



NOTICE

THE MAYOR HAS CALLED

A SPECIAL MEETING OF COUNCIL

AT 5:00 P.M.

TUESDAY, SEPTEMBER 14, 2021

TO DISCUSS THE FOLLOWING:

- LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; AND
 - *Innio Update.*
- A TRADE SECRET OR SCIENTIFIC, TECHNICAL, COMMERCIAL, FINANCIAL OR LABOUR RELATIONS INFORMATION, SUPPLIED IN CONFIDENCE TO THE MUNICIPALITY OR LOCAL BOARD, WHICH, IF DISCLOSED, COULD REASONABLY BE EXPECTED TO PREJUDICE SIGNIFICANTLY THE COMPETITIVE POSITION OR INTERFERE SIGNIFICANTLY WITH THE CONTRACTUAL OR OTHER NEGOTIATIONS OF A PERSON, GROUP OF PERSONS, OR ORGANIZATION; AND
 - *Lease - WMHA at Main Arena.*

FOLLOWED BY SPECIAL COUNCIL IN OPEN SESSION

TO CONSIDER CORRESPONDENCE, REPORTS, AND BY-LAWS.

Due to COVID-19 all meetings will be held electronically

All Meetings can be viewed at:

City of Welland website: <https://www.welland.ca/Council/LiveStream.asp>


Tara Stephens,
City Clerk



SPECIAL COUNCIL MEETING

Tuesday, September 14, 2021

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1. **COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (5:00 p.m.)
(See yellow tab)**
 - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and
- *Innio Update.*
 - A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; and
- *Lease - WMHA at Main Arena.*

2. **ARISE FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA)**

3. **OPEN SPECIAL COUNCIL MEETING FOLLOWING COMMITTEE-OF-THE-WHOLE (IN-CAMERA).**
 - 3.1 **ADDITIONS/DELETIONS TO AGENDA**
 - 3.2 **CALL UPON THE CITY CLERK TO REVIEW COMMITTEE-OF-THE-WHOLE (IN-CAMERA) TO BE ADDED TO BLOCK**
 - 3.3 **DISCLOSURES OF INTEREST**
 - 3.4 **COUNCILLORS TO DETERMINE AGENDA ITEMS AND BY-LAWS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE-OF-THE-WHOLE (OPEN) (See pink tab)**

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

5. **BY-LAWS (SEE AGENDA INDEX)**



SPECIAL COUNCIL MEETING AGENDA – Page 2

Tuesday, September 14, 2021

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6. 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 14th day of September, 2021.
Ref. No. 20-1

7. ADJOURNMENT



SPECIAL COUNCIL MEETING

Tuesday, September 14, 2021

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Page No.

AGENDA BLOCK

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

2. **COMMITTEE AND STAFF REPORTS**

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

2. **Staff Reports**

FIN-2021-25 CAO/Director of Corporate Services, S. Zorbas - City of Welland Financing of Niagara Central Dorothy Rungeling Airport Commission. Ref. No. 13-50 (See By-law 1)
(Please refer to the September 7, 2021 Council Agenda pages 1 to 8)

P&B-2021-46 Director of Planning & Development Services, G. Munday - Lay Out, Establish and Name the 0.3 Metre Reserve - Part 3, Plan 59-14968. Ref. No. 21-78 (See By-law 2)
(Please refer to the September 7, 2021 Council Agenda pages 11 to 13).

P&B-2021-50 Director of Planning & Development Services, G. Munday - Application for Zoning By-Law Amendment (File No. 2021-06) and Draft Plan of Vacant Land Condominium (File No. 26CD-14-21005) submitted by Upper Canada Consultants on behalf of Mountainview Homes (Niagara) Ltd. for lands located on the east side of South Pelham Road, North of Webber Road, and west of Claire Avenue, legally described as Block 2 59M-472, geographic Township of Thorold, now in the City of Welland, Regional Municipality of Niagara, municipally known as 89 West Creek Court. Ref. No. 21-86 (See By-law 3)
(Please refer to the September 7, 2021 Council Agenda pages 39 to 107).



SPECIAL COUNCIL MEETING AGENDA INDEX – Page 2

Tuesday, September 14, 2021

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TRAF-2021-45 Director of Planning & Development Services, G. Munday - Update to Traffic and Parking By-law 89-2000. (See By-law 4).
Ref. No. 21-22
(Please refer to the September 7, 2021 Council Agenda pages 108 to 109).

