already live here and pay taxes, and utility bills that are ever increasing, will suffer with lower appreciation of our properties. The surrounding homes, are either semi's or single family properties, on larger than average parcels of land. It makes absolutely no sense to build an apartment building on a piece of land, not much larger than the home next door.

These apartments will bring in excess of 60 people, and probably 60+ cars, again, with space enough only to accommodate many less than what is required.

Does the city council not notice that there is an influx of residential construction in a small town that offers little to no new "things to do" or "places to go" leading to the residents of this town to go out of town to spend their money, perhaps I'm a little off point for this project, but when people leave town to shop, or do, or spend... leads to nothing but further increase in taxes.

Another concern, with garbage pick up only every other week now.. I am concerned that dumpsters on that property will overflow. Recent construction over the past two years led to a rat problem in this area two seasons ago. I am concerned that this issue will resurface once overflowing dumpsters are added to this small parcel of land.

I have spoken to numerous neighbours about this project, many of whom have expressed that our concerns will fall on deaf ears, that none of the council members we are writing to will have any feeling towards our concerns, as this project will bring in more tax dollars. Please do a traffic study on this stretch of road, we are seeing issues already, I fear that someone will get hurt with this influx of vehicles that this project will bring.

Many thanks for reading my letter and sharing my concerns with the decision makers.

Mandi Corb-Knight
 197 Riverside Dr.

Also, attached, please find letter written from Donna Lister 185 Riverside Dr.



On Wed, Apr 14, 2021 at 4:42 PM Rachelle Larocque <rachelle.larocque@welland.ca> wrote:

Good afternoon,

The applicant has submitted a revision to their application for Official Plan Amendment and Zoning By-law Amendment. The following changes have been made to the proposal:

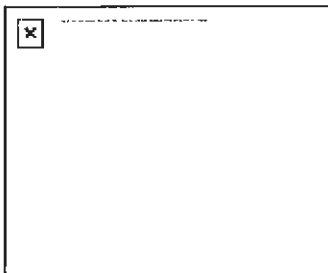
- Reduction in Units from 31 to 28 (-3), and a resultant density reduction of 10 units per hectare.
- The removal of the fourth floor.
- Increase in northern side yard setback from 3.15 metres to 3.44 metres.
- Reduction in front yard setback from 6.16 metres to 1.35 metres.
- A resultant surplus of 10 parking spaces, whereas a surplus of 7 was originally provided.

The applicant has also requested that a site specific amendment in the proposed Zoning By-law be included to limit the height of the building to 3 storeys. An amendment to the proposed Official Plan Amendment has also been requested to recognize a proposed density of 86 units per hectare, rather than the proposed 95 units per hectare.

A copy of the draft Official Plan Amendment and preliminary Site Plan have been provided.

Should you have any questions, please feel free to contact me.

Sincerely,



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

From: Stephanie Wallisa <stephaniewallis2017@gmail.com>
Sent: April 14, 2021 7:28 AM
To: Rachelle Larocque
Subject: Fwd: Application to amend zoning bylaw 2017-117 file no 2021-02

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Sent from my iPhone

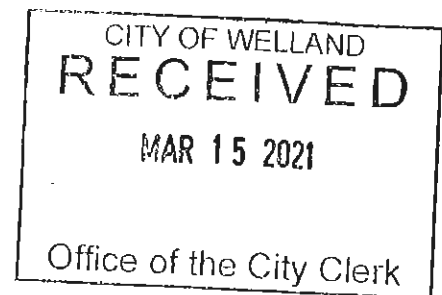
Begin forwarded message:

>
> Good afternoon
> I recently have heard about the new apartments that are trying to be
> built on riverside drive I own my home on 7 Michelle court and am not
> wanting to have to deal with the Extra traffic that will be occurring
> as well as the fact we already pay far too high of land taxes to be
> having strangers parking on our streets in front of our homes that we
> have spent a lot of money on beautifying them as well as the fact that
> we all have taken the time to ensure we have large enough driveways to
> house our vehicles Sorry but we are not welcoming to the additional
> traffic on our street which we chose a dead end street for that exact
> reason If you cannot provide adequate parking for the housing and
> their visitors maybe that is not the right location for that building
> Thankyou Stephanie Wallis Sent from my iPhone

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https://us2.proofpointessentials.com/index01.php?mod_id= &mod_option=gitem&mail_id= 18399690-DN6xUM3_quDL&r_address=chelle.larocque%40welland.ca&report=

The City of Welland
-Attention Tara Stephens -



Re: Amend Zoning By-Law 2017-117 (File No 2021-02)

We do not want to see the lands at 215 Riverside Drive, Part Lot 29, Concession 6, Part 1 on Plan 59R-3159, to change from the existing Low Density Residential 1-RL1. We need to keep it as is.

We am not in favor of a four-storey apartment building with 31 units and 7 visitors parking. Do you not realise that some people have 2 cars and there could be more than 7 visitors at one time and where will they park? They will be forced to park on either side of the Regional Road (Riverside Drive) because there are no parking signs there.

Since there are no sidewalks on either side of the road and with cars parked there, this is very dangerous with mothers having to walk around the parked cars with their baby strollers, seniors on their scooters and just walking also dog walkers.

We have a tremendous amount of traffic, with school buses, 18 wheelers and cars and trucks plus we have seen young children riding their scooters. We need to take in consideration the safety of all these people.

Thank you,

Ross and Marie Dodridge

Ross Dodridge

183 Riverside Dr Welland

Rachelle Larocque

From: Councillor John Chiocchio <john.chiocchio@welland.ca>
Sent: March 11, 2021 8:36 PM
To: Rachelle Larocque
Subject: FW: Kingsway Bowling Alley

Hi Rachelle

Can you provide me some information so I can respond to the resident. Ie: under provincial guidelines etc

Regards

John Chiocchio
 Councillor Ward 3
 City Of Welland
 905 736-0240

----- Original message -----

From: Andy Crawford
Date: 2021-03-11 7:36 p.m. (GMT-05:00)
To: Councillor John Chiocchio <john.chiocchio@welland.ca>
Cc: Rachelle Larocque <rachelle.larocque@welland.ca>
Subject: Kingsway Bowling Alley

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Hi John, This message is regarding the zoning change application for construction of a four storey condominium building on The Kingsway Bowling alley property on Riverside Drive in Ward 3. If approved, It will negatively effect Windsor, Michelle Court, and surrounding area. I live on Michelle Court, and would like to know where you stand on this development. We moved back here 3 years ago from Waterdown, and have seen the result of developers building the dense moneymakers (Condos, townhouses), without any concern about the effect of the extra traffic, parking overflow onto adjacent streets, etc. I realize that Welland desperately needs tax revenue, but I'm hoping that council is carefully planning these city developments in order to not adversely effect the existing homeowners.

This condo on Riverside alone, will create parking overflowing onto Windsor, Justine, and Michelle Court, as it only allows for enough parking spots for one car from each condo unit. The homes on Windsor and Justine backing onto the development will have a four storey building towering over them, losing their privacy as well as a good chunk of their property value. Will they be reimbursed for that? They will also have an industrial garbage bin at the rear of the building, attracting pests in the neighborhood.

I'm hoping you will stand up for us in your ward and oppose the zoning change. Thanks.

Andy Crawford
 28 Michelle Court
 Welland

Rachelle Larocque

From: claude boudreau
Sent: March 11, 2021 6:01 PM
To: Rachelle Larocque
Subject: Submission letter File #2021-02,(OPA no:34)

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Am sending you my email in concerns with the proposal of building a 4 story apartment building on 215 Riverside drive, Welland Ontario. Am a home owner on 238 Windsor street in which my backyard faces the front of the parking lot of the new proposed building. I have several concerns about this apartment building been built , first parking is going to be a major issue here, according to the building plans there seems to be only 36 parking spaces with one handicap spot. From what am being told their going to be 31 families living in this apartment, well most families average 2 cars or more. So that leaves you 35 parking spots with no visitors' spots 31 families times 2 cars per family equals 70 cars, so tell me where is everyone else going to park on Windsor street ??????.We already have several parking issues people getting ticked , we have a bus route and mail delivery, and school buses everyday on the corner of Windsor and Riverside. Also another concern is all the lighting for the parking lot , and building will be in all our backyards and privacy will be zero, balconies looking into our back yards , cars going in and out at all times of the night and day. My other concern will be the dust and construction noise when the demolition and rebuilding starts I hear they can work from 7 am till 11 pm is this true ???????. There is a big concern why there is no sidewalks in front of this building to the corner of Windsor street, if your adding 31 more families more people will be walking on a busy regional highway. Am sure your all aware that Riverside is a very busy road before you had more congestion, am requesting a traffic study. In conclusion of my email I really hope the council looks closely at everyone's concerns', if approval is given then in just has been done to the tax payers of this neighborhood. There's no reason to build a big 4 story apartment building into our neighborhood, why not build a subdivision to add beauty and value to our homes instead of a big building that sticks out like a sore thumb ???

Thank you for your attention this matter I wish to be notified on the decision of the city of Welland.

Claude Boudreau
238 Windsor street
Welland, On
L3C7A3

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Rachelle Larocque

From: Claude Boudreau
Sent: February 17, 2021 2:11 PM
To: Rachelle Larocque
Subject: I would like to participate in the public informatio meeting

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Application to Amend zoning by-law 2017-117, file number 2021-02. Also application to amend city of welland official plan (OPA no 34)

My name is Claude Boudreau am the owner of 238 windsor street ,welland. I wish to appeal these decisions am not impress having a 4 storey appartment in my back yard

Sent from [TypeApp](#)

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April 22, 2021

RE: 215 Riverside Dr.

Mr. Mayor and Council,

I am asking you as my mayor and city council to deny this proposed apartment complex that is to be built here. Several residents have already stated their reasons for not wanting the size of that building on that property. We are so very upset because we know, we live here, what a negative effect it will have on our neighbourhood and residents. Lowering the proposed building from 4 stories to 3, is like a slap in the face, considering it only eliminates 3 apartments. You are treating us like we are stupid! It does not increase parking spaces or decrease the number of vehicles that will reside here. It certainly does not eliminate the number of vehicles that will be parked on the shoulders of our streets. It will not eliminate the noise from a possible 60 or more people on a small section of land, the noise from people and vehicles or the lights and horns of vehicles coming and going day and night. Not to mention trouble getting in and out of our driveways, from the line up of cars from the stop lights. There could be 2 or 3 vehicles associated with each apartment. How can you possibly justify the number of parking spaces, or build an apartment building that does not accommodate the number of vehicles it will have. There is no vacant land beside, behind, or across 215 Riverside Dr. to accommodate the overflow of vehicles that will be there on a permanent basis, or the visitor vehicles that don't have spaces on the property. This is a fact.

The street parking on Windsor is already crowded. This is no way for home owners and residents to have to live, because of greed of non residents of our city. This application should never have been considered. Obviously the residents of Welland have not been considered first. The safety and wellbeing of residents here should be first priority. We will not benefit at all from this large apartment building being built here, it is not compatible with our single or semi family dwellings.

The owners will not be living in our neighbourhood, or city, and are only looking for a large monetary gain at our expense. The owners do not care about us.

Hopefully as our mayor and council, you should understand our facts and feelings about our neighbourhood, and work toward the proper and safe solution as the people who support you in your positions.

You are here to work for our benefit and not those of another city.

A two-story building with 12 or less apartments would accommodate the number of spaces needed for the vehicles. Two story townhouses or semis would also fit with our single family homes and surroundings.

We are not opposed to housing built here, just not housing that will create danger, frustration, anger and annoyance to our neighbourhood. The number of unnecessary and dangerous possibilities that could come from this size project could totally outweigh the good.

Pick a larger section of Riverside Dr. or another part of town to build that project without creating the danger worry, frustration, and anger to the residents of, and new residents that may come to our neighbourhood.

This is a regional road. The traffic is so heavy at times that we think there may have been an accident. We get long tractor trailers, dump trucks, large farm equipment, backhoes, traveling this road at least five days a week.

By putting another, at least 60 vehicles will only add the fear or a horrifying accident happening.

But, it won't be an accident. It will be a planned injury or death, by agreeing to this project.

Do not compare the apartment building on S. Pelham by Sobeys to be built here. There is no parking lot or park across the street, or a plaza next to it, for the overflow of resident's or visitors vehicles.

Stop treating us like we don't have a brain. We are trying to stop a train wreck before it happens. You have been asked to do a traffic study but will not follow through with it. Do you not care if someone gets killed, maybe a child?

I am so upset about this project. Never in the 18 yrs. that I have lived here have I had a reason to move. Never had a reason to see the safety or well being of my community put in the hands of others that are not taking it seriously. You are adults, but are acting like you don't care one ounce for our feelings on this matter.

Not one of you live in our neighbourhood, and probably not one of you are dealing with a huge amount of people living on a small lot just feet away from your front door. You don't have vehicles parked up and down your street in front of your house, coming and going day and night. Creating danger for you and your neighbours. You don't have car doors opening, forcing walkers (of whom I am one) put further into the path of moving traffic, to get around them. You don't have the sounds of alarms being set off day and night. We don't either, because we don't deal with that yet, AND we don't want to !! This should not happen! You need to vote NO to this project. Would one of you like to switch homes with me for a week, and see if you like the traffic we have now?

I don't feel that I should have to beg for this project to be turned down. This is my city. I was born and raised here. This is my home and that building will ruin my neighbourhood.

I pray you will do, what we as the residents, know what is best for our neighbourhood, and not what non residents want to use our neighborhood for and the danger it will create.

I will hold you responsible for any harm or death that comes to anyone on our streets because of the excess vehicles parked on them. You need to think with your brain on this matter, instead of the income this project will create for Welland. The income from the apartments will go to another city, where the owners reside.

I won't apologize for my rant. It scares the hell out of me to think of the problems this project will create for some of Welland's residents.

Your Welland residents are your priority not outsiders.

Thank you,

Donna Lister

185 Riverside Dr. L3C 5E3

March 11, 2021

rachelle.larocque@welland.ca

City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street
Welland, ON L3B 3X4

Attention: Rachelle Larocque, Interim Manager of Planning

RE: 215 Riverside Drive, Welland
Applications to Amend Zoning By-Law (File #2021-02) & Official Plan

Further to our comments of February 24, 2021, we appreciate receipt of the preliminary shadow plans provided by Upper Canada Consultants.

As noted, our property runs adjacent to the subject lands. After review of the preliminary shadow plans there is no possibility to mitigate the impact to our property during times of the year when sunlight is so valuable. Specifically during Spring, Fall, and Winter months whereby the majority of our yard would be shaded from the afternoon sun. The Summer months would shade parts of the property later in the day. This shading could be reduced if the building size were to be reduced. We continue to be very troubled with the scale of the building.

Further to this we understand the balcony barriers would be glass which as we noted would be overlooking our property and seriously impacting our privacy.

An apartment building is not compatible with the neighborhood. Townhouse units would be preferable to fit with the surrounding low density neighbourhood, however we request the Applicant and Council consider:

- reduction of building height from 4 storey to 3 storey for this low density neighbourhood;
- that the glass balcony barriers be substituted for another material to reduce the view of our property from the balconies.

We appreciate consideration in advance.

Regards,

Nick Conte & Jodi Legros
213 Riverside Drive, Welland, ON L3C 5E3

c. Councillor John Chiocchio
john.chiocchio@welland.ca

February 24, 2021

rachelle.larocque@welland.ca
City of Welland
Infrastructure and Development Services
Planning and Building Division
60 East Main Street
Welland, ON L3B 3X4

Attention: Rachelle Larocque, Interim Manager of Planning

RE: 215 Riverside Drive, Welland
Applications to Amend Zoning By-Law (File #2021-02) & Official Plan

Our property runs adjacent to the subject lands.

This neighbourhood is an established low density area surrounded by single and semi-detached dwellings. The medium density land use designation being considered for the property in addition to the site specific request of 95 units/hectare is not compatible with the existing neighbourhood housing.

The Official Plan notes the City's efforts are focused on encouraging development of sites they maintain in their inventory of intensification sites. We are not aware of the subject property being included in the City's inventory of intensification sites. Regardless, the request for medium density is not suited with the location however we do agree that a residential site is well-suited.

We are troubled with the scale of the apartment and are very concerned with shadow impacts over our property. We request that a Shadow Study be considered to help mitigate this impact.

We are not opposed to development by our neighbour with a slight increase in density, but a four-storey apartment building would impact our privacy. The proposed location of 12 balconies would overlook our property and our tree line should not be considered as robust. Balconies overlooking our property and sun blockage will affect our future plans for a pool. The Justification Report notes the proposed height of the building would be 13 metres in comparison to detached dwellings being 11 metres. A flat roof is proposed for the apartments where dwellings are at 11m due to peaked roofs. Dwelling units would not impact our privacy in the same manner as the apartment and they would exclude balconies overlooking our property.

Another concern will be parking. With only ONE parking space provided per Unit there will be the issue of parking along the street in front of our house and neighbouring houses.

We agree a residential land use is more compatible with the surrounding residential neighbourhood and we are not opposed to development on the site, but a four-storey apartment is excessive and not compatible with this existing neighbourhood.

Regards,

Nick Conte & Jodi Legros
213 Riverside Drive, Welland, ON L3C 5E3

c. Councillor John Chiocchio
john.chiocchio@welland.ca

Rachelle Larocque

From: kggobbi kggobbi
Sent: March 3, 2021 4:07 PM
To: Rachelle Larocque
Subject: 215 riverside drive

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Hello I currently live on Justina Court behind the above named property, Some of the residents in this area have voiced not wanting a four storey apartment building erected behind there property,most of the residents here are seniors and do not know how to access the avenue you provided to voice your opinion.myself included as this email has taken me considerably time to type. The map provided to me is not of the living area you are requesting change do also.

