



CITY OF Welland

MINUTES OF THE

MAY 7, 2024 COUNCIL MEETING

CIVIC SQUARE, COUNCIL CHAMBERS 60 EAST MAIN STREET

Council met in Committee-of-the-Whole closed to the public at 6:33 p.m. and in open session at 7:01 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

Councillors J. Chiochio, T. DiMarco (virtual), B. Fokkens, B. Green (virtual 7:07 p.m. - 10:15 p.m.), M.A. Grimaldi (virtual 6:39 p.m.), J. Lee (virtual 7:00 p.m.), D. McLeod, A. Moote, C. Richard, S. Setaram, G. Speck, and L. Van Vliet (virtual until 10:15 p.m.).

Members of Staff and Others Present:

Chief Administrative Officer, R. Axiak

City Clerk, T. Stephens

General Manager of Corporate & Enterprise Services/CFO, S. Nagel

Fire Chief & Community Emergency Management Coordinator, A. Eckhart (6:45 p.m.)

Director of Infrastructure Services, SM. Millar

Director of Planning and Development Services, G. Munday

Director of Community Services, J. Ruddell

Manager of Economic Development, L. DeChellis

Policy Planning Supervisor, N. Aiello (until 10:00 p.m.)

Manager of Facility Operations & Development, F. Pearson (7:01 p.m. - 8:10 p.m.)

Information Systems Manager/Network Administrator, S. Barmes (7:01 p.m. - 7:59 p.m.)

Supervisor of Festivals & Events, E. Carl (7:01 p.m. - 9:00 p.m.)

Manager, Traffic/Parking/By-laws, A. Khan (7:57 p.m.)

2024 - 135

24-25 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 6:33 p.m. to consider:

- personal matters about an identifiable individual, including municipal or local board employees;
 - Citizen appointment to the Affordable Housing Advisory Committee.
 - Citizen appointment to the Property Standards/Dog Appeal Committee.
 - Citizen appointment to the Committee of Adjustment.

(Mayor Campion and Councillor Chiochio were not present during Committee-of-the-Whole discussions on personal matters about an identifiable individual, including municipal or local board employees for the citizen appointment to the Committee of Adjustment).

CARRIED

2024 - 136

24-25 Moved by McLeod and Fokkens

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 6:55 p.m. with report.

CARRIED

LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT

Councillor Speck presided as Chair of the Public Hearing:

24-61 Complete Applications have been made by RPD Studios on behalf of Rohit Parmar to amend City of Welland Official Plan (OPA No. 50) and to amend Zoning By-law 2017-117 (File No. 2024-03) for lands legally described as PT TWP Lot 230 Thorold, as in R06949 S/T RO728232; City of Welland, municipally known as 858 Niagara. The property is proposed to be rezoned from Regional Shopping Node – RS to be Site-Specific Community Commercial Corridor – CC2. The intention of this application is to permit the development of the lands with two (2) commercial units fronting onto Niagara Street and three (3) blocks of stacked townhomes on the interior of the lot.

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.

Raj Patel, Architect/Project Manager, RPD Studio, 7895 Tranmere Dr., Suite 201B, Mississauga, ON L5S 1V9 and Rob Russell, President, Robert Russell Planning Consultants Inc., 162 Guelph Street, Suite 209, Georgetown, ON L7G 5X7 presented on behalf of the applicant.

In support of the application:

- No one spoke in support of the application.

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

In opposition of the application:

- No one spoke in support of the application.

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

2024 - 137

24-1

Moved by Richard and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of April 23, 2024, as circulated.

CARRIED

2024 - 138

02-85

Moved by Fokkens and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND approves that the Accessibility Advisory Committee will give a presentation to Council on May 28, 2024.

CARRIED

2024 - 139

06-156

Moved by McLeod and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information and supports the correspondence from the City of St. Catharines dated April 23, 2024 regarding Provincial Regulations Needed to Restrict Keeping of Nonnative ("exotic") Wild Animals.

CARRIED

2024 - 140

11-108 Moved by Chiocchio and Setaram

THAT THE COUNCIL OF THE CITY OF WELLAND approves the award to J.L. Richards & Associates Limited for the Request for Proposal (RFP) to complete a Downtown and a Brownfield Community Improvement Plan (CIP); and further THAT Welland City Council directs the City Clerk to prepare all the necessary and appropriate By-laws to enter into an agreement with J.L. Richards & Associates Limited.

(Councillor McLeod disclosed an interest in a matter and did not take part in the consideration and discussion of same, as he has an interest in a property that currently falls within the Downtown CIP area).

CARRIED

2024 - 141

11-108 Moved by Richard and Setaram

THAT THE COUNCIL OF THE CITY OF WELLAND approve the city portion of the Tax Increment Grant (TIG) estimated at \$72,650.25 despite not meeting Community Improvement Plan (CIP) requirements for the lands municipally known as 153 Lincoln Street.

CARRIED

2024 - 143

18-20 Moved by Richard and Chiocchio

THAT THE COUNCIL OF THE CITY OF WELLAND receives Report CS-2024-09 Special Events Application Review Team (S.E.A.R.T.) Guidelines for information.

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18-20 Moved by Fokkens and

THAT Welland City Council refers back to staff Report CS-2024-09 Special Events Application Review Team (S.E.A.R.T.) Guidelines for information.