TRAF-2021-51 Director of Planning & Development Services, G. Munday - Stop Signs at Ross Street and Downs Drive. (See By-law 5).
Ref. No. 21-22
(Please refer to the September 7, 2021 Council Agenda pages 110 to 112).

3. NEW BUSINESS

1. Rebecca Eaton, Resident re: Request an exemption to By-law 2012-111: Regulation and Control of Cats. Ref. No. 11-94
(Please refer to the September 7, 2021 Council Agenda pages 243 to 244).

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the request for an exemption to By-law 2012-111; the regulation and control of cats; and further

THAT Welland City Council authorizes an exemption to By-law 2012-111 to allow for 7 cats at 424 McAlpine Avenue North.

2. Signed petition by residents of Welland re: removing the loading zone at 330 King Street and replacing with 2-hour free parking. Ref. No. 21-22
(Please refer to the September 7, 2021 Council Agenda page 315)

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the petition from the residents regarding removing the loading zone at 330 King Street and replacing with 2-hour free parking.

3. BY-LAWS

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

1. A By-law to authorize entering into a loan agreement with Niagara Central Dorothy Rungeling Airport Commission for the construction of 10 T Hangars. Ref. No. 13-50
(See Report FIN-2021-25)



SPECIAL COUNCIL MEETING AGENDA INDEX – Page 3

Tuesday, September 14, 2021

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2. A By-law to Lay Out, Establish and name the 0.3 Metre Reserve - Part 3, Plan 59R-14968 as Ross Street and Downs Drive. Ref. No. 21-78
(See Report P&B-2021-46)
3. A By-law to amend City of Welland Zoning By-law 2017-117 (Mountainview Homes (Niagara) Ltd. - File 2021-06) 89 West Creek Court. Ref. No. 21-86
(See Report P&B-2021-50)
4. A By-law to amend By-Law 89-2000, being a By-law Regulating Traffic and Parking within the City of Welland (Schedule "XVII" – Parking Lots). Ref. No. 21-22
(See Report TRAF-2021-45)
5. A By-law to amend By-Law 89-2000, being a By-law Regulating Traffic and Parking within the City of Welland (Schedule "XX" – Parking Lots). Ref. No. 21-22
(See Report TRAF-2021-51)



GENERAL COMMITTEE

Tuesday, September 14, 2021

Meeting Number 2021 – 07

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1. OPEN GENERAL COMMITTEE MEETING FOLLOWING THE SPECIAL COUNCIL MEETING.
 - 1.1 CALL TO ORDER BY VICE MAYOR MARY ANN GRIMALDI
 - 1.2 ADDITIONS/DELETIONS TO AGENDA
 - 1.3 DISCLOSURES OF INTEREST
 - 1.4 ADOPTION OF MINUTES

General Committee Meeting of June 22, 2021
 - 1.5 ITEMS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE-OF-THE-WHOLE (OPEN) (See blue tab)
2. VERBAL REPORTS AND DELEGATIONS
 - 2.1 PRESENTATIONS

98-82 Mario Patitucci, Founder and Principal Landscape Architect, Adesso Design Inc. re: Civic Square Redevelopment.
(Background information included in Council members packages).
 - 2.2 DELEGATIONS (MAXIMUM 5/10/5 RULE) - Nil
 - 2.3 AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORT(S) - Nil
3. COMMITTEE-OF-THE-WHOLE (OPEN)
(Discuss items removed from Agenda Block)
4. ADJOURNMENT



GENERAL COMMITTEE

Tuesday, September 14, 2021

Meeting Number 2021 – 07

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Page No.

AGENDA BLOCK

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

2. STAFF REPORTS

CORPORATE SERVICES – D. McLeod, Chair


- 1 - 2 CLK-2021-20 City Clerk, T. Stephens, Electronic Participation - After COVID 19.
Ref. No. 02-160

INFRASTRUCTURE & DEVELOPMENT SERVICES – L. Van Vliet, Chair

- 3 -10 R&C-2021-17 Director of Community Services, R. Axiak - Civic Square Phase A - Design
Remove From Update. Ref. No. 98-82
Block

3. NEW BUSINESS - Nil

GENERAL COMMITTEE
CORPORATE SERVICES
CLERKS DIVISION

APPROVALS	
DIRECTOR	
CFO	
CAO	

02-160

REPORT CLK-2021-20
SEPTEMBER 14, 2021

SUBJECT: ELECTRONIC PARTICIPATION – AFTER COVID 19

AUTHORS: TARA STEPHENS, CITY CLERK

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

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information report CLK-2021-20: Electronic Participation – After COVID 19; and further THAT Welland City Council requests electronic participation be included as a suggested change to the Procedural By-law when it is reviewed at a future General Committee meeting.

