



# CITY OF Welland

## MINUTES OF THE JUNE 20, 2023 COUNCIL MEETING CIVIC SQUARE, COUNCIL CHAMBERS 60 EAST MAIN STREET

Council met in Committee-of-the-Whole closed to the public at 6:00 p.m. and in open session at 7:07 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

### **Members Present:**

Councillors J. Chiocchio, T. DiMarco (6:02 p.m.), B. Fokkens, B. Green (virtual 7:08 p.m.), M.A. Grimaldi (virtual), J. Lee (virtual), D. McLeod, A. Moote (6:25 p.m.), C. Richard and G. Speck (virtual).

### **Members of Staff and Others Present:**

Chief Administrative Officer, S. Zorbas  
City Clerk, T. Stephens  
Director of Finance/CFO/Treasurer, S. Fairweather  
Fire Chief & Community Emergency Management Coordinator, A. Eckhart  
Director of Infrastructure Services, SM. Millar  
Director of Planning and Development Services, G. Munday  
Manager of Business & Community Services, A. Degazio  
Policy Planning Supervisor, N. Aiello (until 10:00 p.m.)  
Manager of Economic Development, L. DeChellis  
Chief Building Official, J. Tosta (until 7:02 p.m.)  
Manager, Information Systems/Network Administrator, S. Barnes  
Economic Development Officer, L. Allen (6:07 p.m. - 10:48 p.m.)  
Supervisor of Aquatics & Recreation Programs, N. Pilote (7:07 p.m.)

**2023 - 315****23-25**

Moved by Fokkens and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 6:00 p.m. to consider:

- proposed or pending acquisition or disposition of land by the municipality or local board; AND a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, 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:
  - *3 Cross Street.*
- proposed or pending acquisition or disposition of land by the municipality or local board;
  - *Division and Cross Streets update.*
- Security of the property of the municipality or local board;
  - *Security of Corporate Data.*

**CARRIED****2023 - 316****23-25**

Moved by Chiocchio and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 7:02 p.m. with report.

**CARRIED****LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT**

Councillor Speck presided as Chair of the Public Hearing:

**23-91** A Complete Application has been made by THE BIGLIERI GROUP on behalf of 1000154427 ONTARIO INC. to rezone PT TWP LOT 254 (537) PT TW4112 PART1/2 (529) PT TWP LOT 254 RP 59R-6816 PART 2 (523) for lands municipally known as 523, 529, 535, and 537 THOROLD ROAD from the existing LOWDENSITY RESIDENTIAL/CORE NATURAL HERITAGE to NEW SPECIALPOLICY HIGH DENSITY RESIDENTIAL in City Welland Official Plan. The purpose of the Amendment is to permit four apartment buildings and ten townhouse units. The property is currently zoned RESIDENTIAL LOW DENSITY 1 –RL1/ENVIRONMENTAL PROTECTION OVERLAY. Application for Zoning By-law Amendment (2023-03) has been submitted in conjunction with application for Official Plan Amendment.

Grant Munday confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

Adam Dhalla and Rachele Larocque, The Biglieri Group Ltd., 21 King Street West, Hamilton, ON L8 P 4W7 on behalf of the applicant.

**In support of the application:**

- No one spoke to the application.

There being no persons present to speak in support of the application, the Chair asked those opposing the application.

**In opposition of the application:**

- Mario Krajcovic, 554 South Pelham Road, Welland, ON L3C 3C6
- Bradley Magalhaes, 521 Thorold Road, Welland, ON L3C 3W9
- Garth Labelle, 87 Wellbrook Boulevard, Welland, ON L3C 5T6
- Danielle Warankie, 542 South Pelham Road, Welland, ON L3C 3C6
- Dave Banning, 516 Thorold Road, Welland, ON L3C 3W8

There being no further persons present to speak in opposition to the application, the hearing was concluded.

## **PUBLIC MEETING PURSUANT TO CITY OF WELLAND BY-LAW 2013-127**

Public Meeting for the Affordable Rental Housing Community Improvement Plan for the City of Welland. Representatives are Tim Welch, Tim Welch Consulting, 26 Colborne Street, Cambridge, ON N1R 1R2 and Jesse Auspitz, Niagara Planning Group, 4999 Victoria Avenue, Niagara Falls, ON L2E 4C9

### **In support of the application:**

- Garth Labelle, 87 Wellbrook Boulevard, Welland, ON L3C 5T6
- Fiona McMurrin, 41 Griffith Street, Welland, ON L3B 4G5
- Leslie Bellingham, 101 Rice Road, Welland ON L3C 2V6

There being no other persons present to speak in support of the application, the Chair asked those opposing the application.

### **In opposition of the application:**

- No one spoke to the application.

There being no speakers, the public meeting was concluded.

## **PUBLIC MEETING PURSUANT TO SECTIONS 357/358 OF THE MUNICIPAL ACT, 2001 - TAX WRITE-OFFS**

- No one spoke.