I am sending this email as people in the area are trying to figure out how to voice there disapproval of this proposal, either through council,media, or other options. Could you please provide options for some of us as I do not believe this is in the best interest to the people of the area.

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Rachelle Larocque

From: Linda Rogers
Sent: March 9, 2021 11:52 AM
To: Rachelle Larocque
Subject: File#2021-02 215 Riverside Dr. Welland

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Good morning:

I would like to submit a written submission regarding the proposed project as mentioned above.

The proposal of a 4 story, 31 unit condominium project in our residential neighbourhood is objectionable. The homes along Windsor, Justina, Michelle and Riverside will all be affected in one way or another. Whether it be looking into someone's back yard or front yard, all property owners (upward of 40) will experience a decline in property value, all for one person's need for profit. As much as property development is welcomed in Welland, it's the type of building that is at issue. If bungalow town homes were proposed, that would be more in line with the current residential landscape of our neighbourhood. But unfortunately, would most likely not be as profitable for proposed developer (less units).

Gone will be our privacy. Condo residents will have access to view back yards, front yards, into people's windows etc. Property enjoyment will be no longer. The addition of 31 units for 38 parking spots will exasperate an already major parking issue we currently face. Parking along Windsor is available on the south side only, as the bus route occupies the north side. On any given afternoon or evening, the available road parking is full, with overflow onto Justina. If at least 20 units of the proposed building have two vehicles, you have 51 cars, not including any visitor parking!! Now I realize that the developer is in compliance with by-laws in regards to parking spots, but that does not make sense in today's world where the majority of households have at least two vehicles...some even more! When parking is at capacity and overflow ends up on Justina, I have difficulty exiting and entering my own driveway. When you add another 15-20 vehicles into the mix, surely there will be safety issues.

Will the City of Welland be issuing tickets to vehicles that haven't moved in 12 hours that are parked on city streets? I experienced a situation last summer that a vehicle was parked on Justina for over 2 weeks (and was not moved) before the city issued a ticket, and subsequently towed said vehicle 3 days later. Several residents complained about this vehicle on numerous occasions before anything was done. If the city of Welland has by-laws, they need to enforce them!

Condo residents will be coming and going at all hours (shift work etc) and those whose bedrooms back onto the condo will be subjected to vehicle noise. The neighbourhood carbon footprint will be affected with additional CO2 emissions from additional vehicles and garbage trucks. Carbon emissions during the construction and daily operations will

also affect our neighbourhood. What about the sewage system? Will it be revised to accommodate at least 60 additional people?? Will the building recycle or compost? Will a sidewalk spanning the width of the property be installed?

It should be, as this section of Riverside is definitely not pedestrian friendly (vehicles speed constantly), and with the addition

of residents and vehicles, it should be mandated.

To summarize, this project is not a suitable or welcome addition to this district as proposed. Certainly, not one council member would appreciate this happening in their neighbourhood. I implore the City of Welland to consider our serious legitimate concerns and not grant the rezoning request.

Thank You,
Linda Rogers
3 Justina Crt.
Welland, Ontario
L3C 7E4

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Rachelle Larocque

From: Linda Rogers
Sent: February 17, 2021 1:49 PM
To: Rachelle Larocque
Subject: RE: re 215 Riverside Dr. Welland

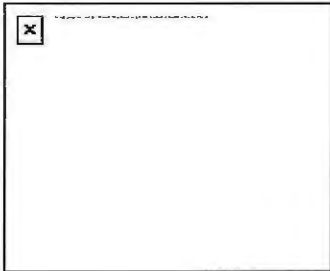
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Thank you!

From: Rachelle Larocque [mailto:rachelle.larocque@welland.ca]
Sent: Wednesday, February 17, 2021 1:25 PM
To: Linda Rogers
Subject: RE: re 215 Riverside Dr. Welland

Hi Linda,

The building does propose balconies. They would be located on the north and south sides of the building.



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



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From: Linda Rogers
Sent: February 17, 2021 12:46 PM
To: Rachelle Larocque
<rachelle.larocque@welland.ca> **Subject:** RE: re 215
Riverside Dr. Welland

From: Rachelle Larocque [mailto:rachelle.larocque@welland.ca]
Sent: Wednesday, February 17, 2021 10:46 AM
To: Linda Rogers
Subject: RE: re 215 Riverside Dr. Welland

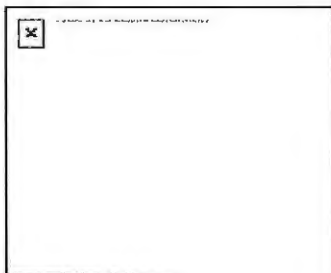
Hi Linda,

My apologies for the delay responding.

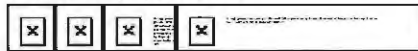
I've attached the preliminary site plan to this email. The setbacks to all of the property lines are shown. My understanding is that the building will not be subsidized, but will be market rate units.

Please let me know if you have any questions.

Take care,



Rachelle Larocque, BES, M.Sc., MCIP, RPP
Interim Manager of Planning
Development and Building Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Hours:8:30am-4:30PM
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From: Linda Rogers
Sent: February 16, 2021 2:28 PM
To: Rachelle Larocque
<rachelle.larocque@welland.ca> **Subject:** RE: re 215
Riverside Dr. Welland

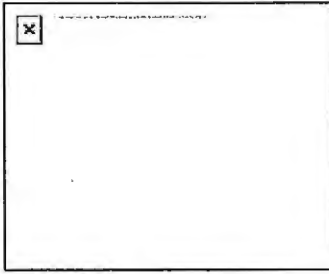
From: Rachelle Larocque [mailto:rachelle.larocque@welland.ca]
Sent: Tuesday, February 16, 2021 2:18 PM
To: Linda Rogers
Subject: RE: re 215 Riverside Dr. Welland

Hi Linda,

My apologies for the mix up – new notices are being put in the mail today. Attached is the correct map.

Please let me know if you have any questions.

Take care,



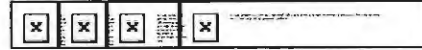
Rachelle Larocque, BES, M.Sc., MCIP, RPP

Interim Manager of Planning
Development and Building Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4

Hours:8:30am-4:30PM

Phone:(905)735-1700 Ext. 2310 **Fax:**(905)735-8772

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From: Linda Rogers
Sent: February 16, 2021 10:05 AM
To: Rachelle Larocque <rachelle.larocque@welland.ca>
Subject: re 215 Riverside Dr. Welland

I recently received correspondence pertaining to the rezoning of 215 Riverside Dr. Welland. The key map on the reverse of this document is incorrect, and I was hoping you could email the proper map. Can you kindly forward to this email?

Thank You,



First General

Property Restoration Specialists

Linda Rogers /Accounting Manager
First General Services of Niagara Inc.

29 Neilson Ave. St. Catharines, On, L2M 5V9
www.firstgeneralniagara.com

Rachelle Larocque

From: Mary Dykeman
Sent: March 8, 2021 4:24 PM
To: Rachelle Larocque
Subject: COMMENTS RE: MEETING-FILE#2021-02

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Hi Rachelle,

Thank you for hosting the virtual meeting to inform the residents of the possible zoning change for the property located at 215 Riverside, Welland.

I would like to be advised of the decision regarding the Zoning By-law amendment for this location.

I would like to state my objections to change the current low density zoning to accommodate a four storey -31 unit apartment building for the above mention address:

- Not enough parking spaces to ensure no Riverside or Windsor street parking needed;
- Most families have multi vehicles;
- Riverside is a main thoroughfare already congested with traffic & heavy vehicles;
- Windsor Street has already major parking issues due to families owning 2-3 or more vehicles;
- Windsor Street is a city & school bus route;
- Parking allowed only on one side;
- Parking on both sides would narrow the street too much for the school & city buses to pass safely;
- There is a commercial vehicle that parks in the bowling alley now belonging to a Windsor St resident; where will he be allowed to park?;
- Windsor is already a street with a lot of cars, truck, motorcycle traffic along with teenagers on ATVs or motorized bicycles which are very noisy;
- Where children of these families safely play as Riverside is an extremely busy road;
- I am also concerned about privacy having windows from a four storey building staring into my living room.
- Why can't they build town homes with their own private parking & private green space for children to play;

- Worried that a higher density zoning approval will allow other high density building being constructed in the area;

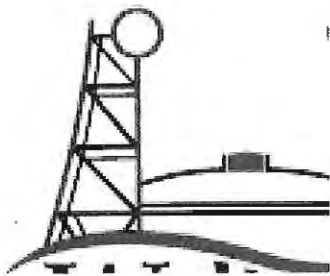
Thank you,
Mary Dykeman
237 Windsor Street,
Welland, ON L3C 7A3

From: Rachelle Larocque [mailto:rachelle.larocque@welland.ca]
Sent: February 17, 2021 3:38 PM
To: Mary Dykeman
Subject: RE: VIRTUAL PUBIC INFORMATION MEETING-FILhE#2021-02

Good afternoon Mary,

I will send out the link to the meeting early next week.

Take care,



Rachelle Larocque, BES, M.Sc., MCIP, RPP
Interim Manager of Planning
Development and Building Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
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From: Mary Dykeman
Sent: February 17, 2021 1:25 PM
To: Rachelle Larocque <rachelle.larocque@welland.ca>
Subject: VIRTUAL PUBIC INFORMATION MEETING-FILE#2021-02

Can you please send me the link for the virtual meeting on February 25, 2021 @6.00 PM.

Thanks,
Mary Dykeman
237 Windsor St,
Welland, ON L3C 7A3

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Rachelle Larocque

From: Mandi Mandi
Sent: February 26, 2021 10:54 AM
To: Rachelle Larocque
Subject: Re: Comments from tonight's Zoom meeting ..

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Follow up from last night's Zoom meeting re: 215 Riverside Dr.

Good morning Rachelle,

Thank you for the opportunity to attend, and comment on last night's call.

My concerns for changing the zoning for 215 Riverside Dr. from the existing Residential Low Density to Residential Medium Density or Multiple Density (the first letter mailed to me indicated "medium" and the 2nd indicated "multiple" density which is concerning on it's own) include the following items:

Traffic - adding another 31 residential locations on this stretch of road (literally piled on top of each other) DOUBLES the traffic load that is currently on the road in the area from Lincoln and Riverside, to Windsor and Riverside. The traffic lights that were just installed last year were placed, as per what city hall told us, because there were already an excess of accidents at that corner (Riverside and Lincoln).

Parking - The current owners are proposing an apartment building with 31 units and only 38 parking spots. I question where the overflow of vehicles from residents of the apartments who have more than one vehicle per household (as most households do)... as well as the vehicles from guests, maintenance vehicles etc etc .

Adding an apartment building offers the risk of lowering our property values. The surrounding homes have appreciated quite nicely as of late, due in part to the fact that these homes offer nice size lots, all of which are well groomed and maintained, and are located in a community with homes only. These are buying and selling assets of this neighbourhood.

The two gentlemen who currently own the bowling alley do not have the best interest in mind for this community, nor do they reside in Welland. From what I understand (and this is what I have been told, NOT fact, so please forgive me if I am wrong) they hold many properties. This will be just another to add to their portfolio. I am certainly not against anyone doing well financially and profiting from the sale of real estate but, I as a current homeowner on this block would like to profit from the sale of my real estate in the future whenever that may be, and do not wish to hinder that opportunity because an apartment building that does not bode well with the community, was built at our peril.

Many thanks,
Mandi Corb-Knight



On Thu, Feb 25, 2021 at 7:42 PM Mandi Mandi wrote:

The below letter is being sent on behalf of Donna Lister of Riverside Dr. by Mandi Corb-Knight, also of Riverside Dr.

"I moved here almost 18yrs. ago because of the lot size, the spacing in between houses, which meant we had some bit of privacy, and the open air feel of not being bunched together as in some of the new subdivisions popping up in Welland . We have enough property for our vehicles, as well as family & friends vehicles to park when they visit.

A multi level, multi family, apt building means many more (31) families in our cozy family neighbourhood.

Increase in traffic, longer line ups for the lights at the corner and lengthier waits to get out of our driveways. The traffic has already increased and caused some of these waiting problems coming home and going out because of new subdivisions on Lincoln St.

Webber Rd. South Pelham St. areas.

This area is an older section and an apartment building would take away from our homey feel. This has always been an appealing area for people looking to buy, a great selling feature for us residents.

The noise level will increase not only from the number of people in one small lot, but also from vehicles living there and visiting there.

Then we will have vehicles parked in front of our homes, coming and going at all hours days and night. 31 families on one lot taking over our quiet peaceful family neighbourhood. Then there is the garbage **Dumpsters = RATS!**

There are no other large apartment buildings in this area except for the old annex building near Prince Charles Dr. which has no housing on either side or behind, it also has fewer apartments.

Then as the apt. building ages, repairs and renos are not done. We have all seen this happen to the nicest apt. buildings as they age. This then decreases the values of our properties .We don't even have 31 houses on this piece of street from Lincoln St. to Windsor St. including the homes on Windsor and Justina Ct. backing on to this property. That apartment should be built

somewhere else. This street is busy enough without overloading one lot with 31 families and who knows how many vehicles.



We need to keep our low density residential zoning for now., and the future to keep in line with the new subdivisions around us .

We need to protect ourselves" .

~ Donna



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APPROVALS	
DIRECTOR	
CFO	
CAO	

COUNCIL

DEVELOPMENT AND BUILDING SERVICES
PLANNING DIVISION

21-87

REPORT P&B-2021-26
 JUNE 1, 2021

SUBJECT: APPLICATION FOR DRAFT PLAN OF SUBDIVISION (26T-14-21003) MADE BY UPPER CANADA CONSULTANTS ON BEHALF OF 800460 ONTARIO LTD. FOR LANDS LOCATED ON THE EAST SIDE OF HANSLER ROAD, NORTH OF TOWPATH ROAD, SOUTH OF THE URBAN BOUNDARY BETWEEN CITY OF WELLAND AND CITY OF THOROLD, LEGALLY DESCRIBED AS PART OF TOWNSHIP LOT 223, PART 1, PLAN 59R-13525, GEOGRAPHIC TOWNSHIP OF THOROLD, NOW IN THE CITY OF WELLAND, REGIONAL MUNICIPALITY OF NIAGARA, MUNICIPALLY KNOWN AS 1110 HANSLER ROAD

**AUTHOR: TAYLOR MEADOWS, BURPI
 DEVELOPMENT PLANNER**

**APPROVING SUPERVISOR: RACHELLE LAROCQUE, BES, M.Sc., MCIP, RPP
 MANAGER OF PLANNING**

**APPROVING DIRECTOR: GRANT MUNDAY, B.A.A., MCIP, RPP
 DIRECTOR
 DEVELOPMENT AND BUILDING SERVICES**

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B 2021-26 regarding an application for Draft Plan of Subdivision (File No. 26T-14-21003) for lands on the east side of Hansler Road, north of Towpath Road, south of the urban boundary between City of Welland and City of Thorold, legally described as Part of Township Lot 223, Part 1, Plan 59R-13525, Geographic Township of Thorold, Now in the City of Welland, Regional Municipality of Niagara, Municipally known as 1110 Hansler Road.

ORGIN AND BACKGROUND

Application for Draft Plan of Subdivision was submitted on April 1, 2021. The application was deemed complete on April 19th, 2021.

The purpose of the application for Draft Plan of Subdivision is to create five (5) blocks of residential development. Four (4) of the blocks will be for the construction of townhomes fronting onto Hansler Road with a total of 23 dwelling units. The remaining block will be developed in the future as a condominium development, with the total number of blocks to be determined in the future.

COMMENTS AND ANALYSIS:

A Virtual Public Information Meeting was held on May 20, 2021 to gain public input regarding the proposed application. One (1) member of the public participated in the Public Information Meeting, in addition to the Agent. The following comments and concerns were raised at the Public Information Meeting:

- Concerns related to proposed parking arrangements and depth of street townhouse driveways;
- Concern of an increased presence of parked cars on Hansler Road and potential disruptions to traffic;
- Potential for drainage issues and design of stormwater management for the new development. Confirmation that the City of Welland ensures design of stormwater management is satisfactory; and,
- Design of the proposed townhouses fronting onto Hansler and their compatibility with the existing neighbourhood

At the time of writing this report one (1) letter from a resident was received. In addition to the comments made at the Public Information Meeting, the following comments and concerns were raised:

- Concerns related to the provision of sidewalks and the location of any future sidewalk connections; and,
- Connection into the proposed condominium development and possible future connections from adjacent municipal roads

The Statutory Public Meeting under the Planning Act is being held virtually on June 1st, 2021. The Public Meeting provides an opportunity for the Applicant to make a presentation regarding the Application and proposal, for interested parties to make comment and/or raise concerns, and for Council Members to inquire about the Application.

The report is intended to provide Council with background information on the Application. Staff will bring a Recommendation Report for Council's consideration at a future meeting.

FINANCIAL CONSIDERATION:

All costs with the development of the property will be the responsibility of the developer.