ORIGIN AND BACKGROUND:

In 2020 the *Municipal Act* was amended to allow for electronic participation by a member(s) of council to count towards quorum during meetings of Council. Prior to 2020 electronic participation did not count towards quorum.

On March 29, 2020 – Welland City Council approved a motion to allow for electronic participation during the COVID 19 pandemic.

Since April 2020, Council meetings have been held electronically to allow for meetings to continue during COVID due to lock downs and social distancing protocols.

COMMENTS AND ANALYSIS:

Since moving to an electronic platform, members of council and staff have had more flexibility to attend council meetings from any location. For example, some councillors and staff have been able to attend meetings while on vacation or visiting family outside of Welland.

Municipalities have begun allowing their councils to consider whether they would like to continue with electronic participation past COVID 19.

This staff report has been prepared to allow members of council to begin considering whether electronic participation should be an option for councillors after the state of emergency has been lifted.

Council has the opportunity to consider allowing electronic participation moving forward with or without parameters. An example of a parameters would be to limit the number of times per year a councillor can participate electronically.

In the future, the City Clerk will be conducting a review of the procedural by-law with Welland City Council and this item will be considered.

Staff are seeking input from council on whether the electronic participation option should be available to councillors and whether parameters should be put in place.

FINANCIAL CONSIDERATION:

None.

OTHER DEPARTMENT IMPLICATIONS:

None.



SUMMARY AND CONCLUSION:

This report has been prepared for council to provide input on whether electronic participation should be an option for council after the state of emergency has been lifted.

ATTACHMENT:

None.

GENERAL COMMITTEE
COMMUNITY SERVICES
RECREATION & CULTURE

APPROVALS	
DIRECTOR	
CFO	
CAO	

REPORT R&C-2021-17
SEPTEMBER 14, 2021

98-82

SUBJECT: CIVIC SQUARE PHASE A - DESIGN UPDATE

**AUTHORS: ROB AXIAK, DIRECTOR OF COMMUNITY SERVICES, and
FRANK PEARSON, FACILITIES SUPERVISOR**

**APPROVING
DIRECTOR: STEVE ZORBAS, CAO**

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approve the Civic Square design guiding principles noted in this report, and further

THAT Welland City Council approve the preferred concept design highlighted in this report (Concept #3) subject to any feedback received, allowing staff to move forward into detailed design.

ORIGIN AND BACKGROUND:

Civic Square should be a place where the community can come together for civic pride. Located at the front of City Hall, Civic Square is currently a large open plaza with various areas to for people to congregate. The current space also has a small outdoor refrigerated ice surface that operates in the winter months and acts as a reflection pond during the summer months. A large outdoor monitor is mounted on the tower to provided various community messaging and advertising.

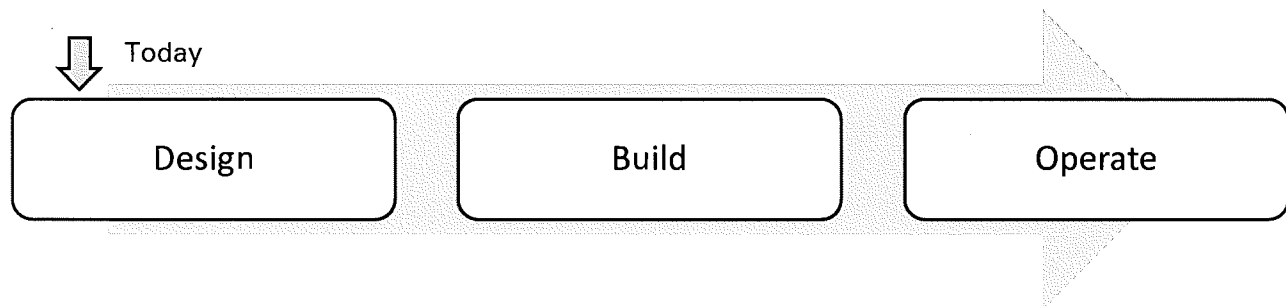
Several concerns and comments received over the past number of years about this space have been noted, and include:

- A lack of green space and tree canopy
- Poor shade options
- Inadequate seating and social gathering opportunities
- Lacks character
- Awkward space to properly animate
- Debris concerns and unappealing reflection pond
- Poorly used ice surface which is difficult to maintain
- High risk refrigeration plant located in the basement of an administrative building
- Uneven pavement in areas with accessibility concerns

An opportunity to further enhance this space for better community use and animation is upon city council for consideration.

COMMENTS AND ANALYSIS:

As shown in the diagram below, this project is in the early stages of design, more specifically, Preliminary Design and Costing. At this phase of the project, feedback is received from various stakeholders including members of council. As the project proceeds forward, detailed design and costing would then occur.



When completing the preliminary design and costing for this project, the below were used as guiding principles to help guide the overall design. This includes defining the purpose of the space.

Design Guiding Principles:

- To create a public space for civic engagement and social gathering
- To create a comfortable urban park plaza where people want to spend time
- Space should allow for animation, entertainment and civic engagement
- Consideration for 4-season use
- Inclusion of public art potential and beautification of space
- Safety and Security including lighting, open spaces and roadway safety
- Ensure ease of access and accessibility
- Consideration for a café type operation with access to washrooms

Three concepts have been created and are shown in appendix A of this report. Staff are seeking feedback from various stakeholders, including city council, to review and critique the concepts. Staff's recommendation is to move forward with Concept #3 as the preferred option as this concept most closely aligns with the guiding principles noted above.

Additional Considerations:

As part of the design, an important consideration is the removal and full decommissioning of the artificial skating rink and reflection pond from the footprint of civic square. Maintaining this amenity for very little use, while managing the risk of operating an ammonia-based plant from the lower level of an administration building was also a key consideration in the design options found in this report. The ice rink will continue to remain closed for this upcoming winter season. A synthetic ice product was previously mentioned as a potential option to support outdoor recreation skating in civic square. However, the footprint of civic square is still too small and not ideal for this type of recreational use. A synthetic ice surface could be better used within a larger park area in a neighborhood location. The potential use of synthetic ice in a park setting is currently being investigated by staff.

In addition, the concepts also show the provision of a small café. This small facility would be designed to service the downtown with café type food and drink. The first two concepts contemplate a smaller 'café structure' (320 square feet) based on one container, and the third (preferred concept) indicates a larger (640 square foot) unit based on two containers. It would be the intention of staff to issue a Request for Proposal (RFP) in search of a vendor to operate this amenity, providing a modest revenue stream back to the city. Within the three concept renderings, there are washroom facilities added to scale within the footprint of the design. Discussion around washroom access, either newly built washrooms, or alternatively the use of the washrooms in city hall, should be part of committee's discussion.

Coordination with other stakeholders including the accessibility advisory committee, the public art advisory committee, and the downtown BIA would also be factored into stakeholder engagement within the design phase.

Lastly, an outstanding balance (approximately 90k) still exists with the B.I.A for their original contribution for the ice-skating rink when originally built. At the time of writing this report, conversations were underway on how to best handle this matter with the downtown B.I.A. The B.I.A intends to discuss this matter at their September board meeting.

Recommended Option:

Shown in Appendix A are three concept drawings. Each drawing is unique and align with the design principles highlighted in this report. The preferred option by staff is concept #3. Concept #3 creates more socialization nodes which allow for people to come together naturally. This concept also allows for more opportunities to animate the space through the potential of small performances, or live music. Lastly, seating configuration also allows for a grander area for city announcements, proclamations and civic engagement.

As noted in the recommendation of this report, staff believe Concept #3 best aligns with the design principles noted in this report and reflects the vision of the overall use of this unique space.

Phase B – Future Consideration

Phase A of this project includes the front of city hall known as Civic Square. The concepts shown within this report are all centered around Phase A of this project. Phase B of this project will look to include the side walkway of City Hall which leads to the back of the building towards the canal. In addition, the back area of city hall will also include the connection to the parking lot, pathways and dock area that overlook the recreational canal.

