



**CITY OF
Welland**

MINUTES OF GENERAL COMMITTEE MEETING

January 28, 2025

COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2025 – 02

Members Present virtual Chair A. Moote

J. Chiocchio

T. DiMarco (virtual at 5:33 p.m.)

B. Fokkens

B. Green

J. Lee

D. McLeod (5:05 p.m.)

C. Richard

S. Setaram (5:05 p.m.)

G. Speck

L. Van Vliet

Members of the Staff Present:

Acting Chief Administrative Officer/Director of Planning and Development Services, G. Munday

Director of Legislative Services/City Clerk, T. Stephens

Acting Deputy City Clerk, C. Ambrosio (virtual)

City Treasurer, E. Pankoff

Director of Infrastructure Services, SM. Millar (until 7:05 p.m.)

Director of Community Services, J. Ruddell (until 9:27 p.m.)

Manager of Development Planning, T. Meadows (7:05 p.m.)

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Chair A. Moote called the General Committee Meeting to order at 5:01 p.m.

- 1. ADDITION/DELETIONS TO AGENDA: NIL**
- 2. DISCLOSURES OF INTEREST: NIL.**
- 3. ADOPTION OF MINUTES OF THE GENERAL COMMITTEE MEETING OF JANUARY 14, 2025.**

Moved by Richard that the minutes of the General Committee meeting of January 14, 2025 be hereby approved and adopted.

CARRIED

- 4. DELEGATIONS: NIL**

- 5. PRESENTATIONS:**

David Welwood and Alison Bucking, J.L. Richards re: Brownfield and Downtown/Health and Wellness Cluster Community Improvement Plan Review. Ref. No. 25-45

Moved by Van Vliet

THAT GENERAL COMMITTEE receives for information the presentation by David Welwood and Alison Bucking, J.L. Richards regarding the Brownfield and Downtown/Health and Wellness Cluster Community Improvement Plan Review.

CARRIED

Nick Palomba, Vice President and Altaf Hussain, Manager, Traffic and Transportation Planning, R.V. Anderson Associates Limited re: Welland Transportation Master Plan. Ref. No. 24-13

Moved by Setaram

THAT GENERAL COMMITTEE receives for information the presentation by Nick Palomba, Vice President and Altaf Hussain, Manager, Traffic and Transportation Planning, R.V. Anderson Associates Limited regarding the Welland Transportation Master Plan.

CARRIED

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Susan Lewin, Principal, Ryan Giuricich, Associate, CS&P Architects and Shaw Donahue, Partner, Urban Metrics re: Arena Feasibility Study. Ref. No. 25-19

Moved by McLeod

THAT GENERAL COMMITTEE receives for information the presentation by Susan Lewin, Principal, Ryan Giuricich, Associate, CS&P Architects and Shaw Donahue, Partner, Urban Metrics regarding the Arena Feasibility Study.

CARRIED

6. LEGISLATED PUBLIC HEARING PURSUANT TO THE PLANNING ACT:

Councillor Moote presided as Chair of the Public Hearing:

24-55 A revised application has been made by NPG Solutions on behalf of The Development Squad for the lands legally described as PT TWP Lot 239, Thorold and municipally known as 418, 424, 430 Aqueduct Street and 650, 656, 670, 678 Niagara Street, Welland.

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

Jesse Ausptiz, Robert Smit and Aaron Butler, NPG Planning Solutions, 4999 Victoria Avenue, Niagara Falls, ON L2E 4C9 presented on behalf of the applicant.

David Angelakis and Jennifer Bares, RJ Burnside, 1465 Pickering Parkway, Suite 200, Pickering, On L1V 7G7

Kevin Butt, RJ Burnside, 292 Speedvale Avenue West, Guelph, ON NIH 1C4 presented on behalf of the applicant.

Nolan Cipiriano, McCallum Sather Architects, 286 Sanford Avenue North, Hamilton, ON L8L 6A1 presented on behalf of the applicant.

Arjan Basra and Ranjit Randhawa, Developers, The Development Squad, 27 Mellwood Avenue, Brampton, ON L6P 2P2 presented on behalf of the applicant.

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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 for those opposing the application.

In opposition of the application:

- Jim Fazzari, 244 Gadsby Avenue, Welland, ON L3C 6N5
- Terry Zorgel, 251 Gadsby Avenue, Welland, ON L3C 6M2
- Kiron Bondale, 47 Mellisa Crescent, Welland, ON L3C 6M5
- Peter Inman, 227 Gadsby Avenue, Welland, ON L3C 6M2
- Julie Mardarowicz, 412 Aqueduct Street, Welland, ON L3C 1E1
- Sandy Smelsky, 200 Gadsby Avenue, Welland, ON L3C 6M9
- Neil Freeman, 123 Melissa Crescent, Welland, ON L3C 6M5
- Sam Kalmuk, 248 Gadsby Avenue, Welland, ON L3C 6N5
- Coral Snelling, 64 Royal Oak Drive, Welland, ON L3C 5V9
- Mano Minenviri, 235 Gadsby Avenue, Welland, ON L3C 6M2
- Gary Talosi, 239 Gadsby Avenue, Welland, ON L3C 6M2
- Pat Rocca, 684 Niagara Street, Welland, ON L3C 1M1
- Pauline Condon, 30 Colbeck Drive, Welland, ON L3C 5B5
- Melissa Heil, 240 Regatta Drive, Welland, ON L3B 6E8
- Bonnie Vadamchino, 80 Grange Avenue, Welland, ON L3B 1G7
- Mark Orsini and Laura Wright, 408 Aqueduct Street, Welland, ON L3C 1E1
- Sherry Spark, 22 Beechwood Avenue, Welland, ON L3C 3X2

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

Items not considered due to curfew to be considered at future meeting:

Report CS-2025-01: Arena Feasibility Study – Request for Feedback.

Report PB-2025-05: Application for Official Plan Amendment and Zoning By-law Amendment for lands municipally known as 418-430 Aqueduct Street and 650-678 Niagara Street.

The General Committee Meeting adjourned at 11:03 p.m.