NOT PUT

FOLLOWING THE ATTEMPT TO REFER, THE MAIN MOTION WAS PUT IN ITS ORIGINAL FORM AND CARRIED

2024 - 144

21-121 Moved by Speck and Chiocchio

1. THAT THE COUNCIL OF THE CITY OF WELLAND approves an increase to the maximum funding available under the SWAP program from \$6,000.00 to \$8,000.00; and further
2. THAT Welland City Council approves an amendment to By-law 2017-18 being A BY-LAW TO REGULATE MANAGEMENT OF A SYSTEM OF SEWER WORKS AND DRAINAGE WORKS IN THE CITY OF WELLAND to increase Section 4.3.2 maximum reimbursements from \$6,000.00 to \$8,000.00.

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21-121 Moved by Speck and Chiocchio
THAT Welland City Council update funding to "\$6,000 to \$10,000" in both
recommendations.

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21-121 Moved by Lee and Chiocchio
THAT Welland City Council increase to "\$12,000" in both recommendations.

YEAS: Lee, Green, Speck, Chiocchio and DiMarco.

NAYS: McLeod, Richard, Grimaldi, Setaram, Fokkens, Moote, Van Vliet
and Mayor Campion.

LOST

**FOLLOWING THE LOST VOTE ON THE AMENDMENT TO THE AMENDMENT, THE
FIRST AMENDMENT WAS PUT AND**

YEAS: Lee, Green, Speck, Chiocchio and DiMarco.

NAYS: McLeod, Richard, Grimaldi, Setaram, Fokkens, Moote, Van Vliet
and Mayor Campion.

LOST

21-121 Moved by McLeod and Moote
THAT Welland City Council refers back to staff Report ENG-2024-13: Increasing
Sewage Water Alleviation Program (SWAP) Grant Allocations.

YEAS: McLeod, Richard, Grimaldi, Setaram, Fokkens, Moote and
Van Vliet.

NAYS: Lee, Green, Speck, Chiocchio, DiMarco and Mayor Campion.

CARRIED

2024 - 145

24-19 Moved by Setaram and Chiocchio
THAT THE COUNCIL OF THE CITY OF WELLAND approves the award to Jordan
Station Design Co. Inc. for design and tender services at the Welland Main Arena at a
total cost of \$39,500.00 + applicable HST; and further
THAT Welland City Council approves the award to Jordan Station Design Co. Inc. for
the completion of architectural as-built record drawings of the Welland Main Arena
facility at a total cost of \$12,000.00 + applicable HST.

**(Councillor Moote disclosed an interest in a matter and did not take part in the
consideration and discussion of same, as his employer has a general services
agreement with one of the vendors).**

CARRIED

2024 - 146**24-22** Moved by Fokkens and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND approves Report TRAF-2024-04: Update to Traffic and Parking By-law 89-2000; and further THAT Welland City Council directs the City Clerk to amend Traffic and Parking By-law 89-2000 as provided in APPENDIX 1.

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2024 - 147**24-22** Moved by Speck and Moote

THAT Welland City Council refers back to staff Report TRAF-2024-04: Update to Traffic and Parking By-law 89-2000.

CARRIED**2024 - 148****24-39** Moved by Speck and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND accepts the tender from Rankin Construction Inc. in the amount of \$184,425.00 (plus HST) being the lowest bid received for the 2024 Asphalt Patching contract; and further THAT Welland City Council authorizes the Mayor and Clerk to sign all necessary documents to execute the contract.

CARRIED**2024 - 149****24-60** Moved by McLeod and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND approves the award to Blackline Consulting for development of an inaugural Information Technology Strategic Master Plan for the total cost of \$68,850 inclusive of City portion of tax; and further THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate By-laws to enter into a contract with Blackline Consulting.

CARRIED**2024 - 150****24-61** Moved by Richard and Chiocchio

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B 2024-13 regarding applications for Official Plan Amendment (OPA No. 50), and Zoning By-law Amendment (2024-03) for lands on the east side of Niagara Street, north of Lancaster Drive, south of Quaker Road, municipally known as 858 Niagara Street.

CARRIED

BUSINESS ARISING FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA)

2024 - 151

21-30 Moved by McLeod and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND appoints Tiffany Monk to the Affordable Housing Committee for the term May 7, 2024 to November 14, 2026.

CARRIED

2024 - 152

24-10 Moved by McLeod and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND appoints Myles Calvert to the Property Standards/Dog Appeal Committee for a 3 year term.

CARRIED

2024 - 153

24-10 Moved by McLeod and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND appoints Raffaele Belvedere to the Committee of Adjustment for the term May 7, 2024 to November 14, 2026.

CARRIED

(Mayor Campion and Councillor Chiocchio disclosed an interest in a matter and did not take part in the consideration and discussion of same, as they were put down as references for the individual).

BY-LAWS

Moved by McLeod and Grimaldi

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.

24-60

BYL 2024 - 33

A By-law to authorize into a contract with 2256286 Ontario Limited and 5th Harbour Corp., Partners, Cob as Blackline Consulting for Development of an Inaugural Information Technology Strategic Master Plan.

24-19

BYL 2024 - 34

A By-law to authorize entering into a contract with Jordan Station Design Co. Inc. for the Design and Tender Services at the Welland Main Arena.

24-19

BYL 2024 - 35

A By-law to authorize entering into contract with Jordan Station Design Co. Inc. for the completion of architectural as-Built Record Drawings of the Welland Main Arena facility.

24-39

BYL 2024 - 36

A By-law to authorize entering into a contract with Rankin Construction Inc. for the 2024 Asphalt Patching Project.

CARRIED

Moved by McLeod and Lee

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.

24-1

BYL 2024 - 37

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 7th day of May, 2024.

CARRIED

Council adjourned at 10:32 p.m.

These Minutes to be approved and adopted by Motion of Council this 14th day of May, 2024.