OTHER DEPARTMENT IMPLICATIONS:

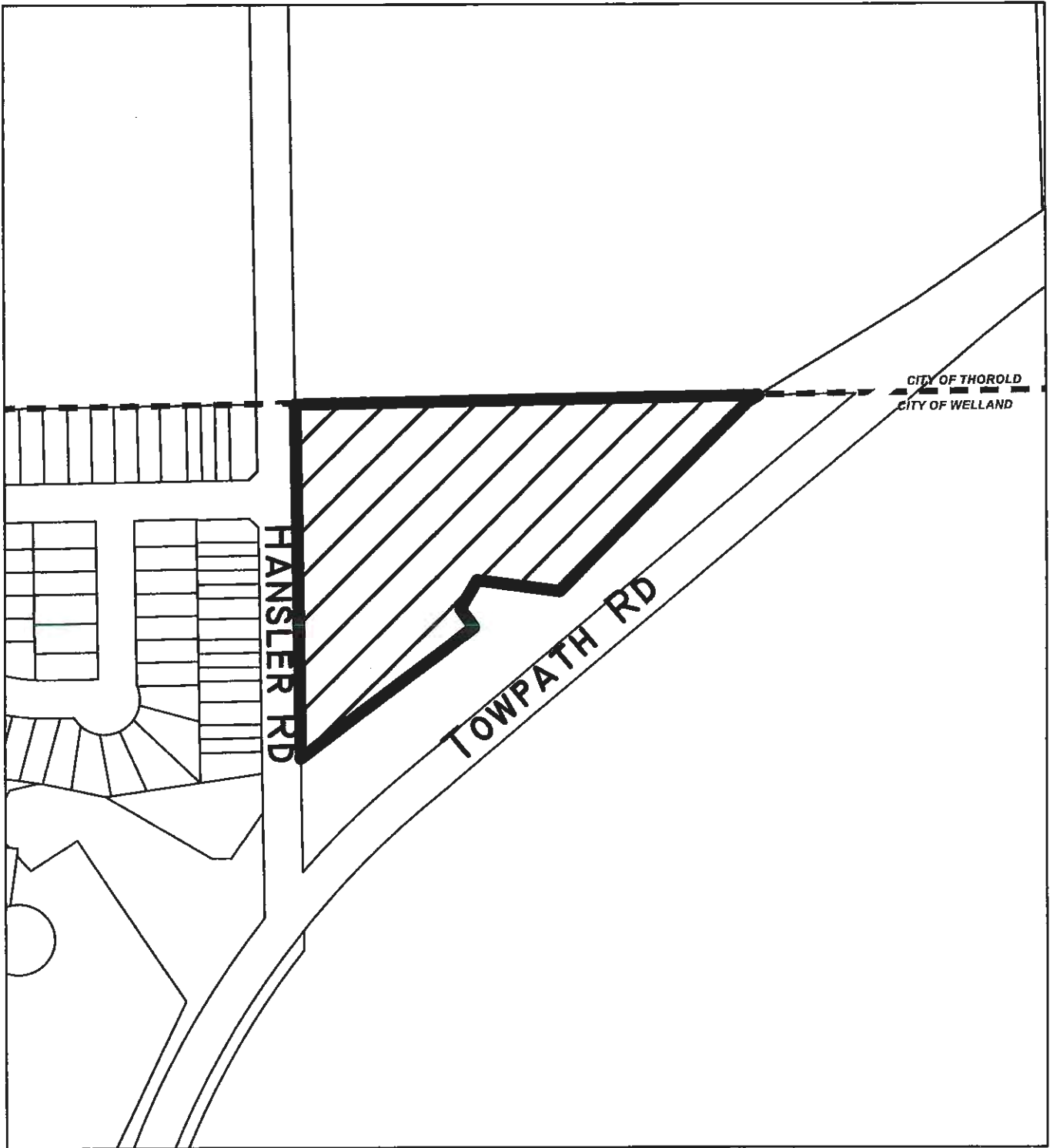
Other City Departments have been circulated the application for review and comment. Any comments, requirements, and/or recommendations received will be incorporated into the final Recommendation Report.

SUMMARY AND CONCLUSION:

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

ATTACHMENTS:

- Appendix I - Key Map
- Appendix II - Draft Plan of Subdivision



LOCATION MAP

1110 Hansler Road

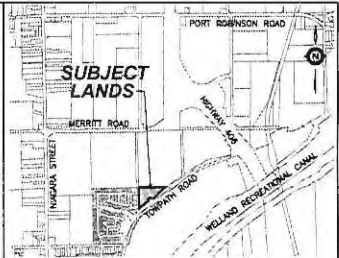
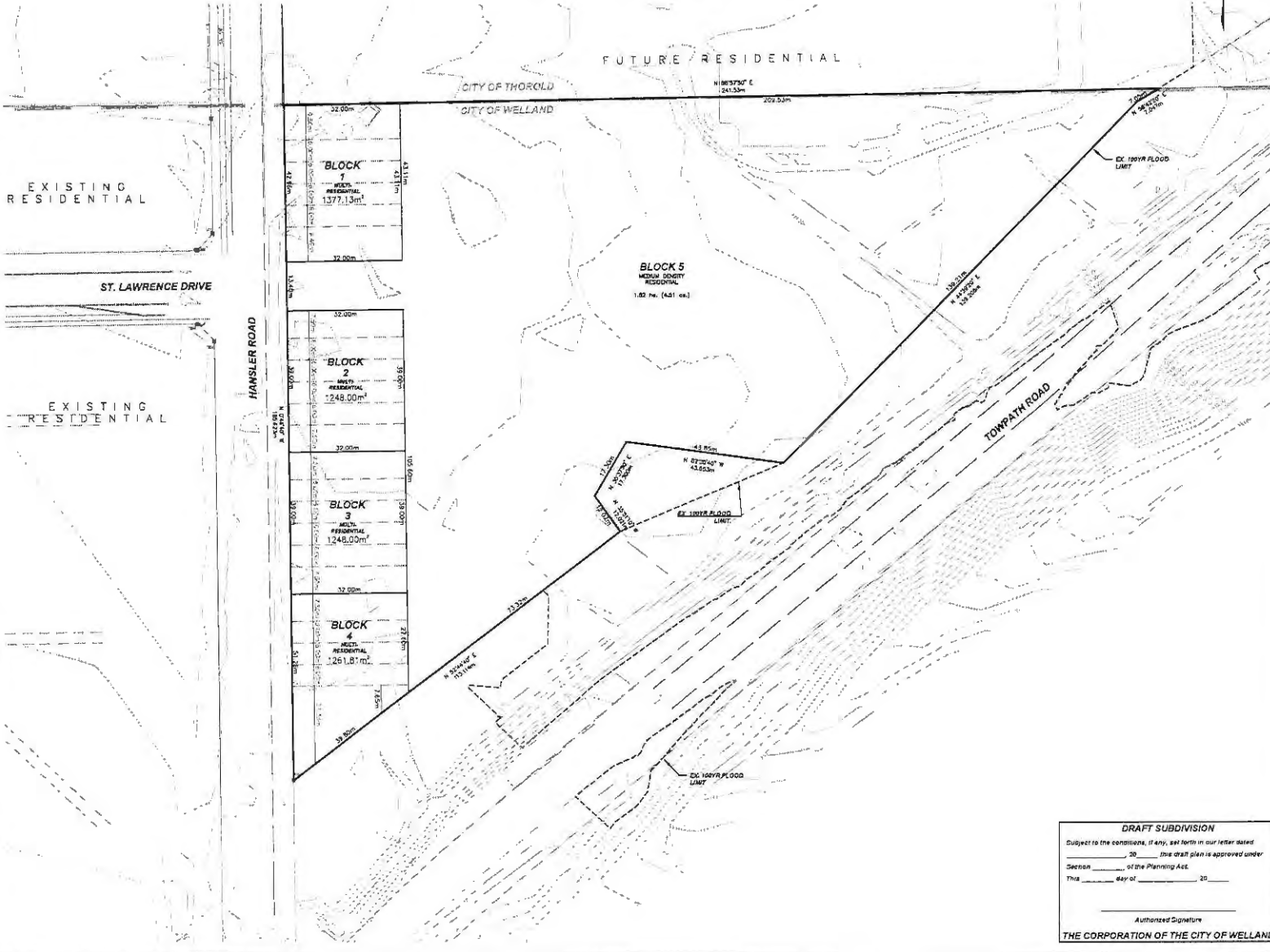


SUBJECT LANDS



*Infrastructure and
Development Services*
Planning Division

HANSLER VILLAGE SUBDIVISION CITY OF WELLAND



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 223,
GEOGRAPHIC TOWNSHIP OF THOROLD
NOW IN THE
CITY OF WELLAND
REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION TO THE CITY OF WELLAND FOR
APPROVAL.

800460 ONTARIO LIMITED JANUARY 27, 2021
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF
THE LANDS TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.

J.S. BARBER LIMITED July 27, 2021
DATE

**REQUIREMENTS OF SECTION 51(17)
OF THE PLANNING ACT**

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LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SMALL TOWN RESIDENTIAL	BLOCK 1-4	23	0.314	21.9%
BLOCK TOWNHOUSES	BLOCK 5	43	1.833	78.0%
TOTAL		66	2.337	100.0%
DEVELOPABLE AREA = 2.337				
DEVELOPABLE DENSITY = 28.24 units/ha				

D	ISSUED FOR APPLICATION	2021-03-30	M.K.
R	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	M.K.
HANSLER VILLAGE DRAFT PLAN OF SUBDIVISION	DATE	MARCH 8, 2021
	PRINTED	MARCH 30, 2021
	SCALE	1:500
DWG No.	REV	
20122-DP	0	




DRAFT SUBDIVISION
Subject to the conditions, if any, set forth in our letter dated
_____, 20____, this draft plan is approved under
Section _____ of the Planning Act.
This _____ day of _____, 20____.

Authorized Signature

THE CORPORATION OF THE CITY OF WELLAND

APPENDIX 1

COUNCIL
FIRE AND EMERGENCY SERVICES

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT F&ES-2021-05

DATE: June 1, 2021

SUBJECT: FIRE DEPARTMENT AERIAL TRUCK

21-15

AUTHOR: ADAM ECKHART MPS, BPSA, ECFO, FIRE CHIEF

APPROVING G.M.: ADAM ECKHART MPS, BPSA, ECFO, FIRE CHIEF

RECOMMENDATION:

That Welland City Council consider during the 2022 Capital Budget process the acquisition of a new Platform Aerial Truck(funding source to be determined by CFO) in the amount of \$1,700,000 and that this be referred to the 2022 Budget Review Committee and;

That the Welland Fire Emergency Services department maintain two Platform Aerial Trucks, subject to 2022 Budget Approval and;

That the Fire Chief annual reports to Budget Review Committee, starting with the 2022 Budget process, on the status of the fleet of emergency response vehicles and establish and maintain a 20-year vehicle replacement schedule that captures the current and future needs of the department and;

That this report be received for information.

ORIGIN AND BACKGROUND:

WFES currently operations a 30.48 meter (100') mid-mounted platform aerial on a Spartan chassis. The apparatus provides access to nearly all of the high buildings in the City and assists in elevations below grade around the canal lands, bridge abutments and functional areas. It has a ladder built for climbing and can assist with rescue and apply large volumes of water from its elevated nozzle. It is a 2011 Crimson, built on a Spartan chassis. Most of the WFES is constructed on a Spartan chassis, providing consistency for operators and repair technicians.

The current vehicle is scheduled to be replaced in 2028 in the approved capital projections. The allocation is \$1.5 M. This is just slightly above the cost of the current vehicle in 2011 and will need to be increased to ensure an adequate new vehicle is purchased.

The Aerial is nearly the maximum overall length permitted on the roadways and is legally allowed to be overweighted. It measures 50' long and weighs in at over 90,000 lbs. When it is functioning correctly, it is a powerful and valuable tool. However, the cost to repair and maintain this vehicle is increasing with its age. Prices are projected to rise

at or above inflation rates. The Aerial truck has some unique features, and we frequently experience delays in receiving repair parts. The vehicle responds to a high volume of emergency calls due to the current departmental response model.

As established by NFPA 1912 standard on Firefighting Vehicles equipped with an Aerial device, states that aerial vehicles have a 15-year life expectancy in frontline service. After this time, they must be removed from frontline service and placed into reserve. A level 1 refurbishment will be conducted on the current aerial truck in 2025. This will accurately determine its status and assist with maintaining it as a Reserve vehicle for the fleet.

The current aerial truck has been plagued with costly mechanical problems. As a result, it is frequently in for repairs, meaning that it cannot respond to emergencies in the City. The lifetime cost of the Aerial is considerably higher than expected. In 2018, the City benefited from a cost recovery of nearly \$40,000 in parts and labour into the vehicle. This is not reflected in these expenditures.

These additional expenses are likely a result of the high demand placed on the truck. It responds to nearly 1,000 calls annually. A complex and unique suspension and air ride system has been an ongoing issue for this vehicle. Moving this vehicle to reserve will reduce the wear and tear and proportionately reduce the number of repairs.

The vehicle required over 982 hours of service from fleet mechanics and several additional visits from Emergency Vehicle Technicians in the two years between April 2019 and April of 2021. In-house repair time consumed 140 days worth of labour in these 2 years. The vehicle is out of service and not available for emergencies while it is being repaired. This frequently spans weekends and holidays as we wait for parts. Parts delays and shipping can extend many days, above the time technicians work on it. This downtime results in it being out of service for over 20% of the calendar year.

Two year historical and vehicle life totals – pumper vs. aerial

	2 year Hours Labour	2 year Repair parts	Total life parts cost
2011 Aerial Truck	982	\$33,300	\$190,200
2014 Pumper Truck	472	\$15,600	\$66,300

When the current vehicle is taken out of service, and the citizens are left without an aerial. Pelham has loaned us their aerial truck many times over recent years. Although they provide valuable Mutual Aid support to Welland, the travel time and distance is significantly greater than when an aerial is staffed and available in the City. Every day that the aerial truck is out of service, the level of service to the community is limited. Maintaining two aerial trucks will help to ensure that one is available at all times.

Modern Aerials are built to new standards, are safer and are less complex than our current unit. When Welland's Aerial was constructed, it adopted many new technologies. Some of which have been adopted by others and some are avoided. Our

vehicle is unique to the fire services and is challenging to maintain. Our next Aerial will include more traditional systems and components.

COMMENTS AND ANALYSIS:

The growth in Welland will increase demands on the WFES, calls for fire responses are growing. Based on the vehicle's needs and the resulting operating costs and time out of service, it is recommended to replace it in 2022. When Fire Station 1 and 2 open in 2022, the WFES will have space to keep the 2011 Crimson as a reserve. The reduced workload on this vehicle will reduce the necessary repairs, and it is practical to use as a reserve unit. It will be used when the first response aerial is out of service, when an Aerial is requested for Mutual Aid by another municipality, and during Callback. At the same time, crews attend the fire station to ensure emergency response capacity for the City. The reserve Aerial would be available while the primary Aerial is committed to the initial incident.

Fire departments frequently operate two aerial trucks. Locally, St. Catharines, Niagara Falls, Fort Erie, and Niagara-on-the-Lake all own two. None of these can offer us their spare units for the amount of time we need it, and even if they could, the delay and logistics to bring it from another municipality would make the arrangement ineffective.

It is not recommended to sell the current 2011 Crimson. The vehicle is nearing its end of service life and is unattractive to most other communities. Sale prices of recently posted aerial trucks in Ontario estimated our Aerial to be worth less than \$100,000. Comparatively, it is preferred that the City operate two aerial trucks. Since only one will be a primary response vehicle, it is wise to have an older reserve unit immediately available in the community.

FINANCIAL CONSIDERATION:

Estimated replacement value of \$1,700,00 to be considered by the 2022 Budget Review Committee with funding source recommended by the Chief Financial Officer.

OTHER DEPARTMENT IMPLICATIONS:

Assistance and support of our Purchasing department.


SUMMARY AND CONCLUSION:

That the WFES proceed with including in the 2022 Capital Budget for BRC a new Platform Aerial with a funding source to be determined by CFO. Maintaining the current vehicle as a reserve unit will help to ensure that an Aerial device is available in the community. This purchase will help to reduce maintenance costs on our current vehicle and increase the Fire Service's capacity.

ATTACHMENTS:

N/A

COUNCIL
COMMUNITY SERVICES
RECREATION & CULTURE DIVISION

APPROVALS	
DIRECTOR	
CFO	
CAO	

REPORT R&C-2021-12
JUNE 1, 2021

21-19

SUBJECT: MEMORIAL PARK POOL DESIGN

AUTHORS: RICHARD DALTON, MANAGER, RECREATION & CULTURE,
B.Comm, OLY
and
PETER BOYCE, MANAGER, PARKS, FACILITIES, AND CANAL
LANDS

APPROVING DIRECTOR: STEVE ZORBAS, CPA, CMA, B.Comm, DPA,
INTERIM CAO/DIRECTOR, CORPORATE SERVICES, CHIEF
FINANCIAL OFFICER/TREASURER

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the design concept for the new Memorial Park Pool, as presented in R&C-2021-12.

ORIGIN AND BACKGROUND:

Welland City Council approved Report FIN-2021-08 (appendix I) which authorized staff to procure a consultant team to develop a project plan for the replacement of Memorial Park Pool. RFP 2021-04 was issued to the market and the successful bidder was Architects Tillman Ruth Robinson (ATRR). City staff have been working with ATRR to complete background work towards the project and to develop the concept and design for the new pool facility. Areas of focus so far in the project include completion of soil testing, topographic survey, and other background studies, selection of high-level concept design, confirmation of amenities and requirements, discussions of budget expectations, scheduling considerations, and AODA standards. A presentation outlining the current status of the project including current design concept for the pool is attached as appendix II.

COMMENTS AND ANALYSIS:

The design concept has been developed to include a number of key features for the new Memorial Park Pool:

- Capacity for lane swimming, lesson area, and deep end area
- 50m length
- Diving board and climbing wall

- Fully accessible washroom areas based on “Universal Changeroom” design
- Fully accessible external washrooms to service nearby Park and Splash Pad

Several recommended changes to the scope of the project as presented in FIN-2021-08 have been recommended, based on current best practices and feedback from other municipalities:

- Washrooms and change rooms no longer segmented by gender and will follow universal change room concept; this is widely encouraged and endorsed by other municipalities as a conducive, safe, and appealing design approach
- The idea of a separate wading area has fallen by the wayside over recent years in favour of the zero-entry “beach”, this feature provides a shallow, segmented play area, without requirement of a separated wading pool.