There being no speakers, the public meeting was concluded.

## **DELEGATIONS**

**23-22** Randy Lauder and Darrell Hunt, Welland Residents addressed Council regarding petition for speed bumps on Quaker Road.

### **2023 - 317**

**23-1** Moved by Chiocchio and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of June 6, 2023, as circulated.

**CARRIED**

### **2023 - 318**

**13-117** Moved by Fokkens and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B 2023-26 regarding the Affordable Rental Housing Community Improvement Plan (CIP).

**CARRIED**

### **2023 - 319**

**20-70** Moved by McLeod and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Regional Municipality of Niagara dated June 14, 2023 regarding a motion respecting Enhancing Canada's National Adaptation Strategy Through a Great Lakes and St. Lawrence River Basin Coastal Resiliency Study.

**CARRIED**

**2023 - 320**

**21-28** Moved by McLeod and Moote (in block)

THAT THE COUNCIL OF WELLAND appoints Councillor Grimaldi to the LGBTQ2+ Advisory Committee for the term June 20, 2023 to November 14, 2026.

**CARRIED**

**2023 - 321**

**23-4** Moved by McLeod and Fokkens

THAT THE COUNCIL OF THE CITY OF WELLAND approves the write-off of taxes in the amount of \$30,605.58 as contained in Report FIN-2023-15 for the reduction or cancellation of taxes, pursuant to Sections 357 and 358 of *The Municipal Act, 2001*.

**CARRIED**

**2023 - 322**

**23-22** Moved by DiMarco and Green

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Randy Lauder and Darrell Hunt, Welland Residents regarding petition for speed bumps on Quaker Road.

**CARRIED**

**2023 - 323**

**23-22** Moved by DiMarco and Green

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report TRAF-2023-24: Speed Humps on Quaker Road; and further  
THAT Welland City Council deny request for installation of speed humps on Quaker Road.

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**23-22** Moved by McLeod and Chiochio

THAT Welland City Council refers back to staff Report TRAF-2023-24: Speed Humps on Quaker Road.

**CARRIED**

**2023 - 324**

**23-83** Moved by McLeod and Moote (in block)

- 1. THAT THE COUNCIL OF THE CITY OF WELLAND accepts the tender price from Vic Vatr Contracting Ltd. in the amount of \$420,744.41 (plus HST) being the lowest received for the Sanitary Sewer Spot Repairs and Silvan Drive Water Service Replacements tender; and
- 2. THAT Welland City Council directs staff to prepare the necessary By-law and documents to execute the project; and further
- 3. THAT Welland City Council authorizes the Mayor and Clerk to execute all necessary documents and agreements for the contract.

**CARRIED**

**2023 - 325**

**23-91** Moved by DiMarco and Chiochio

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B 2023-27 regarding applications for Official Plan Amendment (OPA No. 44) and Zoning By-law Amendment (2023-03) for lands on the south side of Thorold Road, west side of Clare Avenue and east of South Pelham Road, municipally known as 523, 529, 535, 537 Thorold Road.

**(Councillor DiMarco asked to be recorded as opposed to this resolution).**

**CARRIED**

**2023 - 326**

**02-160** Moved by Speck and Chiochio

THAT THE COUNCIL OF THE CITY OF WELLAND extends curfew to 11:30 p.m.

**LOST**

**BY- LAWS ARISING FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA)**

**23-95**

BYL 2023 - 93

A By-law to authorize acceptance of an offer to purchase from Michael Martins, on behalf of a corporation to be incorporated to purchase the city owned lands located at the southwest corner of Division and Cross Street.

**CARRIED**

**BY-LAWS**

Moved by McLeod and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-laws, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

**23-83**

BYL 2023 - 94

A By-law to authorize entering into contract with Vic Vatr Contracting Limited for the Sanitary Sewer Spot Repairs and Silvan Drive Water Service Replacements Project.

**23-10**

BYL 2023 - 95

A By-law to authorize appointment of Caitlin Woodsford as City Solicitor for the Corporation of the City of Welland.

**23-94**

BYL 2023 - 96

A By-law to exempt certain lands from Part-Lot Control - Part of Lots 1, 2 and 3, Plan 579, being Parts 1-3, Plan 59R17737 - (462 East Main Street), City of Welland, Regional Municipality of Niagara.

**05-120**

BYL 2023 - 97

A By-law to amend By-law 2020-140, being a By-law under the Building Code Act respecting Construction, Demolition, Change of Use, Occupancy, Transfer of Permits and Inspections.

**CARRIED**

Moved by McLeod and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-law, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

**23-1**

BYL 2023 - 98

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 20<sup>th</sup> day of June, 2023.

**CARRIED**

Council adjourned at 10:55 p.m.

These Minutes to be approved and adopted by Motion of Council this 18<sup>th</sup> day of July, 2023.

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**MAYOR**

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**CITY CLERK**