



GENERAL COMMITTEE MEETING

Tuesday, November 9, 2004
7:00 P.M.
COUNCIL CHAMBERS - CITY HALL

Meeting Number G.C. 2004 – 12

Members present: Mayor Damian Goulbourne

Councillors:

D. Alexander (7:10 p.m.)	M.A. Grimaldi
P. Chiocchio	J. Larouche (7:10 p.m.)
M. Dzugan	S. O'Dell
D. Fortier (8:30 p.m.)	B. Sharpe
P. Grenier	

Members of the Staff and Others Present:

City Solicitor G. Banks
City Manager T. Fitzpatrick
General Manager Engineering, Public Works and Transportation Services D. Shantz
General Manager, Planning & Development Services D. Thorpe
Administrative Assistant/Deputy Clerk B. Gallaccio
Internal Auditor – Finance K. Douglas
Recording Secretary, Games Licensing Clerk S. Stirling

Others Present:

02-96Z

Doug Reitsma on behalf of Caisse Populaire Limitee (Applicant)

Re: Proposed Amendment to Zoning By-law 2667, as amended by By-law 2002-98 for the City of Welland – Caisse Populaire Welland Limitee – 59 Empire Street (File 2004-04).

(PDS-2004-59)

04-144Z

Heather Eskritt, Registered Massage Therapist

35 King Street, Fort Erie L2A 3Z3

Re: Proposed Amendment to Zoning By-law 2667 – Avondale Stores Limited, 947 Niagara Street (File 2004-05).

(PDS-2004-60)



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Mayor Goulbourne called the General Committee Meeting to order at 7:05 p.m.

1. ADDITIONS/DELETIONS TO AGENDA: NIL

2. DISCLOSURE OF INTEREST:

Councillor Fortier disclosed an interest in the matter of Item 2000-68 and did not take part in the consideration and discussion of same; and refrained from voting thereon as he owns property adjacent to the proposal.

3. ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF SEPTEMBER 14TH, 2004

Moved by Councillor Dzugan that the Minutes of the General Committee Meeting of October 26th, 2004 be and the same are hereby approved and adopted as circulated.

CARRIED

4. BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS:

(A) CORPORATE SERVICES - Councillor M. Belcastro, Chair

Clerk's Division

**02-160 - Council Agenda. Time Allocation for Item 7.3 "Councillor issues discussed with staff and not yet resolved".
(Councillor Grimaldi)**

See Report CLK-2004-12 under Staff Reports.

(B) OPERATIONAL SERVICES - Councillor M. Dzugan, Chair

Engineering, Public Works and Transportation Services

Engineering Division

**96-58 - Snow Removal Committee Oral Report.
(Councillor Dzugan)**

Councillor Dzugan mentioned that two meetings of this committee were held with the public invited to attend. Three members of the public, Councillors Chiochio and Sharpe and Mr. Shantz, Mr. Boc and Mr. Brown (Public Works foreman) attended the meetings. He indicated that everyone in attendance was supplied a copy of the City's Policy for Snow Removal. Councillor Dzugan stated that the committee was created to determine what level of service was wanted, what level of service did people want to pay for and how to



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decide what is needed. He detailed that before 1998 the City had an outside contractor and additional equipment for snow removal than it currently does. He suggested that today an enhanced service is required because there are additional roads and more cars on the City streets due to new development and subdivisions. Councillor Dzugan mentioned that two parents from Centennial High School indicated they would like to see 100% snow removal from sidewalks near the school but it would be almost impossible to accomplish this. He also stated that Centennial does not have a contractor to remove the snow from sidewalks as other schools currently do. Councillor Dzugan requested direction from Council on where the City should go with the information collected from these meetings. Councillor Chiocchio stated that there are three main issues with snow removal: 1) sidewalk clearing which is a safety issue in areas around schools. He indicated that residents must be educated to clear the sidewalks in front of their homes. 2) time to plow. Councillor Chiocchio stressed that, since 1998, there has been a reduction in staff and a reduction of 8 pieces of equipment. He mentioned that there has been a lot of new neighbourhoods developed in Ward 1 and suggested that there is a need to increase the amount of staff clearing snow or contract the responsibility out. 3) Snow banks. Councillor Chiocchio mentioned that children are walking on snow banks on the side of the roads around schools which is an important safety issue. Councillor Grenier added that the public must be educated on the level of service to expect and agreed that the City's ability to provide service has been weakened since 1998. He suggested that staff should try to develop a relationship with the Region for the clearing of roads. Councillor Alexander requested a report from staff comparing Welland's performance with other municipalities the same size. Councillor O'Dell added that the report should include the dollar amount it would cost to bring the level of service (staff and equipment) back up to what it was before 1998.