Next Steps

Subject to Council approval the next steps in the design process will be:

- Completion of a Class “C” cost estimate for the proposed design
- Public engagement opportunity through YourChannel
- Presentation to Accessibility Advisory Committee for input
- Development of tender-ready package for construction, for Council approval

FINANCIAL CONSIDERATIONS:

None

OTHER DEPARTMENT IMPLICATIONS:

None

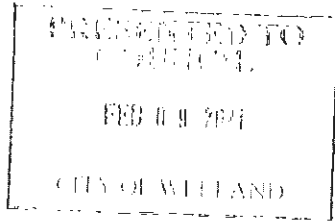
SUMMARY AND CONCLUSION

Staff recommend Council approve the Project Team to continue developing the proposed design concept for the new Memorial Park Pool as presented in Appendix II. This design captures the core elements required to provide a safe, enjoyable and versatile aquatics facility for Welland residents.

ATTACHMENTS:

Appendix I – Report FIN-2021-08

Appendix II – ATRR Council Presentation – Memorial Pool Design Update



SPECIAL COUNCIL
CORPORATE SERVICES
FINANCE DIVISION

APPROVALS
GENERAL MANAGER
CFO
CAO

21-19

REPORT FIN-2021-08
FEBRUARY 9, 2021

SUBJECT: MEMORIAL PARK POOL CONSULTING SERVICES RFP

AUTHORS: PETER BOYCE, MANAGER, PARKS DIVISION

APPROVING G.M.: DAN DEGASIO, GENERAL MANAGER, ECONOMIC DEVELOPMENT, RECREATION & CULTURE

**STEVE ZORBAS, CPA, CMA, B.Comm, DPA,
INTERIM CAO / GENERAL MANAGER, CORPORATE SERVICES,
CHIEF FINANCIAL OFFICER / TREASURER**

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND authorize staff to issue an RFP for consulting services to design and implement the replacement of Memorial Park Pool, including main pool, wading pool, and washroom / change room building.

ORIGIN AND BACKGROUND:

Memorial Park pool was built in the late 1950's and after 60 years of operation continues to the busiest outdoor public pool in Welland, attracting 14,700 visits during the 2019 summer pool season. Due to its age and heavy use each summer, the deterioration of the facility has been noticeable in recent years.

An assessment of the condition of the pool building and washroom / change room building was completed in 2016, which identified a number of deficiencies in the building, including ventilation system, cold water service, pool deck, and lack of compliance to current accessibility standards.

In November 2020, City staff contracted Aqua Plans Inc. to conduct a Pool Condition Assessment for the three outdoor municipal pools in Welland: Rosie Smith Pool, Maple Park Pool, and Memorial Park Pool; the assessment included both main and wading pools at each location. The goal of the assessment was to gain an understanding of required capital investments for each facility and is a component of recommendation #29 from the City of Welland Parks, Recreation & Culture Master Plan (2019) which references a need for an outdoor pool rationalization study for the City of Welland. Further information on the Aqua Plan assessment can be found in R&C-2021-01.

The results of the both the 2016 building assessment and 2020 pool assessment indicate Memorial Park pool is in need of significant capital investment; comments in the 2020 assessment indicate the City should consider a complete replacement of the facility.

COMMENTS AND ANALYSIS:

The proposed RFP will secure a qualified consultant with the ability to develop and manage all aspects of the design, planning and construction of a 'new' Memorial Park Pool, including project management of the construction process. The key deliverables that the consultant will be required to provide:

Deliverable	Scope
Demolition plan for existing facility	Including identification of any mechanical components or fixtures that should be preserved for reuse in new facility
Facility Design and Plan	Including full size pool, wading pool, change house building including internal and external washrooms, equipment requirements, and associated amenities; consideration for AODA standards for entrances and access to facility, optimal layout of amenities to meet safety and operational needs, and landscaping
Detailed project budget	Pricing of all project components including itemization of optional items
Coordination of public input process	Accepting public input via YourChannel platform
Creation of tender documents*	Including demolition and construction
Project Management*	All phases of construction

**subject to Council authorization of project plan*

New Facility Specifications

The minimum specifications required in the new design will meet or exceed the existing pool to allow for continued programming and public enjoyment of this well used facility. Specifically, the new pool design must include:

- 50m rectangular pool with 4-6 lanes for instruction, lessons, lap swimming, and leisure activity, a diving board in deep end and teaching benches included in shallow end; total capacity for facility of at least 400 bathers
- All necessary equipment for lifeguarding program including high chairs
- Minimum 40ft length children's wading pool with zero depth beach entry, bubblers, and water umbrella
- All necessary equipment for recreational and swim programming, including lane lines
- Sun shade structure in pool area
- Fully accessible male, female, and family change room and shower facility to service pool
- Fully accessible external male and female washrooms, to service adjacent splash pad and park area

- New facility and amenities to be fully compliant with relevant segments of the Accessibility for Ontarians with Disabilities Act (AODA) and applicable regulations within the Ontario Health Protection & Promotion Act and Ontario Building Code
- Optional pricing of slide feature

Project Timeline

Subject to Council approval, the following project milestones are tentatively set:

Milestone	Date
RFP for consulting services issued	February 10, 2021
RFP awarded	March 10, 2021
Completion of all deliverables and detailed design	August 15, 2021
Issue of project tender	September 1, 2021
Construction start	September 2021
Project completion	June 1, 2022

Update on Next Steps of Waterfront Swimming Feature

At this time, staff are recommending a delay in proceeding with award of a successful proponent for construction of a new Waterfront Swimming Feature as described in report R&C-2021-01. The delay would extend to later in 2021 and provide time for staff to assemble further information for Council and to explore new partnerships and planning to support implementation of this interesting new capital project for the City of Welland.

FINANCIAL CONSIDERATIONS:

City Staff will provide a comprehensive Capital Financing plan for both design and construction upon award of the RFP document for Council consideration.

OTHER DEPARTMENT IMPLICATIONS:

Support from the Purchasing Division will be required to coordinate the RFP process.

CONCLUSION

The Memorial Park Pool is the most popular outdoor pool in Welland, however it has reached the end of its life cycle, as detailed in 2016 and 2020 condition assessment reports. Staff recommend issuance of an RFP for consulting services to create a comprehensive design and implementation plan for replacement of Memorial Park Pool, to provide residents a new and improved facility to enjoy for many years to come.

ATTACHMENTS:

None.

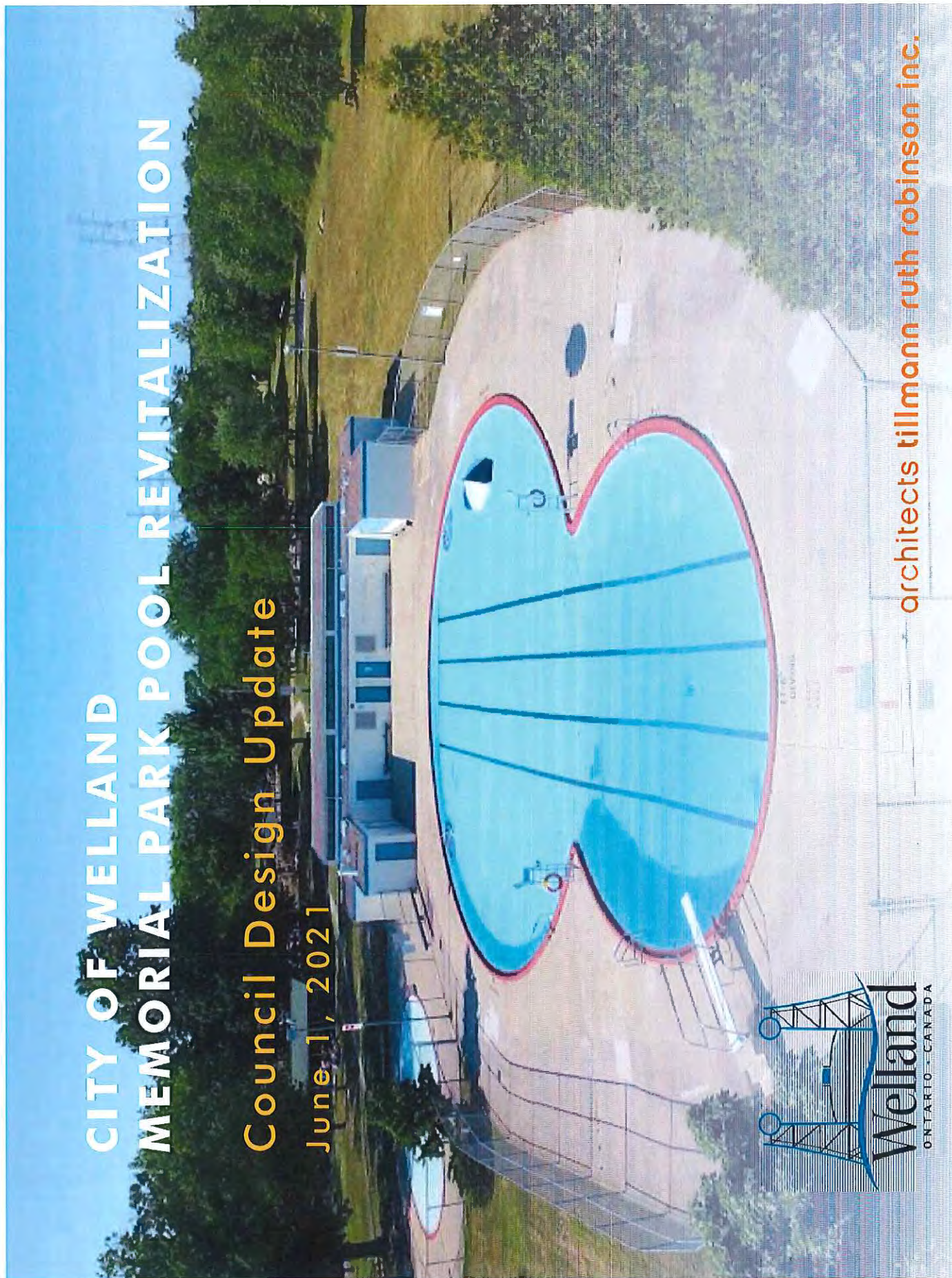
CITY OF WELLAND MEMORIAL PARK POOL REVITALIZATION

Council Design Update

June 1, 2021



architects tillmann ruth robinson inc.



AGENDA

Council Update

- 1 / DESIGN STATUS
- 2 / SCHEMATIC DEVELOPMENT
- 3 / SCHEDULE

CITY OF WELLAND – MEMORIAL PARK POOL REVITALIZATION

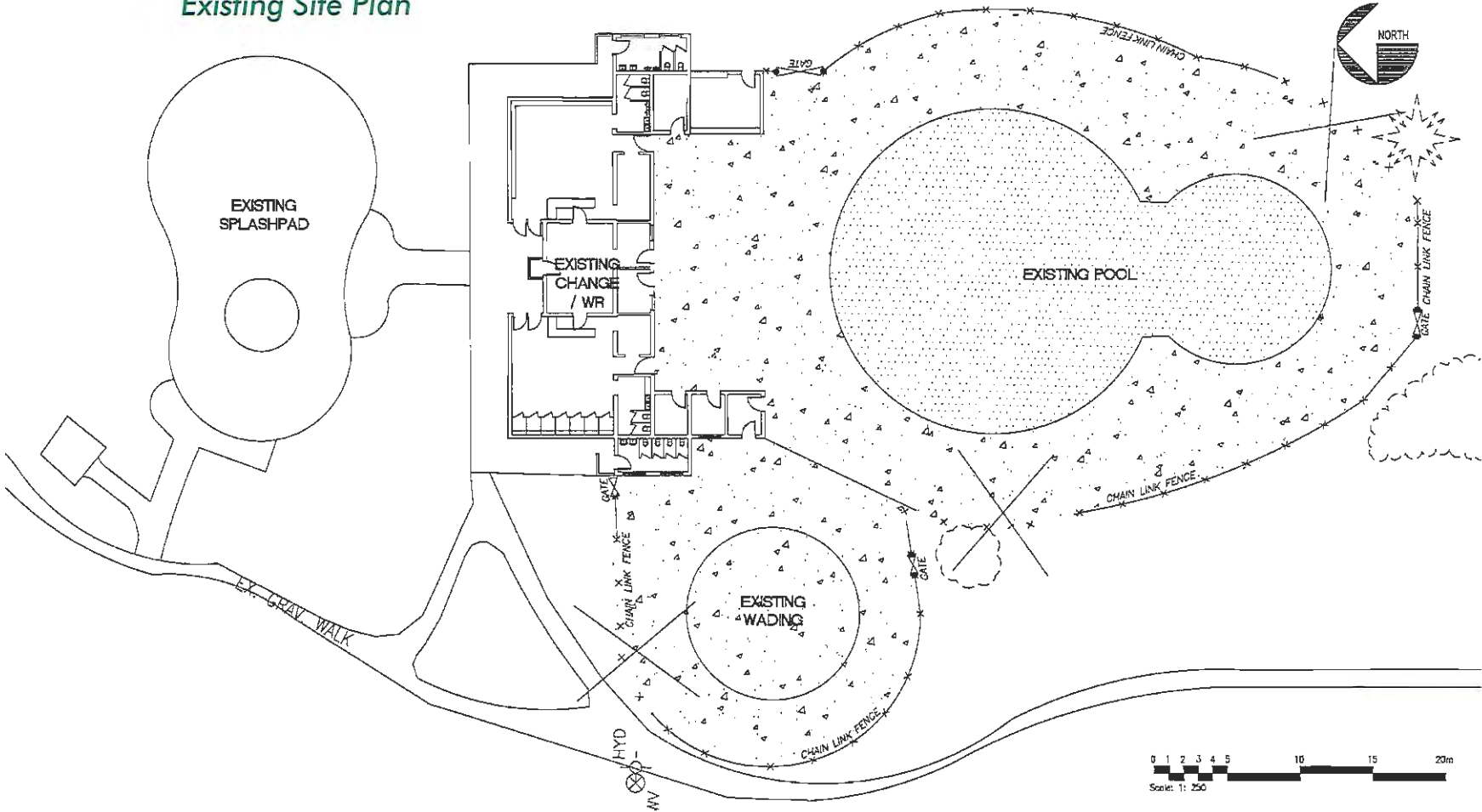
1 / DESIGN STATUS

Process Review

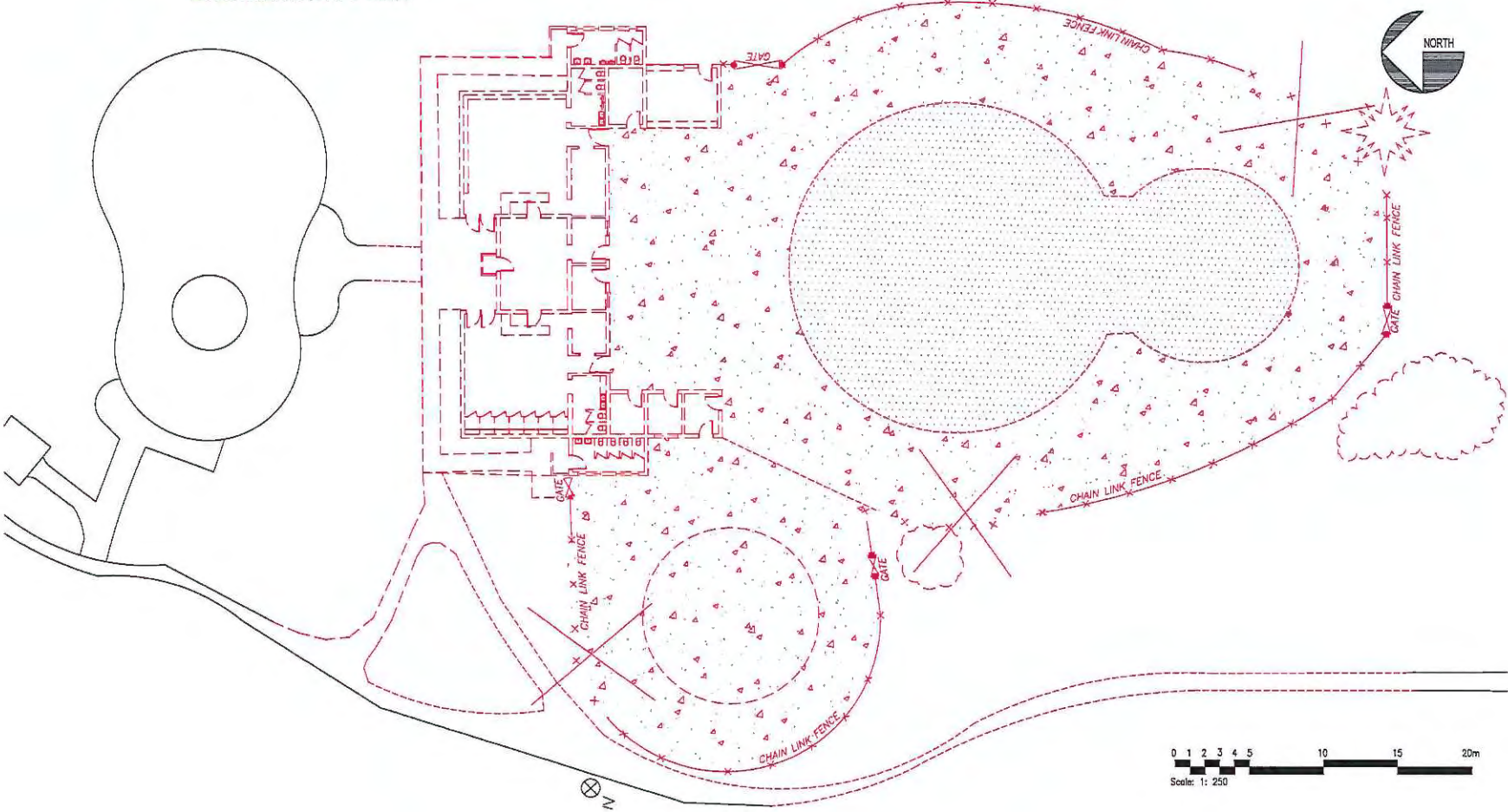


architects tillmann ruth robinson inc.