FINANCIAL CONSIDERATIONS:

Presently, there is one capital project with approved funding - Civic Square Plaza Revitalization - 10-439-18044. This account is used to support the soft costs (e.g., design and administration costs) for this project. The balance of funding is stated below and will be used when moving into detailed design.

Account Title	Funds Available / Allotted	Funds Used to Date	Balance Available
Civic Square Design	\$150,000	\$36,227	\$113,773

As mentioned, each of the design concepts had preliminary costing completed by the design consultant '*adesso design inc, landscape architecture*'. Each estimate includes a 30% contingency, site furnishings, public art potential and the addition of a small café and washroom facility.

Concept #1	Concept #2	Concept #3
\$1,181,050	\$1,082,250	\$1,238,250

The removal of the ice plant has been provided as a separate cost given the complexity and technical aspects of this work. The preliminary cost for the full removal of the ice plant is approximately \$20k. Staff will look to resell the ice making equipment with the proceeds from the sale to potentially fund the outstanding balance of the B.I.A contribution with any remaining balance to be written off as uncollectible, subject to the approval of the B.I.A.

Should council approve this report, staff will move forward into the detail design phase. Staff will return to council with the final design seeking approval to move forward with tender. The funding source for the construction portion of this project will be drawn from the Strategic Initiatives Capital account.

CONCLUSION

This project is an exciting opportunity for the city and the downtown core of Welland. Staff will further engage with a variety of stakeholders to ensure the details of the design meet a variety of interests. Should council approve this report, staff will proceed into detail design of this project which will include broader public communications and engagement. A final design would be brought back to council prior to tender. An exciting opportunity exists to bring vision into reality with this unique project.

ATTACHMENTS:

Appendix A – Phase 1 Concepts 1, 2, 3

Welland Civic Square Revitalization Project
Concept 1

Raised Planters with
Flag Pole Mounts



Custom Glass
Café Structure

View over East Main Street

Seat Wall and
Benches

Optional Ground
Sprays (x3)



Lounge Seating

Open Corner

Overhead View



Welland Civic Square Revitalization Project

Concept 2



View over Corner of Site

Custom Glass
Café Structure
Entry Feature at
Corner

Feature Planting
around Sculptural
Seating Area

Feature Planting
at Screen

Ramp



Overhead View



Bistro Seating
at Café

Benches at
Sidewalk Level



Welland Civic Square Revitalization Project
 Concept 3



View over Corner of Site

Shipping
 Container Café



Open Plaza with
 Seating and
 Feature Planting
 Large Entrance
 with Flag Poles and
 curved feature
 planting beds



Bistro Seating at
 Café

Overhead View



Background Material

To

Council Members'