Moved by Councillor Sharpe

That the oral report from Councillor Dzugan regarding snow removal be received and referred to staff for report.

CARRIED

5. (A) Mayor Goulbourne recessed the General Committee Meeting to convene the Special Council Meeting at 8:05 p.m. for Statutory Public Hearings, chaired by Councillor O'Dell, pursuant to The Planning Act.
- (B) The Special Council Meeting adjourned at 8:15 p.m. to re-convene the General Committee Meeting. The Minutes of the Special Council Meeting are recorded separately and filed with the Clerk.

6. DELEGATION:

01-161 - Dan Degazio, Manager, Economic Development & Tourism addressed Council regarding the Community Economic Development Strategy



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Mr. Degazio supplied background information on the committee that was formed to create this Community Economic Development Strategy to Council and staff. He indicated that members visited other municipalities that have gone through what Welland is experiencing now with Atlas and other industries. Mr. Degazio discussed the ten point plan contained in this document for moving forward and stated that all the items were achievable and that this document was planning for the future. He stated that this plan is being brought to Council for its endorsement of this project that would take the City of Welland into the next five to ten years. Councillor Sharpe congratulated the members of the committee on this plan and indicated that he looked forward to the opportunity to play a role in the community development situation in this City. Councillor Genier stressed that it was now up to Council to move forward to achieve the goals outlined in this document. The Mayor stated that this document will define the City as a community to the Region, the Province and the Country and endorse its commitment to the three clusters; transportation equipment and linked industries, communications and financial service industries and sports tourism and recreational industries.

Moved by Councillor Alexander

That Council endorse the City of Welland Community Economic Development Strategy.

CARRIED

7. STAFF REPORTS:

(A) COMMUNITY SERVICES - Councillor S. O'Dell, Chair

Planning and Development Services

Planning Division

02-96Z - Proposed Amendment to Zoning By-law 2667, as amended by By-law 2002-98 for the City of Welland – Caisse Populaire Welland Limitee – 59 Empire Street (File 2004-04).

(PDS-2004-59)

Moved by Councillor Larouche

That Zoning By-law 2667, as amended be further amended for 59 Empire Street (Lots 21, 23 and Part of Lot 19, Plan 566) by including in the Site Specific RM4-X10 Zone a maximum of four (4) apartment units as an additional use on the land as requested by Caisse Populaire Welland Limitee.

CARRIED

04-144Z - Proposed Amendment to Zoning By-law 2667 – Avondale Stores Limited, 947 Niagara Street (File 2004-05).

(PDS-2004-61)

Moved by Councillor Larouche



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That the Application by Avondale Stores Limited to amend Zoning By-law 2667, as amended, for the City of Welland for property located at 947 Niagara Street (File 2004-05) be approved and that the Highway Commercial C4 Zone permitted uses be amended to permit a Clinic as an additional use in the Zone Section 22 of By-law No. 2667.

CARRIED

**2000-68 - Request for Part Lot Control Exemption – Part 26, Plan 59R-10738 – Part of Stonegate Estates Subdivision.
(PDS-2004-61)**

Moved by Councillor Dzugan

1. That Council grant an exemption to Part Lot Control for Part of Lot 14, Plan M-86 being Part 26, Plan 59R-10738 so the subject lands can be incorporated into the Stonegate Estates Plan of Subdivision; and
2. That Staff be authorized to prepare the necessary By-law.

CARRIED

(B) CORPORATE SERVICES - Councillor M. Belcastro, Chair

Finance Division

**01-126 - The Concept of a Competitive Property Assessment System in Ontario.
(FIN 2004-25)**

Moved by Councillor Dzugan

That the request from Cole Layer Trumble (CLT) Canada Inc to support a competitive property assessment system in Ontario be received and filed.

CARRIED

Clerk's Division

**02-160 - Council Agenda Procedures: Item 7.3 (Councillors Issues Discussed with Staff and Not Yet Resolved).
(CLK-2004-12)**

Councillor Grimaldi stated that it was important to get to this section of the Council Agenda for transparency. Councillor Sharpe indicated that he would like to see thirty minutes dedicated to this item at the beginning of the Agenda as noted in the report as a previous practice and Councillor Grimaldi agreed that this would be satisfactory. Councillor O'Dell mentioned that this report was well thought out and agreed that the meetings often do not start promptly and that too much time was being wasted during the Council Meetings. He



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felt it would be more appropriate for this item to appear at the end of the Agenda and not at the beginning where he felt it is likely that too much time would be taken up with Councillor's grandstanding their issues. Councillor Alexander suggested the Procedural By-law be revisited and a regular review be conducted every four months. Councillor Sharpe offered an amendment to the original motion to include the 10:30 "unofficial curfew" mentioned in the report and that this be adopted until the end of 2004. The Mayor stressed that this Agenda item is not an area for Councillors to mention an event or meeting they attended but for unresolved issues that have been previously discussed with senior staff and the City Manager before being brought to the Council meeting.