2 / SCHEMATIC DESIGN
Existing Site Plan

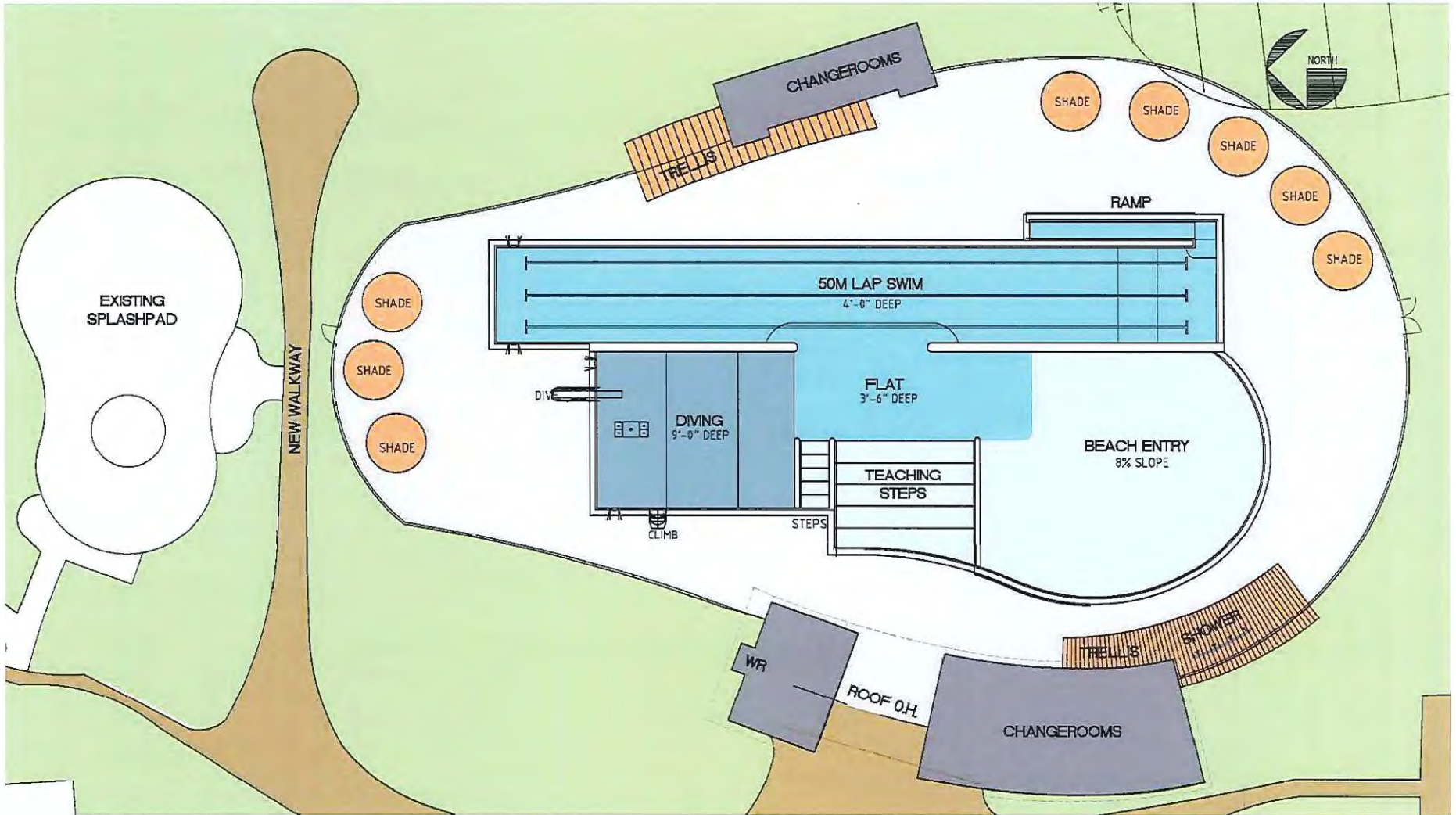


2 / SCHEMATIC DESIGN
Demolition Plan



CITY OF WELLAND – MEMORIAL PARK POOL REVITALIZATION

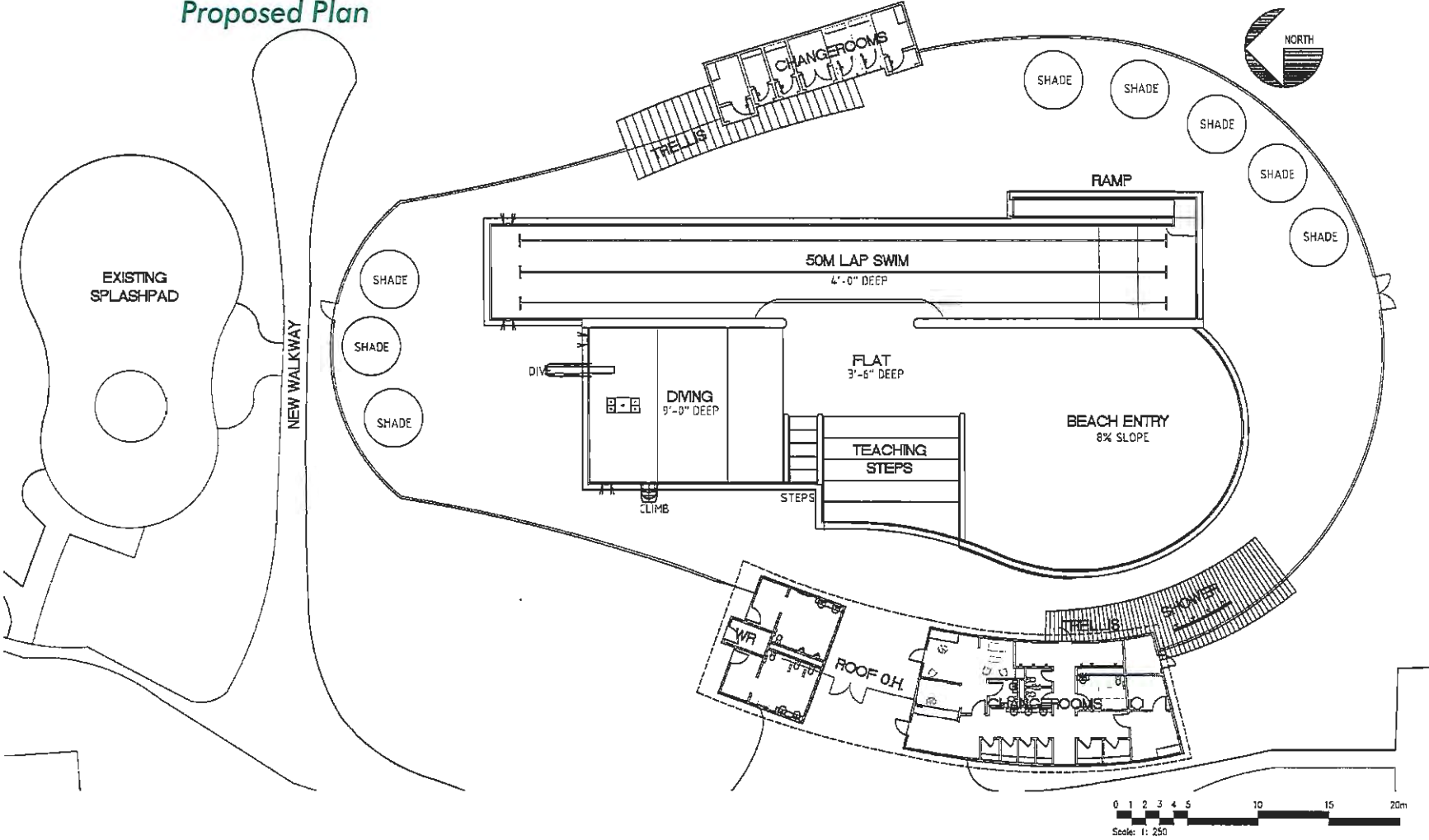
2 / SCHEMATIC DESIGN
Proposed Pool Plan



architects tillmann ruth robinson inc.

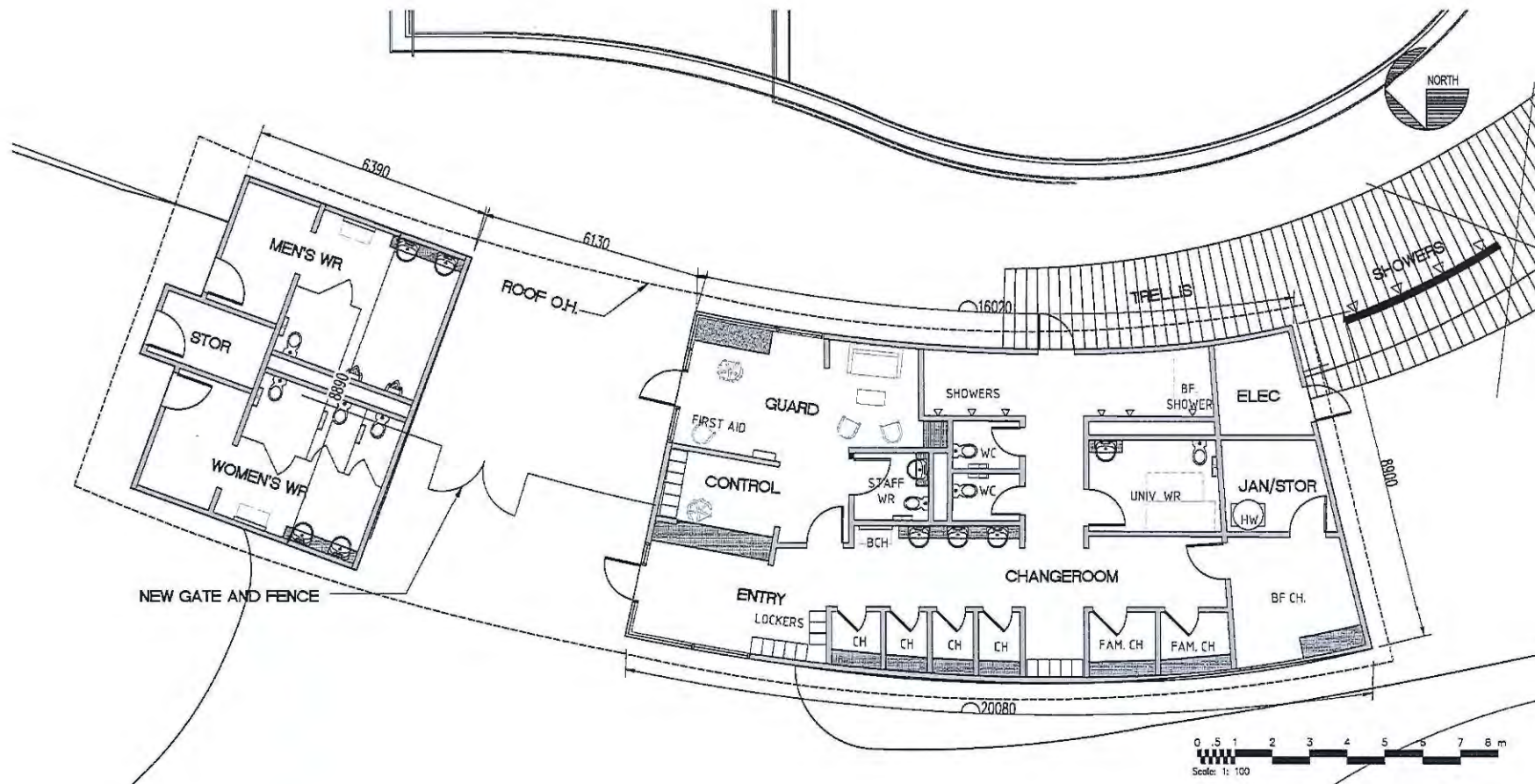
CITY OF WELLAND – MEMORIAL PARK POOL REVITALIZATION

2 / SCHEMATIC DESIGN
Proposed Plan



CITY OF WELLAND – MEMORIAL PARK POOL REVITALIZATION

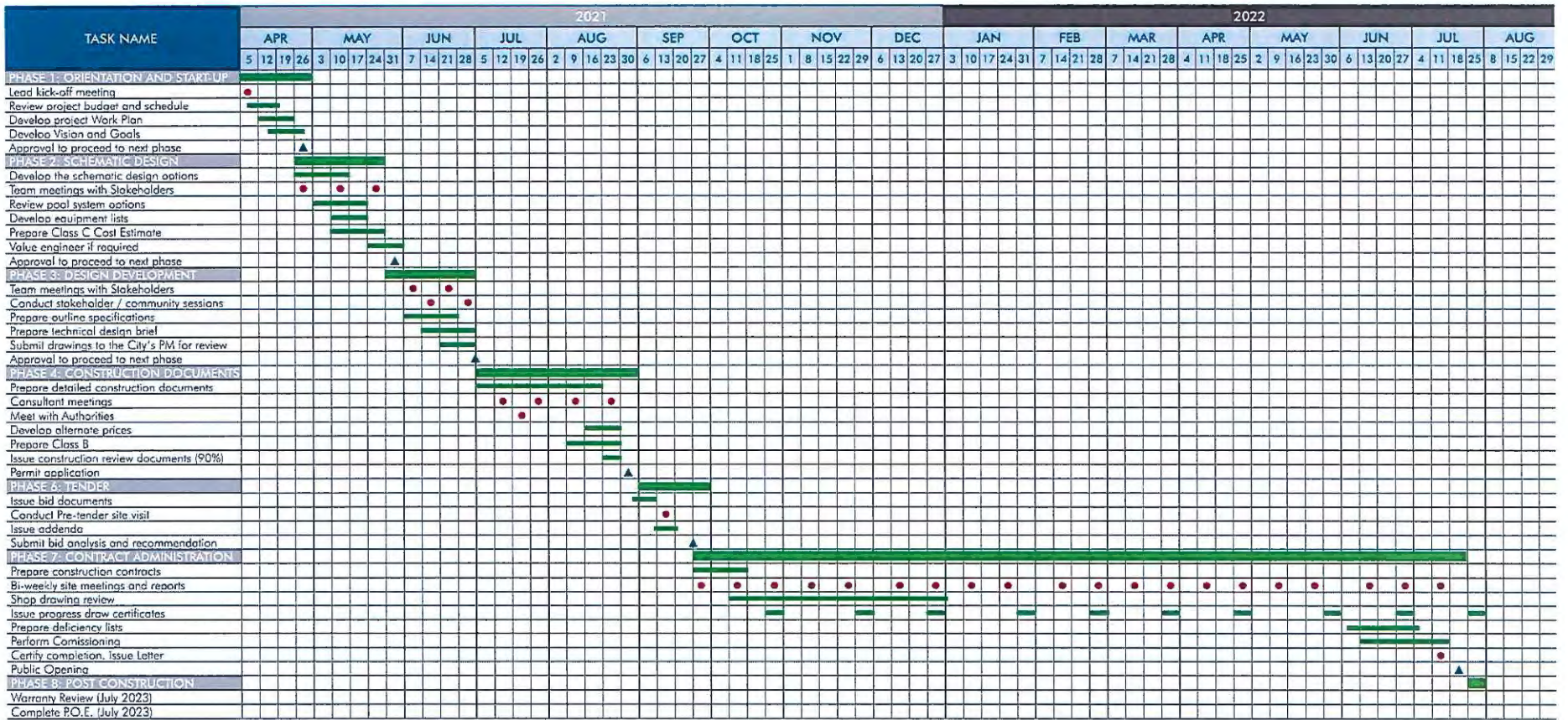
2 / SCHEMATIC DESIGN
Park Washroom & Bathhouse Plan



CITY OF WELLAND – MEMORIAL PARK POOL REVITALIZATION


3 / SCHEDULE & MEETING DATES

City of Welland



Milestone ▲
 Meeting ●
 Task Duration ■

COUNCIL
CORPORATE SERVICES
CLERKS DIVISION

APPROVALS	
DIRECTOR	
CFO	
CAO	

99-99

REPORT CLK-2021-17
JUNE 1, 2021

SUBJECT: APPOINTMENT OF THREE (3) DIRECTORS TO THE WELLAND RECREATIONAL CANAL CORPORATION (WRCC) FOR THE PURPOSE OF DISSOLVING THE CORPORATION

AUTHORS: TARA STEPHENS, CITY CLERK

**APPROVING G.M.: STEVE ZORBAS, CPA, CMA, B.Comm, DPA,
 INTERIM CAO / DIRECTOR OF CORPORATE SERVICES, CHIEF
 FINANCIAL OFFICER / TREASURER**

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND appoints Mayor Campion, Councillor Green and Councillor Grimaldi as Directors of the Welland Recreational Canal Corporation (WRCC) for the purpose of dissolving the WRCC.

ORIGIN AND BACKGROUND:

The WRCC currently has no directors who are Members of Council. The *Corporations Act* (Ontario) requires at subsection 283(2) that the board of directors of the WRCC shall consist of a fixed number of directors not fewer than three.

In addition, section 2.03 of By-law No. 4 of the WRCC states that, "At all times, at least three (3) of the nine (9) Directors appointed and serving shall be Members of Council".

Therefore, in order for the WRCC to be dissolved and the surrender of charter authorized, the WRCC must file all outstanding returns under the *Corporations Information Act* (Ontario).

COMMENTS AND ANALYSIS:

The appointment is required to ensure the WRCC by-laws and *Corporations Act* (Ontario) are followed as required for dissolving the WRCC.

No discussions regarding the past operations of the WRCC are permitted at this time.

FINANCIAL CONSIDERATION:

None

OTHER DEPARTMENT IMPLICATIONS:

None


SUMMARY AND CONCLUSION:

That Welland City Council appoint three (3) directors to the WRCC for the purpose of dissolving the Corporation.