Agenda

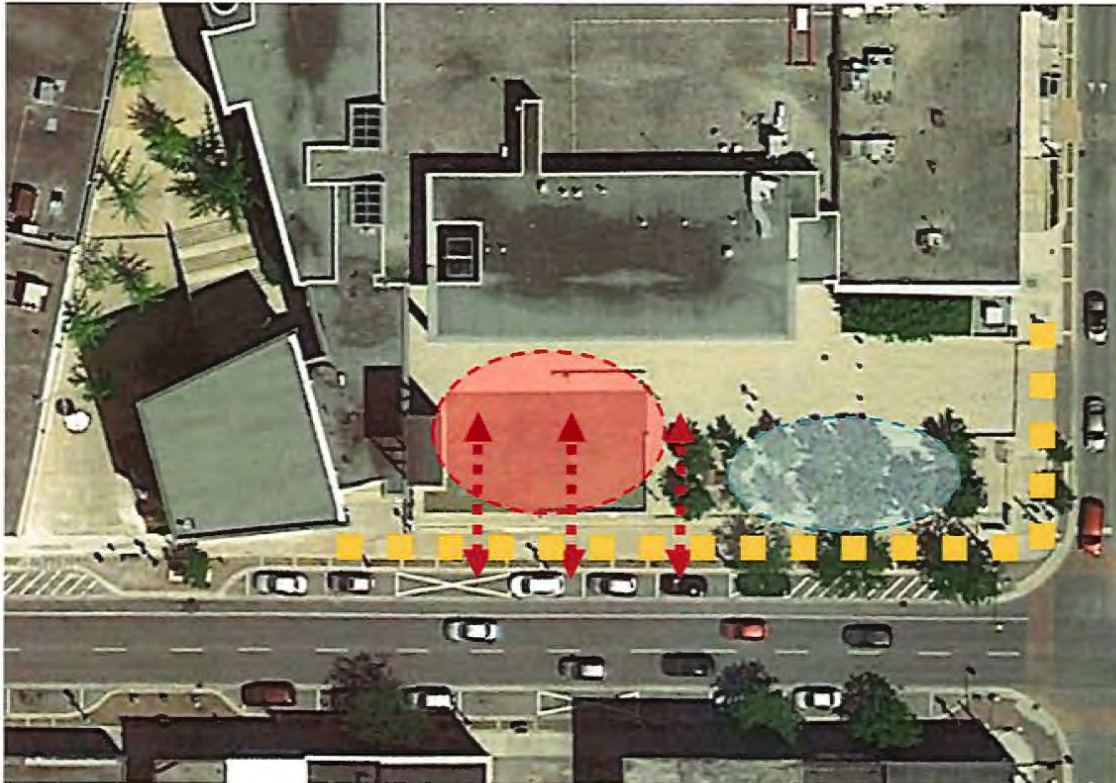


Welland Civic Square Phase 1 Concept Design
Sept. 14th, 2021





Civic Square Improvement is intended to be Part of a Larger Initiative Studied/Implemented in Three Phases



PHASE 1
Civic Square Design Principles

- Place for Civic Engagement 
- Place for Social Engagement 
- A Flexible Urban Park
- Public Realm Improvements 
- Accessibility from East Main St 



Accessibility - Reflecting Pool Creates a Barrier to Street and is a Maintenance Concern



Safety - Paving/Drainage Require Repairs



Create Better Accessibility/Connection to East Main St



Social Engagement – Opportunity to Develop Under Utilized Space



Social Gathering Space - Lack of Seating and Accessible Seating



Civic Engagement - Visibility to Screen Obscured and minimal Gathering Space



Welland Civic Square Phase 1 Concept Design

Sept. 14th, 2021



adesso design inc
an imprint of the welland group



Concept 1



Concept 2



Concept 3

Civic Square Design Options



Welland Civic Square Phase 1 Concept Design
 Sept. 14th, 2021



Landscape Concept 1

Plan View



Welland Civic Square Phase 1 Concept Design
 Sept. 14th, 2021



adesso design inc
 1000 EAST MAIN STREET
 WELLAND ONTARIO

Landscape Concept 1
Bird's Eye View



Welland Civic Square Phase 1 Concept Design
Sept. 14th, 2021



adesso design inc
MULTIDISCIPLINARY DESIGN

Landscape Concept 1
View Looking West



Welland Civic Square Phase 1 Concept Design
Sept. 14th, 2021



odesso design inc
MULTIMEDIA DESIGN & DEVELOPMENT

Landscape Concept 2

Plan View



Welland Civic Square Phase 1 Concept Design
 Sept. 14th, 2021



adesso design inc.
 1000 Lakeshore Blvd. W. #1000
 Mississauga, ON L5L 1C4

Landscape Concept 2

Bird's Eye View



Welland Civic Square Phase 1 Concept Design
Sept. 14th, 2021



Landscape Concept 2
View from Corner of East Main Street



Welland Civic Square Phase 1 Concept Design
Sept. 14th, 2021



Landscape Concept 3 – Preferred Concept

Plan View



Welland Civic Square Phase 1 Concept Design
 Sept. 14th, 2021



Landscape Concept 3

Bird's Eye View



Welland Civic Square Phase 1 Concept Design
Sept. 14th, 2021



Landscape Concept 3

Bird's Eye View From East Main St



Welland Civic Square Phase 1 Concept Design
Sept. 14th, 2021



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LANDSCAPE ARCHITECTURE

Landscape Concept 3

View From East Main St



Welland Civic Square Phase 1 Concept Design
Sept. 14th, 2021



Landscape Concept 3

View to Café Space



Welland Civic Square Phase 1 Concept Design
Sept. 14th, 2021



Landscape Concept 3 – Preferred Concept
Night View of Central Gathering Space



Landscape Concept 3 – Preferred Concept
Night View to City Hall Entrance



Welland Civic Square Phase 1 Concept Design
Sept. 14th, 2021



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ARCHITECTS • PLANNERS • INTERIORS