Moved by Councillor Grimaldi

That CLK Report 2004-12, re: Council Agenda Procedures: Item 7.3 (Councillors Issues Discussed with Staff and Not Yet Resolved) be received for Information; and

That a 10:30 p.m. "unofficial curfew" be initiated for Council Meetings to the end of the year to allow time for discussion of Item 7.3 ("Councillor issues discussed with staff and not yet resolved") and Item 8 (Corporate Reports); and further

That the Mayor be directed to oversee the process.

CARRIED

(C) OPERATIONAL SERVICES - Councillor M. Dzugan, Chair

Engineering, Public Works and Transportation Services

Traffic Division

04-22 - Photo Enforcement.

(TRAF-2004-29)

Moved by Councillor Dzugan

That REPORT TRAF-2004-29 Photo Enforcement be received by the General Committee for information.

CARRIED

04-108 - Installation of Basketball Net – Highland Gardens.

(TRAF-2004-30)

Councillor Sharpe mentioned the he was aware of this situation and stated the basketball net was already installed before the current owner bought this property. He indicated that he felt there was an obligation on the part of the City to deal with this issue as it is not the current homeowners fault. Councillor Larouche indicated that he opposed the recommendation and suggested the net be left as it is. Mr. Shantz stressed that a By-law exists now and the City has given the owners notice and time to remove the structure or the City would. He mentioned that the City received a letter from the owners requesting that the basketball net be exempt from the By-law and that is why this particular situation was brought to Council. Councillor O'Dell offered a previous example of people making an ice



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rink on City property that caused grief to neighbours and the City of Welland that required a lot of money to correct. He stated that it would have taken too much money and time to chase after the people who damaged the property so the residence in the area were put on notice to ensure this would not happen again. He suggested that the net on Highland Gardens be taken down to end the problem. Councillor Alexander suggested that the public be educated on why the fixture was being removed and that the City act on the other instances documented as referred to in the report. Councillor Fortier inquired as to who owns the fixture once it is taken down by the City and Mr. Banks responded that, if a structure is erected on City property, the City owns it. Councillor Sharpe suggested that the City work with the current owners to relocate the fixture adjacent to the driveway of the residence.

Moved by Councillor Sharpe

That the permanent basketball hoop located along the road right-of-way on Highland Gardens be removed.

LOST

Transit

04-13

04-60 - Dedicated Gas Tax Funds Program for Public Transit. (TRANS-2004-15)

Councillor Grenier inquired as to whether the funds from the provincial gas tax program can be used to expand the transit service and offer ridership to more citizens. Councillor Fortier also inquired if the current provincial program was being eliminated. Mr. Shantz responded that he believed there was no commitment for continuing the current program and this new Gas Tax fund would be the only subsidy provided for transportation. Councillor Fortier requested that staff look into the current fund and provide Council with information on where it stands, if it will continue and if there is a cut off date for it. The Mayor mentioned that he had attended a transportation meeting at the Region that morning and the province has given no criteria or commitment yet for this Gas Tax Funds Program. Mr. Fitzpatrick stated that in 2004 the city received approximately \$101,000 in MTO subsidy for Transit and this new program would result in a net increase of approximately \$185,000 for the City. Councillor Sharpe requested more information on how specific the proposed use of the funds from this program will be and if it can be used to create additional transit routes. Mr. Fitzpatrick replied that the funds are an opportunity to offset the current expenses of the transit system.

Moved by Councillor Grenier

That Council direct the Treasurer to set up a Dedicated Gas Tax Fund Reserve Account to receive the provincial gas tax funding, and

That Council approves the signing of the Letter of Agreement between the City of Welland and the Province of Ontario related to the conditions for eligible expenditures which can be applied against the provincial funding provided under the Dedicated Gas Tax Funds for Public Transportation Program.



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That Staff be directed to bring a report back to Council on the proposed use of the 2004 Gas Tax Funding.

CARRIED

8. NEW BUSINESS:

After discussion it was agreed that Budget Review Meetings would be scheduled for the 2nd and 4th Monday of the month at 5:00 p.m.

9. OUTSTANDING ITEMS REFERRED TO COMMITTEE:

Mayor and Council reviewed with staff the status of the outstanding items.

10. The General Committee Meeting adjourned at 9:05 p.m.