ATTACHMENT:

None.

COUNCIL
OFFICE OF THE CAO
RECREATION AND CULTURE DIVISION

APPROVALS	
DIRECTOR	
CFO	
CAO	

99-99

REPORT R&C-2021-13
JUNE 1, 2021

SUBJECT: DISSOLUTION OF THE WELLAND RECREATIONAL CANAL CORPORATION

AUTHORS: RICHARD DALTON, MANAGER RECREATION & CULTURE, B.Comm, OLY

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

RECOMMENDATION:

**RESOLUTION OF THE SOLE MEMBER OF
 WELLAND RECREATIONAL CANAL CORPORATION**

APPROVAL OF DISSOLUTION OF THE CORPORATION

WHEREAS after the transfer of all of the remaining assets of the Corporation to The Corporation of the City of Welland, it would be expedient and in the best interests of the Corporation to cease any further operations and to voluntarily surrender its charter pursuant to section 319 of the *Corporations Act* (Ontario) and thereby be dissolved, as soon as possible thereafter;

AND WHEREAS subparagraph 319(a)(ii) of the *Corporations Act* (Ontario) permits the charter of a corporation incorporated by letters patent to be surrendered if the surrender of its charter has been authorized by the consent in writing of all the members entitled to vote at such meeting;

AND WHEREAS section 2.01 of By-law No. 2 of the Corporation states that the voting members of the Corporation consists of the Corporation of the City of Welland to be represented by a member of the Council thereof;

ON A MOTION DULY MADE, seconded and carried:

BE IT RESOLVED THAT:

1. The dissolution of the Corporation is approved;

2. The submission of all necessary proceedings for the voluntary dissolution of the Corporation and the delivery of the application for surrender of charter to the Ontario government are authorized;
3. The directors and officers are authorized, for and on behalf of the Corporation to have any and all residual authority as may be required to complete any outstanding matters arising out of the dissolution of the Corporation, subject to first obtaining advice from legal counsel and the auditors for the Corporation;
4. Any two (2) directors of the Corporation be and they are hereby authorized to do all other acts and things and to execute all instruments necessary or desirable to carry out and give effect to the foregoing, including the execution and filing of the said application for surrender of charter, subject to first obtaining advice from legal counsel and the auditors for the Corporation.

APPOINTMENT OF DIRECTOR

WHEREAS the Corporation currently has no directors who are Members of Council;

AND WHEREAS the *Corporations Act* (Ontario) requires at subsection 283(2) that the board of directors of the Corporation shall consist of a fixed number of directors not fewer than three;

AND WHEREAS section 2.03 of By-law No. 4 of the Corporation states that, "At all times, at least three (3) of the nine (9) Directors appointed and serving shall be Members of Council"

AND WHEREAS in order for the Corporation to be dissolved and the surrender of charter authorized, the Corporation must file all outstanding returns under the *Corporations Information Act* (Ontario)

ON A MOTION DULY MADE, seconded and carried:

BE IT RESOLVED THAT:

1. _____, _____, and _____, are hereby appointed as a directors until the Corporation is dissolved.

CERTIFICATE OF MEMBERS

The undersigned being the sole member of the Corporation hereby sign these resolutions to confirm their unanimous approval to their being passed as resolutions of the members of the Corporation, pursuant to section 298 of the *Corporations Act* (Ontario)

Per: _____

**THE CORPORATION OF THE CITY
OF WELLAND****ORIGIN AND BACKGROUND:**

Welland City Council approved Report CAO-2017-04, which accepted the recommendation of the interim Board of Directors of the Welland Recreational Canal Corporation (WRCC) to consolidate operations with the City of Welland. A copy of this report is attached as Appendix I. In the four years since Council approve the consolidation of the WRCC into the City, all operational and logistical transition steps have taken place. This includes transfer of assets, reallocation of staff, assumption of agreements, cancellation of business licenses, and formulation of a Waterway Advisory Committee. R&C-2021-13 seeks authorization from Council to take the necessary legal actions to formally dissolve the WRCC.

COMMENTS AND ANALYSIS:

Welland City staff have been working with the legal team at Carters Professional Corporation to identify the legal requirements to dissolve the WRCC. These steps are summarized below, along with comments:

Requirement	Comments
<ul style="list-style-type: none"> Completion of final T2 filing to CRA, with notification of intention to dissolve 	Completed
<ul style="list-style-type: none"> Updating of Corporate Profile with the Province of Ontario to list at least three active Board Members of the WRCC 	Currently only two Directors are listed for the WRCC, Mayor Frank Campion and Councillor Tony DiMarco. One more Director must be approved by Council to meet legal requirement.
<ul style="list-style-type: none"> Completion of a Form 9 filing with the Province of Ontario to officially dissolve the WRCC 	Council can approve the filing of a Form 9 by majority vote

FINANCIAL CONSIDERATION:

None

OTHER DEPARTMENTAL IMPLICATIONS:

None

SUMMARY AND CONCLUSION:

Staff recommend Council approve the election of a third Director to the Welland Recreational Canal Corporation (WRCC) Board, and authorize the City legal consultants at Carters Professional Corporation to file a Form 9 with the Province of Ontario to formally dissolve the WRCC.

ATTACHMENT:

Appendix I – Report CAO-2017-04



COUNCIL
OFFICE OF THE CAO

APPROVALS
GENERAL MANAGER
C.F.O.

99-99

REPORT CAO 2017-04
APRIL 18, 2017

SUBJECT: WRCC MANAGEMENT/GOVERNANCE CHANGES
AUTHOR: GARY LONG, CAO

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND adopt the recommendation of the Interim Welland Recreational Canal Corporation (WRCC) Board of Directors to consolidate the WRCC with City of Welland operations; and

THAT the Council of the City of Welland adopt the recommendation of the Interim WRCC Board of Directors to terminate the license agreement between the City and WRCC dated November 6, 2001; and

THAT a separate charitable Canal Foundation be established to raise funds from the public and apply for government grants; and

THAT a Canal Advisory Board be established to provide advice and recommendations to Council; and further

THAT that staff be directed to undertake a process and develop timelines to dissolve the WRCC as outlined by legal counsel.

ORIGIN AND BACKGROUND:

The Welland Recreation Canal Corporation (WRCC) had a very successful transition year in 2016 and this created a stable platform from which to move forward in 2017. Effective management at the WRCC, working in collaboration with City's Corporate Leadership Team (CLT), has brought about many positive changes. The Interim WRCC Board and Council have been kept informed of WRCC activities and they've been involved in decision-making as part of the ongoing governance and oversight responsibilities. There has been improved financial transparency and accountability, and the WRCC is on a more solid financial foundation as a result of an operating surplus in 2016 (the first in several years), as well as a balanced budget in 2017. There were 35 events successfully delivered last year by the WRCC and there are 34 events confirmed for 2017. Looking ahead, there are national and international championships planned for 2017, 2018, and other major competitions are confirmed from now until 2024. There has also been a renewed focus in improving relationships with canal users and key stakeholders, as well as restoring trust and credibility to improve the WRCC brand.

During the transitional period, WRCC management, the Interim Board of Directors and CLT have utilized the following principles and priorities to guide operations and decision-making:

- financially self-sufficient (no impact to taxpayers)
- accountability and transparency in decision-making
- operate as a business enterprise
- increased financial reporting and accountability, and improved business plan
- key economic driver - positive economic impact for local business
- maximize potential of recreational waterway
- maintain, protect, and enhance canal lands
- strategic partnerships with City, community, and stakeholders
- keep Council, community and stakeholders informed
- ensure broad representation on the board

In August 2016, Council approved the recommendation of the Interim Board to install a permanent hybrid model of management and governance for the WRCC. However, after further discussion and analysis of the current transitional model and the proposed hybrid model, the CLT, in consultation with and support from the Interim Board, are recommending a revised model that builds on the success of 2016 and 2017, supports public expectations, and is more aligned with the strategic priorities of Council and the direction of the City.

We are recommending that the WRCC be dissolved as a legal entity and that the management, programming, and day-to-day operations of the WRCC be merged with the City of Welland and that these responsibilities be carried out by City staff, who will be report to the City's Corporate Leadership Team, and that governance and oversight return to City Council.

COMMENTS AND ANALYSIS:

Details of the consolidation plan:

Management:

This Manager, with support from Divisional staff, is focused on the management and oversight of recreational programming and events for the Welland Community Wellness Complex, arenas, ball diamonds, and swimming pools. This position has the capacity to assume more responsibility in the areas of on-water sports and facility management. This is a key position within the City and it's important that they become part of the City's management team and contribute to the overall success of the corporation. This position will continue to report to the General Manager of Corporate Services, who reports to the CAO.

Recreation and Culture

City staff have experience and expertise with recreational programming, event delivery, event attraction, marketing/promotions, and volunteer recruitment. They will oversee the canoe/kayak rental program, other on-water programming, and activities at the Welland International Flatwater Center (WIFC).

Public Works/Parks

Currently Public Works staff assist WRCC staff with summer maintenance. City staff from Public Works and Parks will assume responsibility for maintenance of the Pen Financial and WIFC facilities, grass cutting, landscaping, garbage pick-up, trail/tree maintenance, canal land maintenance, and they will be a key liaison for weekend events.

Finance

City Finance staff are already working closely with the Interim WRCC Manager on the preparation and monitoring of budgets, implementation of cost containment initiatives, and

revenue generation opportunities. A separate cost centre will be set up within the Recreation and Culture Division budget.

Human Resources

Employment contracts, personnel issues, and payroll are already being handled by City Human Resources staff.

Corporate Communications, Marketing, Graphics, and IT

City staff have already been working with WRCC staff.

Canal Advisory Board

A five-person (5) advisory board will be established with rotating membership, and will provide advice and recommendations to Council. It is proposed that the Board be comprised of two (2) user group representatives and two (2) community members, and (1) elected representative. This Board will operate as a Committee of Council.

This consolidation plan will build on the success of the management and governance changes implemented in the fall of 2016 and will formalize the strong partnership and collaborative approach between the City and WRCC. This plan will result in increased operational efficiencies as the City and WRCC are already working together. It will also enhance service delivery and bring a City-wide strategic management perspective to on-water activities and programming, as well as City expertise in finance, parks and maintenance. Merging WRCC operations with the City will result in net savings which ultimately reduces the impact on local taxpayers.

This plan is timely as the WRCC is facing revenue challenges with lower investment returns from the Canal Trust Fund. It's also important to focus on rebranding the WRCC and this can be achieved by consolidating it with City operations to help change and influence perceptions, and build on the City's recent rebranding initiatives. This plan also supports the key principles and priorities established by the Interim WRCC Board and CLT, and it meets public expectations of improved financial management and sustainability, improved communications and engagement, as well as transparency and accountability in decision-making. The integration of WRCC operations and waterway activities with the City will create synergies and ensure strategic alignment with the direction of the City.

FINANCIAL CONSIDERATIONS:

Net Forecasted Savings (<i>see note 1</i>)	\$89,102
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Note 1: Excludes Canada Summer Grant Savings of \$36,480 anticipated in 2017. Also, staff are forecasting additional cost containment initiatives will be realized after full consolidation.

Eligibility for Grants

As part of this consolidation plan, the WRCC would be dissolved as a separate legal entity, and therefore would be ineligible for provincial and federal funding on its own. However, it's important to note that the WRCC has been ineligible for Ontario Trillium Foundation (OTF) funding since 2014 when eligibility requirements changed. The City will continue to submit funding applications to provincial and federal programs. The City will support applications submitted by canal user groups (ie. SNCC, SNRC, Dragon Boat) for OTF and/or other federal and provincial grants. As in the past, all canal capital projects would be identified by City staff, and recommended to Council as part of capital priorities to be financed by City's capital budget. Also, the City could partner with provincial/federal organizations (ie. Western Ontario Division, Canoe Kayak Canada) to submit funding applications to host championships.

Establishment of a Charitable Foundation

City staff, based on advice of legal counsel, are recommending the creation of a separate charitable foundation (ie. Canal Foundation) to raise funds for the benefit of the canal lands. This foundation would be established by the City to fundraise from public donations and apply for government grants. As part of this process, an application would be submitted to the Canada Revenue Agency to obtain registered charity status. The Canal Foundation would require its own governance and board of directors. The Canal Foundation would be subject to all applicable policies and laws related to registered charities.

Canal Trust Fund

The management of the Canal Trust Fund and distribution of monies from the Trust Fund resides with the City of Welland and is controlled by the companion document to By-Law 1999-32, "Use of the Canal Land Trust Fund". The Council of the City of Welland, as Member, is the controlling body for funding capital projects on Canal Lands. Funding of capital projects on and around Canal Lands has always been and remains at the discretion and direction of Council through the Budget Review Process. Interest earned annually in the Canal Land Trust Fund will continue to be utilized to offset operating costs of maintaining and programming on the Welland Recreational Canal Lands.

OTHER DEPARTMENT IMPLICATIONS:

Many City departments and staff have already been assisting with WRCC activities as part of the strong partnership forged and collaborative approach between the WRCC and the City of Welland. This consolidation plan will involve staff from Recreation and Culture, Finance, Public Works, Human Resources, Administration, Corporate Communications and Graphics, and Information Services.

SUMMARY AND CONCLUSION:

In August 2016, Council approved the recommendation of the Interim Board to install a permanent hybrid model of management and governance for the WRCC. However, after further discussion and analysis of the current transitional model, which has been very successful, and the proposed hybrid model, a revised model is being recommended that builds on the success of 2016 and 2017, supports public expectations, and is more aligned with the strategic priorities of Council and the direction of the City. It is recommended that the WRCC be dissolved as a legal entity and that the management, programming, and day-to-day operations of the WRCC be consolidated with the City of Welland and that these responsibilities be carried out by City staff and that governance and oversight return to City Council.

ATTACHMENTS:

None

Tara Stephens

From: Craig Rohe
Sent: May-27-21 3:49 PM
To: Rachelle Larocque; clerk
Cc: [REDACTED]
Subject: Request to Reschedule - 39 Oakland Avenue Public Meeting (City File 2021-03)

WARNING: This email originated from an external sender. eMail from City of Welland email accounts will not begin with this warning! Please do not click links or open attachments unless you are sure they are safe!

Good afternoon Rachelle and Tara,

Due to significant neighbourhood feedback received at the Open House pertaining to Zoning By-law Amendment 2021-03 on May 20, 2021, our client would like to pause the public consultation process associated with their application.

We are aware that a Public Meeting has been scheduled for the June 1 Council Meeting and that public notice has been provided. As the application may be revised significantly to address public comments, we are of the opinion that the Public Meeting should be rescheduled to a later date once the scope of revisions is known.

We apologize for the short notice, however, today was the first time we were able to connect the project team and get instructions due to the long weekend.

If you require anything further from me, or an explanation to be provided orally at Council I am happy to attend.

Thank you, C.

Craig A. Rohe, M.Pl., MCIP, RPP
Senior Planner
Upper Canada Consultants
3-30 Hannover Drive
St. Catharines, ON. L2W 1A3

21-86

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NIAGARA PENINSULA
CONSERVATION
AUTHORITY

Office of the Chief Administrative Officer
Secretary-Treasurer

250 Thorold Road West, 3rd Floor, Welland ON L3C 3W2
Telephone (905) 788-3135 x 251 | Facsimile (905) 788-1121
csharma@npca.ca | www.npca.ca

April 30th, 2021

Chief Administrative Officers
NPCA Member Municipality

RE: NrCan Growing Canada's Forests 2 Billion Trees Funding Initiative - Request for Information

Dear Partners Municipality CAOs:

Thank you for your valuable time in joining the Niagara Peninsula Conservation Authority (NPCA) briefing meeting hosted on Friday April 23rd, 2021 regarding the above initiative. We truly want to communicate to the federal government a strong local partnership aspiring to collaborate towards a large-scale tree planting program.

To capitalize on this exciting opportunity, NPCA is seeking your support to submit an initial Request for Information (RFI) by May 27th specific to the NPCA jurisdiction across our fifteen partner municipalities. Your support would go a long way toward strengthening our collaborative submission, enhancing our tree canopy/forest cover, and engaging residents in this significant climate change initiative. At this time specific values of In-kind and cash commitments will not be required but a letter of support is critical to show strong local partnership capacity this early stage.

As requested, we are pleased to provide supporting documentation for your consideration. Included with this package you will find:

- A) A sample template Letter of Support to submit back to NPCA preferably by May 21st.
- B) An updated background presentation from Friday April 23rd, as well as the RFI guide and the associated form for more detail as to the request.
- C) A sample resolution that can be modified, as appropriate, for your Council consideration.

Additionally, we are requesting to designate a staff person to work with NPCA's restoration team to help identify restoration initiatives, restoration land availability, potential growers, and projected plantings.

Thank you for the support you have demonstrated thus far to bringing a significant federal investment to our jurisdiction. Please have your designated staff contact Geoff Verkade, Senior Manager Integrated Watershed Planning and Information Management at either gverkade@npca.ca or extension 244.

21-90

Sincerely,

A handwritten signature in black ink, appearing to read "Chandra", written in a cursive style.

Chandra Sharma MCIP RPP
CAO/Secretary-Treasurer

cc.

Geoff Verkade, Senior Manager, Integrated Watershed Planning & Information Management (NPCA)

/Encl.

NPCA - 2 Billion Trees - Municipal CAO's circulation.pptx

NPCA - 2 Billion Trees Letter of Support.docx

NPCA – 2 Billion Trees Sample Municipal Support Resolution.docx

2 Billion Trees - NRCAN - Future Participants Respondent Guide.pdf



Growing Canada's Forests:

Future Participants Respondent Guide





Growing Canada's Forests:

Future Participants Respondent Guide

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1. Purpose of the Request for Information (RFI)

In 2020, the Government of Canada committed to planting two billion additional trees over the next 10 years as part of a broader approach to nature-based climate solutions. To identify and determine the interest of organizations in Canada in implementing or contributing to large-scale single or multi-year tree planting projects, its [Growing Canada's Forests \(GCF\) program](#) is accepting Requests for Information (RFI). We want to understand your vision and capacity as we finalize the design of the GCF program.

This document guides you through the process of contributing information to the GCF program through a RFI. A number of criteria (e.g. the types of eligible organizations) that will be put in place to fund potential projects in the future are described. In your response, we are asking you to identify which criteria would apply to your organization or to the project(s) you have in mind.

If you do not have a project in mind, but would consider applying to a funding opportunity in the future, your feedback is also welcome on the criteria and information set out in this RFI. In these cases, we ask that you complete as much of the RFI as possible and provide responses to the questions contained within the response form.

This RFI is also intended to identify potential linkages within the supply chain and facilitate collaboration by sharing contact information with provinces and territories and other organizations. If you agree to this in your response form, you may be contacted by NRCan for further information.

Participation in this RFI is encouraged, but is not a condition or prerequisite for participation in any subsequent Request for Proposals.

Please use our Growing Canada's Forests: Future Participants Respondent form to provide a response to this RFI. Even if you have multiple projects in mind, please submit only one response per organization and include additional information as necessary. Tombstone information can be submitted as one piece with multiple projects as annexes.

Please note that this RFI is part of an engagement process and **will not result** in funding proposed projects. It is not a Request for Proposals (RFP) and no funding agreement will be entered into based on any response/submission to this process. As a result, the Government of Canada will not accept any liability, financial or otherwise, nor should respondents undertake any work chargeable to Canada. Natural Resources Canada (NRCan) does not consider this RFI to constitute a commitment to issue an RFP for the GCF program.

2. Eligibility requirements

2.1. Eligibility for large-scale projects

Eligible participants considered for implementing or contributing to single-year or multi-year large-scale tree planting projects would be:

- a provincial or territorial government or one of their agencies;
- a municipal or local government or one of their agencies, or a regional municipal organization;
- a not-for-profit organization (legally incorporated and registered in Canada), such as a registered charitable organization, volunteer organization, community, professional, industry or other association, land conservation organization, or non-government organizations;
- a for-profit organization;
- an Indigenous organization¹ (for profit and not-for-profit) or community.

2.2. Eligible activities and costs

Eligible activities would consist of activities directly related to tree planting, managing trees and forests, and monitoring the health and growth of planted trees. Eligible activities would not cover any such costs where the planting, management and monitoring is legally required following commercial activity or as a condition for impact assessment approval.

Eligible expenditures are those necessary to support the tree planting supply chain and must be directly related to the implementation and conduct of a project. Eligible expenditures for program funding will consist of:

- Salaries and benefits, and employee recruitment and training;
- Professional, technical, and capacity building services;
- Community and landowner engagement;
- Translation, production, printing, publication and distribution, and media services;
- Contractors, such as for tree planting and silviculture;
- Materials and supplies, such as seeds and trees for planting;
- Transportation;
- Facilities;
- Machinery and equipment;
- Travel expenses including accommodation, and venue expenses;
- Honoraria and ceremonial costs where Indigenous recipients or Indigenous partners are involved;
- Overhead expenditures provided they are directly related and essential to the conduct of the project, up to 15% of eligible expenditures; and

¹ Indigenous nations entities (as self-defined and representing nation-based collectives - could be linked by cultural or linguistic background, geographical area or historical treaty lines), nation member communities or member organizations on behalf of nation entities, Section 35 rights-bearing Métis entities, national and regional Indigenous organizations, self-governing Indigenous governments, Indigenous owned or operated businesses, other Indigenous organizations.

Growing Canada's Forests: Future Participants Respondent Guide

- GST, PST or HST, net of any tax rebate to which the recipient is entitled.

2.3 Cost sharing

Recognizing that the Government of Canada will ultimately be looking to enter into cost-sharing² agreements, consideration should be given to how your organization would finance a proposed project. While subject to change, the maximum NRCan contribution for eligible project costs are 50% of eligible expenditures. Indigenous organizations will be encouraged at a later stage to contact NRCan for further information on cost sharing.

3. Information for Completing the Future Participants RFI form

Where applicable to your organization type and if the information is known, we encourage you to provide details in our Growing Canada's Forests: Future Participants Respondent form to the best of your knowledge. This information will not be retained in the context of any subsequent Requests for Proposals. The information will be used to better understand your organizations' interest and capacity to participate in the GCF program. The main sections of the form are:

- Respondent contact information
- Organization overview
- Project information and overview
- Forecasted project costs and funding sources
- Collaboration
- General questions for project delivery consideration
- Diversity and inclusion
- Authorization
- Project submission and NRCan contact information

A description of each section is included below to assist you in completing your RFI. The numbered segments within each section correspond with the numbering on the RFI form.

It is recommended that you save your work often, prior to submitting your response form to the GCF program.

Respondent contact information

1. **Legal Name of Respondent:** The legal name is the official name of the Organization or Business at registration or incorporation. This may be different from the organization's operating name (e.g. Legal Name 123456 Northern Ltd, operating publically as ABC Moving Services).
2. **Project Name:** Provide a short, clear and concise name describing your proposed project. You can include some details on the nature of your project. For example, *Planting a Greenbelt around Cityville.*

² In this document, the terms "cost-shared" and "cost-sharing" refer not to official cost-sharing agreements, but to situations where the Government of Canada will fund a portion of a project through a contribution agreement and the recipient will be required to also provide a portion of the funding.

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3. **Primary Contact Name:** Enter the person authorized to represent the business or organization. This person will be the main point of contact regarding your RFI submission.
4. **Phone Number (Primary Contact):** Be sure to include the area code of the primary contact's phone number.
5. **Email Address (Primary Contact):** Include the direct email address for the primary contact and not a generic email address for the organization.
6. **Organization Type:** This information is important to determine if the respondent would be meeting the eligible recipient type.
 - **Provincial and Territorial governments** and their agencies.
 - **Municipal or local governments** and their agencies, includes local forms of government with elected authorities (e.g. mayor and council).
 - **Indigenous Governments or Organizations**, includes Indigenous nations entities (as self-defined and representing nation-based collectives - could be linked by cultural or linguistic background, geographical area or historical treaty lines), nation member communities or member organizations on behalf of nation entities, Section 35 rights-bearing Métis entities, national and regional Indigenous organizations, self-governing Indigenous governments, Indigenous owned or operated businesses, other Indigenous organizations.
 - **For-Profit** includes businesses such as incorporated companies, corporations or co-operatives.
 - **Non-Profit** includes organizations such as tree planting charities, community associations and organizations, and industry or sector associations.
7. **Brief Description of Organization and its Mandate:** This information will be used in part to determine if the respondent has the mandate and capacity to undertake a project of this nature.

Organization overview

8. **Type of participation:** Check the box that best describes how your organization is interested in participating in cost-shared tree planting projects. Check all boxes that apply and briefly provide more details in the space below if required.
9. **Years of experience:** Enter the number of years your organization has in the areas selected in question 8.
10. **Quantitative estimates of achievements:** Describe, to the best of your ability, a quantitative estimate of your past activities. This could be number of trees planted, hectares planted, number of seedlings produced or tree planting projects managed. Be sure to describe the measure used for the estimate. For example, planted 1 million seedlings in Alberta or produced an average of 60 million seedlings for reforestation in the past three years.
11. **Enabling your project:** Identify and describe the top three factors that would enable or facilitate your participation in the GCF program and describe how your organization would address these factors. For example, securing funding to expand your operations, securing a source of seedlings/trees, finding access to land, finding labour, monitoring the trees for survivability. Be sure to describe how your organization would address these elements to ensure project success.

Project information

12. **Project Location (Community):** Provide the name of the province(s)/territory(ies) and the region or city where the proposed project would take place. For projects in multiple areas, identify all locations.
13. **Potential Start Date:** The date the first activity of the proposed project is expected to get underway. Costs incurred before the start of the project or signing of the contribution agreement may not be reimbursed.
14. **Expected End Date:** The date all project activities are expected to be completed.
15. **Location types:** Please identify the location types for your projects. You may select more than one if you have multiple location types.
16. **Estimate of number of incremental trees:** Fill out the table providing the number of trees you estimate planting per year for your proposed project to the nearest thousand. If you have multiple locations per year, please provide the total number of trees. When not anticipating to planting any trees in any given year, please leave blank.
17. **Approach for securing trees:** Indicate your short-term and long-term plan for accessing seedlings and trees for your proposed project. Be sure to highlight any partnerships and collaborations with regard to increasing nursery capacity.
18. **Estimate the land area required to plant the incremental trees:** Provide an estimate of the land area required to plant the number of trees you have estimated in question 16. Provide the answer in hectares. Free online area conversion calculators can assist if required.
19. **Approach for securing land:** Indicate your short-term and long-term plan for accessing land to plant the incremental trees indicated in question 18. This includes agreements in principal with landowners on providing land for tree planting incremental trees or partnerships with other organizations.
20. **Indigenous lands or traditional territory:** Indicate if, to the best of your knowledge, your proposed project will take place within or adjacent to Indigenous lands or traditional territory, including lands governed by a modern treaty. If you do not know, simple check the "Do not know" box, but understand that this information will be required in any subsequent agreement.
21. **Project Overview:** Describe the project in a few paragraphs. Please provide brief answers to all the sections. Be as concise as possible with your responses; however, do not leave out important information in order to be brief. Answer all sections as best as you can with information available to you. Incomplete answers will not necessarily result in the rejection of your application.
 - a. **Proposed approach:** Describe the key activities your organization would like to carry out in the context of implementing one or more tree planting projects. If applicable, include how you will ensure the right trees are planted in the right location, and post-planting activities such as monitoring for tree health and survival as well as reporting on project outcomes.
 - b. **Readiness & Capacity Building:** Describe your organization's experience and readiness as it relates to your proposed contribution to the GCF program. Describe any capacity building needs or potential gaps in your ability to participate.

Growing Canada's Forests: Future Participants Respondent Guide

- c. **GHG emission reductions & Co-benefits:** Describe how your proposed project will contribute to maximizing greenhouse gas (GHG) emission reductions or increasing carbon sequestration, and how your proposed project will lead to measurable biodiversity and human well-being co-benefits. Examples include, but are not limited to:
- i. Improvement or creation of a community park
 - ii. Extension of a green belt around a city
 - iii. Forest health restored, or increased forest area, for habitat
 - iv. Increase biodiversity to increase forest resilience to climate change
 - v. Creating green jobs for a local community or youth
 - vi. Engagement and creation of jobs with Indigenous youth

Forecasted project costs and funding sources

22. **Cost of proposed project:** Provide details on the types of costs for your proposed project. [Section 2.2](#) provides types of costs that are eligible under the GCF program.
23. **Financing your project:** Recognizing that the Government of Canada will ultimately be looking to enter into cost-sharing agreements, describe how your organization would finance a proposed project. Has your organization considered using multiple sources of funding to finance project costs? If yes, please describe any funding partnerships or different funding mechanisms your organization is considering. If you are not considering using different sources of funding, please explain why.

Collaboration

24. **Collaboration:** Is your organization seeking collaborators and partners to develop a tree planting project or to build capacity to undertake a tree planting project? If yes, please describe the nature of the collaboration or partnership you are seeking. This could be a financial arrangement, in-kind contributions, access to land or any type of collaboration that allows you to implement your proposed project. Please be sure to describe the nature of this collaboration.

General questions for project delivery consideration

25. Regardless of whether or not you have a project(s) in mind as part of your response to this RFI, we would welcome feedback on the following questions. Please keep in mind, responses will help inform and identify the most appropriate program delivery scenarios of a future funded Request for Proposals (RFPs) with respect to implementing or contributing to large-scale single or multi-year projects.
- a) The questions within this RFI would generally reflect the types of questions being included in a formal funding RFP. In your view are there elements missing that should be considered to ensure projects are well assessed and represent good value for money for the Government of Canada? If so, what additions would you suggest.
 - b) Are there questions within this RFI, if transposed into a funding RFP, that would create barriers to participation and prevent the program from reaching its goal with respect to large-scale single or multi-year projects? If so, please elaborate on those barriers.
 - c) Are there specific criteria, in your experience as an organization involved in large-scale tree planting projects that should be weighted more heavily than others for the sake of achieving the goals of the GCF program? If so, which ones would those be and why?

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- d) Monitoring results of tree plantings will be a significant undertaking. Are there best practices (whether tools, systems or processes) that you would like to identify. If so, could you please provide details about where this best practice exists, what its benefits are, and how it works.
- e) Are there tools/mechanisms that you, as an organization participating in a future large-scale project, would like to see to enable collaboration between various funding recipients? If so, what would those tools/mechanisms be or look like, and are there any best practices that you are aware of and would like to identify?

Diversity and Inclusion

Building a sustainable, inclusive, and dynamic economy helps all Canadians prosper. Recognizing that systemic barriers remain in achieving the full participation of underrepresented, disadvantaged, or equity-seeking groups (including, but not limited to, women, Indigenous Peoples, persons with disabilities, members of visible minority/racialized groups), the information collected in this section helps the Government of Canada identify the potential impacts of its policies, programs and services on diverse groups of people.

The information you provide in this section is protected under the *Privacy Act*. As such, the GCF program will only use it for the purposes of assisting the program better design how to solicit this kind of information in future Requests for Proposals, and for no other purposes.

4. Submitting your response

Please follow the following steps to submit your RFI. To ensure the health and safety of our workers during the COVID-19 pandemic, we encourage response forms to be sent via email. However, should this not be possible, please contact the email address below for a mailing address.

1. Download our Growing Canada's Forests: Future Participants Respondent form and save as a separate file.
2. Fill in the form.
 - Please make sure your response is not scanned since data will be extracted from the electronic version for processing by NRCan.
3. Print, sign, scan and save as a separate file the Authorization page.
 - Alternatively, you can digitally sign the form and send as one file.
4. Email your Request for Information form as well as your signed Authorization page to nrcan.2btrees-2garbres.nrcan@canada.ca by **Thursday, May 27, 2021, 5:00 p.m. EDT**
5. In the email subject line use the following format to assist with the processing your submission: 2021 RFI – [Province / Territory] – [Organization Name]
 - Replace the information in the square brackets with the appropriate province/territory and organization name for your project (e.g.: 2021 RFI – MB – ABC Enterprises)

5. Confidentiality & Authorization

This last page of the RFI response form describes how the use and distribution of information collected through this RFI will comply with both the *Privacy Act* and the *Access to Information Act*. This section is to be completed by a representative duly authorized to make the declarations and submit the response to NRCan.

Growing Canada's Forests: Future Participants Respondent Guide

Pursuant to the *Privacy Act*, the program will keep confidential any personal information it may collect and will not disclose or transmit said information without your written consent.

Pursuant to the *Access to Information Act*, the GCF program will protect from disclosure any information of a financial, commercial, scientific or technical nature it collects from you so long as you treat said information as confidential in your own establishment.

If you choose to send the information or other confidential information to the program by e-mail, the GCF program will respond by email. Similarly, if your correspondence is through regular mail, the program's response will be in like manner. However, in all cases, the program will use e-mail correspondence to you for all non-confidential matters.

In this section, you may also express your interest in having NRCan share your basic contact information with other interested participants for facilitating collaboration. By checking the box for this purpose, you acknowledge and agree that the Government of Canada will not accept any liability for any business relationships, including joint ventures or partnerships that would result therefrom. Leaving the box unchecked will not adversely affect the assessment of your RFI.

6. For more information

For any questions surrounding this RFI process, please do not hesitate to contact us by email at nrcan.2btrees-2garbres.nrcan@canada.ca.



2 Billion Trees - NrCan Climate Change Funding RFI Response

NPCA & NIAGARA MUNICIPALITIES MEETING
April 23, 2021

Purpose

To begin a conversation about a Niagara Watershed specific response to the federal governments 2 Billion Trees- Growing Canada's Forests request for information (RFI)

Topics:

Opportunity

Background/Context

Enablers (Conditions of Success)

Strength and Capacity (Science, Tools and Current Program)

Proposed 10 y program

Collaboration, Coordination, Communication

Opportunity

IMPACT on the ground and in the community

CAPACITY to build a region-wide collaborative restoration partnership

OUTCOMES – Climate, Habitat, Water, Public Realm, Green Infrastructure...and more

ENGAGEMENT – Community, Agri, Business

ECONOMIC – Planting Industry boost, Green jobs



Natural Resources Canada is looking to engage those interested in growing Canada's forests as a nature-based solution to support national climate change actions.

This RFI is for organizations:

- interested in implementing or contributing to large-scale multi-year tree planting projects
- looking for opportunities to collaborate

They want to understand your vision and capacity. They are encouraging to share how your organization can participate by submitting a RFI by May 27th, 2021.



Eligible Activities and Costs

- Salaries and benefits, and employee recruitment and training;
- Professional, technical, and capacity building services;
- Community and landowner engagement;
- Translation, production, printing, publication and distribution, and media services;
- Contractors, such as for tree planting and silviculture;
- Materials and supplies, such as seeds and trees for planting;
- Transportation; Facilities; Machinery and equipment;
- Travel expenses including accommodation, and venue expenses;
- Honoraria and ceremonial costs where Indigenous recipients or Indigenous partners are involved;
- Overhead expenditures provided they are directly related and essential to the conduct of the project, up to 15% of eligible; and expenditures
- GST, PST, or HST, net of any tax rebate to which the recipient is entitled.

Enablers - Demonstrate:

- Target # of Trees
- Land Available
- Seedling Availability
- Capacity to implement/Scale -up
- Science
- Climate Change Benefits - Quantification
- Funding Partners - Matching Funding In-Kind and Cash
- Delivery Partners

Current Capacity

1. Science

- Natural environments systems data and analysis
- Water quality connection
- Natural resources management subject matter experts
- Adaptive integrated watershed management approach
- Carbon sequestration quantification

2. Tools and Partnerships

- NPCA Restoration Program
 - NPCA Land Securement Strategy
 - Existing eNGO partnerships to leverage
 - Municipal (public lands) and Partnerships
 - Other Agencies
- 

Science



Natural Capital



41 Conservation Areas,
Shorthills Provincial
Park, Niagara Parkway

Important Bird and
Biodiversity Areas
(IBBA), Migration
Hotspot

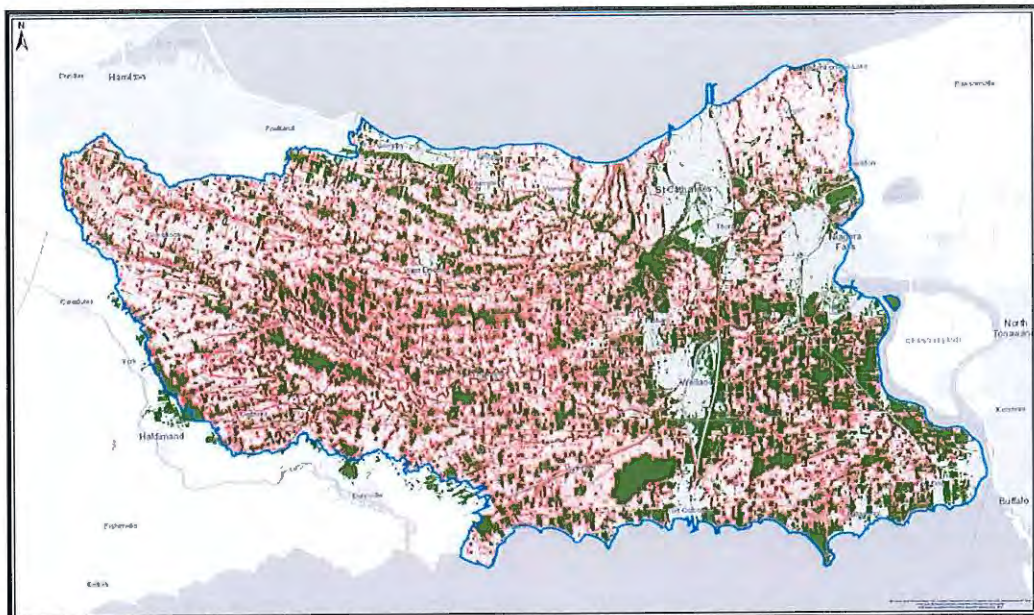
UNESCO Biosphere
Reserve For Niagara
Escarpment

2 Great Lakes + Niagara
River + Niagara Falls

31 different Community Type:

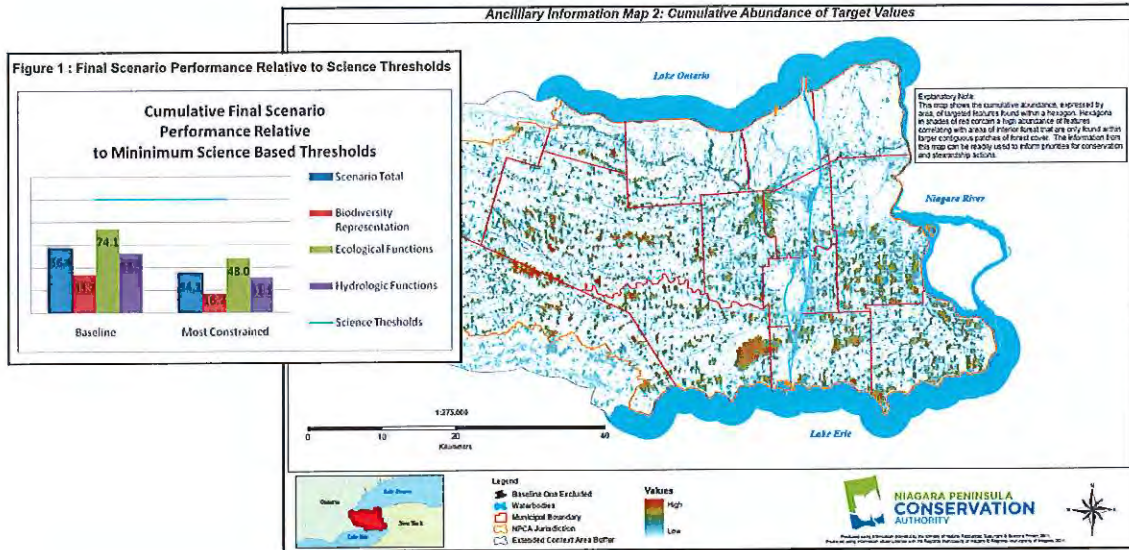
- 240 vegetation types, 14 rare
- Wetlands (swamps, bog, marsh)
- Alvars, dunes, beach coastal ecosystems
- Carolinian Forest & Unique Slough Forest
- Grassland/meadow
- Agriculture (Prime Agricultural Land; 2/3 of Ontario's tender fruit orchards)
- High Density of Freshwater creeks/streams

Map – Restoration Potential



Systematic Conservation Planning Assessment

Fundamental 'State of the Watershed' Baseline Information

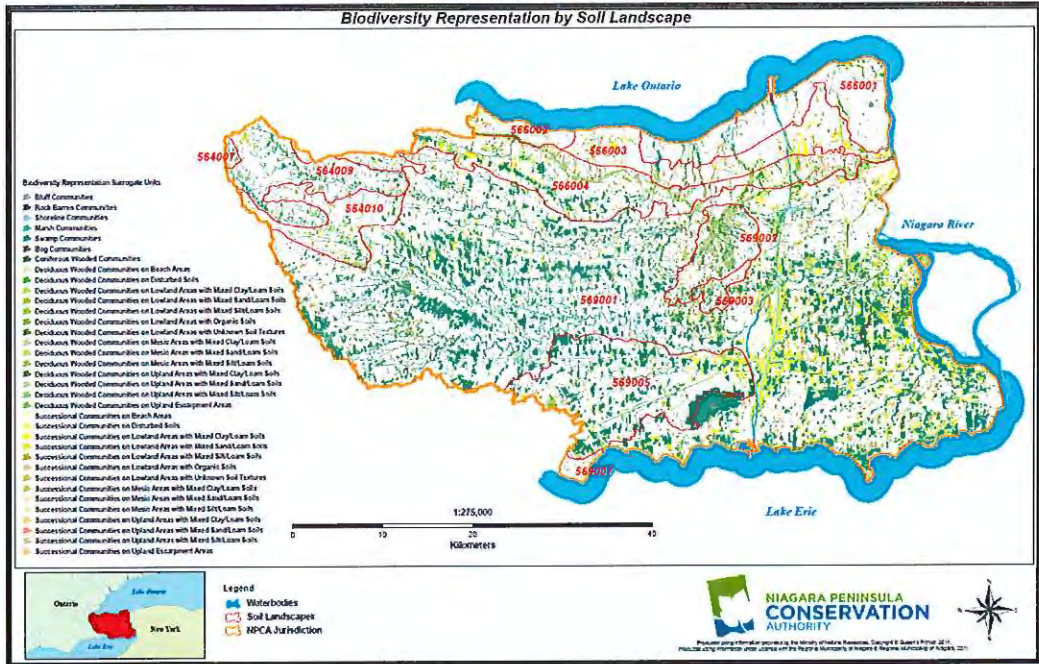


Map - Surface Water Quality



'What we do on the land is reflected in the water.'

Map – Biodiversity Representation



Tools

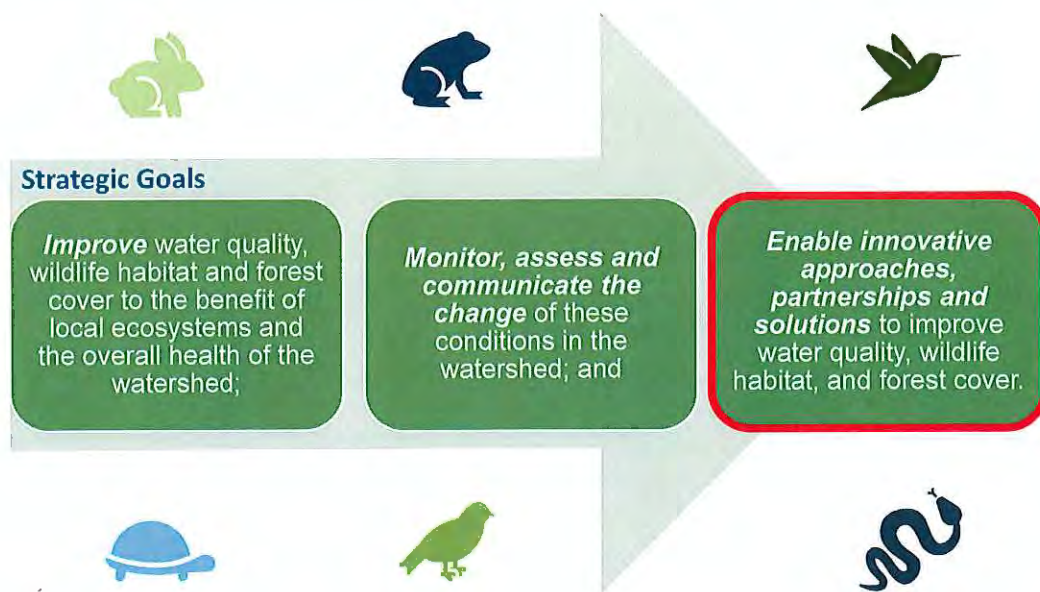
NPCA & Partners



- Land Restoration
- Land Securement
- eNGO Partnerships
- Municipal (public lands) and Partnerships
- Other Agencies (NEC, NPC)



NPCA Restoration Services



Restoration Tracking



RFI Concept

Proposed 10y
Restoration
/Planting
Program
Opportunity

Distributed Across 12 Niagara Municipalities
(Hamilton & Haldimand Geography of NPCA)

Private and Public lands

Community Plantings

Residential –Homeowner

Climate Change Mitigation and Quantification

Strategic Establishment of Green Infrastructure

Managed Forestry Services- EAB replacement

Agricultural Best Practices Programming

RFI Gap
Analysis

1. NPCA can facilitate science and practical implementation:

Data and Analysis expertise

Expertise with Systematic Conservation Planning and Watershed Management

Tree planting experience and expertise (Restoration Specialists, Ecologists and Professional Forester)

Climate Change quantification – standardized carbon sequestration reporting

Large Volunteer base

Large Communications and Marketing Reach

2. Limiting factors to overcome with partnered approach:

Matching funding, diversification of restoration incomes

Land supply – need to educate, campaign, private, public, acquisition

Keys to Success

Collaboration

- No one agency can do this alone.
- Stronger together

Coordination

- Scientifically – consensus on environmental status and issues, shared and open data driven evidence-based narrative.
- Operationally – leverage resources, logistical alignment, mobilize action.

Communication

- Education to understand and empower implementation.
- Convert information into knowledge, and action.
- Essential when many moving parts will be required.

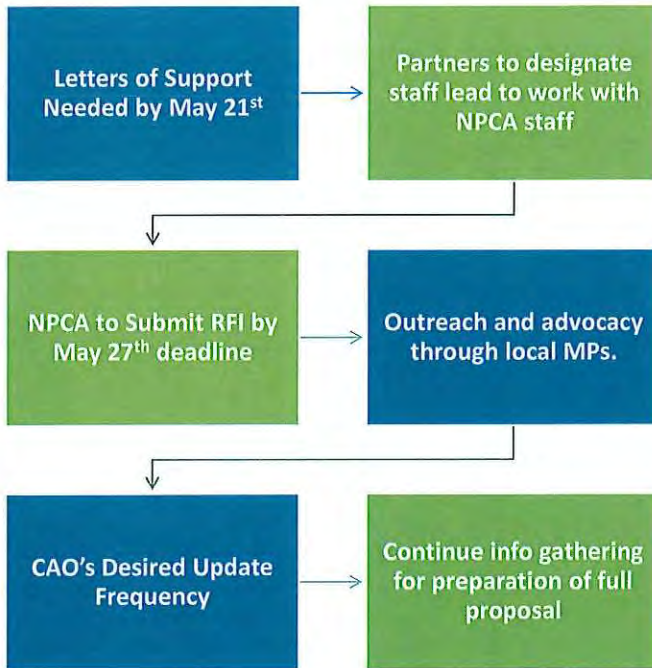
Letters of Support for RFI detailing:

- High level commitment to collaborate and partner to upscale tree planting...matching funding, land supply, communications etc.
- Specific details at proposal stage

Complementary Information for RFI or RFP consideration, any:

- Restoration initiatives over past 5 year for further background
- Public lands candidate sites available to naturalize/restore
- Existing partnerships with greenhouses/grower with potential to scale locally
- Projected restoration matching in-kind or cash for restoration over next 10 years

Request



Next Steps



QUESTIONS?



Sample Resolution for Municipal Partners – 2 Billion Trees Initiative

WHEREAS the federal government has announced the “Growing Canada’s Forests” program as part of its 2 Billion Trees initiative, making substantial matching funding available to support reforestation efforts across the country;

WHEREAS this is a timely opportunity to attract federal investment towards implementing nature-based climate solutions in our communities through a strong and coordinated multi-partner approach across the Niagara Peninsula watershed;

WHEREAS the Niagara Peninsula Conservation Authority (NPCA) is convening partners and collaborators towards a 10-year planning program for a Request for Information submission in application to Growing Canada’s Forest Funding Program due May 27th 2021;

WHEREAS the NPCA has a well-established track record of reforestation with private and public landowners, non-governmental organizations, nature clubs, academic institutions and community groups, has the scientific know-how to identify land and tree species with the biggest ecological and climate benefits, and has partnerships in place to mobilize volunteers to plant and monitor trees;

AND WHEREAS the proposed opportunity aligns with the Municipal objectives, has the potential to provide multiscale benefits;

IT IS RECOMMENDED THAT the Council endorse the attached letter in support of NPCA’s Request for Information submission in application to Growing Canada’s Forests 2 Billion Trees initiative; and

AND FURTHER THAT staff continue to collaborate with NPCA and other partners in identifying planting opportunities and programs aligned with municipal priorities to be included in the full funding application should the Request for Information submission as an expression of interest be successful.

[Date]

RE: Letter of Support for NPCA Growing Canada's Forest Program 2 Billion Trees

To whom it may concern

[Name of Municipality] is pleased to support the Niagara Peninsula Conservation Authority (NPCA) application to the Growing Canada's Forests program under the 2 Billion Trees initiative.

We recognize the value of creating resilient forests here in Niagara. We are part of the Carolinian zone, the most diverse and fragile ecoregion in Canada. The opportunity to implement nature-based climate solutions towards enhancing our unique forest and urban tree canopy is significant. This initiative will help strengthen our existing commitments to enhance natural areas and address climate impacts in our municipality.

We are committed to working with the NPCA in the coming months to identify suitable land within our municipality where we can restore and expand tree cover. We also intend to cost-share planting projects to scale our planting efforts with Federal funding support.

With more than 60 years of expertise, the NPCA is ideally positioned to successfully implement this project. Their emphasis on evidence-based conservation will ensure we leverage forestry best practices tailored to our unique geography. Meanwhile, their collaborative approach means efforts will be strategic and well-coordinated with the region's many stakeholders and partners.

As one of those partners, we look forward to working alongside the NPCA to plant, grow and maintain forests within our jurisdiction.

Sincerely,

[name]

[title]



Office of the Clerk
 Holly Willford
 hwilford@pelham.ca
 905-892-2607 x 315

May 19, 2021

Ann-Marie Norio, Regional Clerk
 Niagara Region
 1815 Sir Isaac Brock Way
 Thorold ON L2V 4T7
ann-marie.norio@niagararegion.ca

Attention: Ms. Norio,

Item 14.1 Motion re: Accessibility Issues for Seniors

Please be advised that at their regular meeting of May 17, 2021 Council of the Town of Pelham passed the following:

WHEREAS the Town of Pelham's Senior Advisory Committee regularly meets to discuss ongoing issues affecting seniors;

AND WHEREAS the Senior Advisory Committee has identified access to essential services, through electronic means only, as an accessibility issue for seniors and vulnerable populations;

AND WHEREAS the Town of Pelham is committed to working with its Seniors Advisory Committee to ensure all seniors and vulnerable populations have access to all essential services by means other than digital, as a duty to accommodate accessibility;

NOW THEREFORE BE IT RESOLVED THAT Council for the Town of Pelham requests the Niagara Region and its lower tier municipalities, Niagara Age Friendly Network, Joint Accessibility Advisory Committee, MP Dean Allison and MPP Sam Oosterhoff support requesting the Honourable Raymond Cho, Minister of Seniors and Accessibility of Ontario to review, and take action if necessary, whether the changes of digitizing essential services are barring seniors and vulnerable populations from accessing essential services, and to advocate for seniors and vulnerable populations and their rights to access essential services;

AND THAT Council for the Town of Pelham direct the Town Clerk to circulate and request the Niagara Region and its lower tier municipalities, Niagara Age Friendly Network, Joint Accessibility Advisory Committee, MP Dean Allison and MPP Sam Oosterhoff endorse and support this resolution;

06-84



Office of the Clerk

Holly Willford

hwilford@pelham.ca

905-892-2607 x 315

AND THAT Council for the Town of Pelham direct the Town Clerk to forward any and all received resolutions supporting this endeavour to the Honourable Raymond Cho, Minister of Seniors and Accessibility of Ontario for his information.

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

Yours very truly,

A handwritten signature in cursive script, appearing to read "Holly Willford".

Holly Willford, BA

Acting Town Clerk

cc. Local Area Municipalities