

**City of Port Colborne
Regular Committee of the Whole Meeting 15-18
Minutes**

Date: July 9, 2018
Time: 7:15 p.m.
Place: Council Chambers, Municipal Offices, 66 Charlotte Street, Port Colborne

Members Present: R. Bodner, Councillor
B. Butters, Councillor
F. Danch, Councillor
A. Desmarais, Councillor
B. Kenny, Councillor
J. Maloney, Mayor (presiding officer)

Absent: D. Elliott, Councillor (due to work)
Y. Doucet, Councillor (due to vacation)
J. Mayne, Councillor (leave of absence)

Staff Present: T. Cartwright, Fire Chief
A. LaPointe, Manager of Legislative Services/City Clerk
C. Lee, Director of Engineering and Operations
S. Luey, Chief Administrative Officer
C. McIntosh, Deputy Clerk (minutes)
T. Rogers, Acting Director of Planning and Development
P. Senese, Director of Corporate Services
C. Vincent, Manager of Special Projects and Corporate Strategic Initiatives

Also in attendance were interested citizens, members of the news media and WeeStream.

1. Call to Order:

Mayor Maloney called the meeting to order.

2. Introduction of Addendum Items:

Nil.

3. Confirmation of Agenda:

Moved by Councillor B. Kenny
Seconded by Councillor A. Desmarais

That the agenda dated July 9, 2018 be confirmed, as circulated or as amended.
CARRIED.

4. Disclosures of Interest:

Councillor Bodner declared a pecuniary interest with respect to item 1, Planning and Development Department, Planning Division, Report 2018-95, Subject: Stopping Up and Closing Parts of Empire and Michael Roads and Sale to Sun Communities Operating Limited Partner, as he owns a business in Sherkston Shores. Councillor Bodner refrained from discussing or voting on this item.

Councillor Butters declared a pecuniary interest with respect to item 11, Memorandum from Gina Tartaglia, Event Coordinator Re: Canal Days 2018 – Royal Canadian Legion, Branch 56, Request for Letter of Non Objection regarding a Temporary Licence Extension, as she is a member of the Legion. Councillor Butters refrained from discussing or voting on this item.

5. Adoption of Minutes:**(a) Regular meeting of Committee of the Whole 14-18, held on June 25, 2018**

Moved by Councillor B. Kenny
Seconded by Councillor A. Desmarais

- (a) That the minutes of the regular meeting of the Committee of the Whole 14-18, held on June 25, 2018, be approved as presented.

CARRIED.

6. Determination of Items Requiring Separate Discussion:

The following items were identified for separate discussion:

Items 1, 2, 6, 9, 11.

7. Approval of Items Not Requiring Separate Discussion:

Moved by Councillor R. Bodner
Seconded by Councillor F. Danch

That Items 1 to 11 on the agenda be approved, with the exception of items that have been deferred, deleted or listed for separate discussion, and the recommendation contained therein adopted.

Items:**3. Corporate Services Department, Finance Division, Report 2018-90, Subject: Cancellation, Reduction or Refund of Realty Tax**

Committee of the Whole recommends:

That the applications pursuant to Section 357/358 of the Municipal Act, 2001, as amended, numbered 2015-40, 2018-01, and 2018-02 be approved to cancel or reduce taxes in the total amount of \$18,179.51, in which \$7,604.30 is the municipal portion.

**4. Corporate Services Department, Finance Division, Report 2018-94,
Subject: 2017 Audit Plan**

Committee of the Whole recommends:

That the 2017 Audit Plan prepared by Grant Thornton, attached to Corporate Services Department, Finance Division Report 2018-94 be received for information.

**5. Corporate Services Department, Finance Division, Report 2018-96,
Subject: Port Colborne Welland LINK Bus Route and Schedule Changes**

Committee of the Whole recommends:

That the Port Colborne Welland LINK bus route change and schedule change to accommodate the provision of three (3) additional trips for the transit service between Port Colborne and Welland as described in Corporate Services Department, Finance Division Report 2018-96, be approved, effective September 1, 2018.

7. Region of Niagara Re: 2017 Annual Financial Report

Committee of the Whole recommends:

That the correspondence received from the Region of Niagara Re: 2017 Annual Financial Report, be received for information.

The 2017 Annual Financial Report may be found at the following link:
<https://www.niagararegion.ca/business/finance/annual-reports/default.aspx>

**8. Region of Niagara Re: Regional Official Plan Amendment 13 -
Transportation Policies (PSD Report 27-2018)**

Committee of the Whole recommends:

That the correspondence received from the region of Niagara Re: Regional Official Plan Amendment 13 – Transportation Policies (PDS Report 27-2018), be received for information.

**10. Region of Niagara Re: Trade with the United States and Protecting
Canadian Jobs**

Committee of the Whole recommends:

That the correspondence received from the Region of Niagara Re: Trade with the United States and Protecting Canadian Jobs, be received for information.

CARRIED.

8. **Presentations:**

Nil.

9. **Delegations:**

a) **Margaret Josipovic, Project Expeditor, City of St. Catharines Re: Housing Action Plan 2017**

Margaret Josipovic presented with respect to the City of St. Catharines' Housing Action Plan. A copy of the presentation is attached.

10. **Mayor's Report:**

A copy of the Mayor's Report is attached.

11. **Regional Councillor's Report:**

Nil.

12. **Councillors' Items:**

a) **Parking at Pleasant Beach (Butters)**

Councillor Butters advised that tow trucks were experiencing difficulty accessing illegally parked vehicles and garbage trucks were having trouble accessing the waste enclosure due to lack of no parking signs. The Acting Director of Planning and Development advised that no parking signs were installed and he would seek feedback from the tow and garbage truck drivers.

b) **Directional signage to Nickel and Centennial Beaches (Butters)**

In response to an inquiry from Councillor Butters, the Chief Administrative Officer advised that he discussed the directional signage with parks staff and will provide regular updates to Council with respect to the status of the project.

c) **Signage on Pleasant Beach (Butters)**

In response to a concern expressed by Councillor Butters with respect to a sign on Pleasant Beach advising that dogs are allowed off leash on part of the beach, the Acting Director of Planning and Development advised that the signage is incorrect as dogs can only be off leash at the dog park and also

advised that he would discuss removal of the signage with Sherkston Shores as the signage is located on their property.

d) Niagara Regional Police and concerns within the community (Desmarais)

Councillor Desmarais expressed concerns with respect to policing of roads, sidewalks and trails as well as with people aggressively begging for money outside of grocery stores and banks. The Chief Administrative Officer advised that concerns with ineffective policing are being addressed one by one with the Niagara Regional Police Staff Sergeant and also advised that he plans to include the NRP in the orientation of the new Council.

e) Community Based Risk Assessment (Desmarais)

Councillor Desmarais requested that Mayor Maloney request a meeting with the new Minister of the Environment, Conservation and Parks with respect to resolving the issues related to the process to address the chemicals of concern in soil created by historic emissions from Vale's operations.

f) Property on Nickel Street (Desmarais)

Councillor Desmarais expressed frustration with respect to a dilapidated property on Nickel Street that has been an active enforcement file for a number of years with no improvement. The Acting Director of Planning and Development advised that he would forward the concern to the Director.

g) Railway tracks on Fielden Avenue (Danch)

Councillor Danch commented that the rail maintenance performed by Trillium Railway on the Fielden Avenue tracks improved the crossing and he looks forward to improvements at the Killaly Street and Main Street crossings.

h) Niagara Region grass cutting (Danch)

In response to an inquiry from Councillor Danch, the Director of Engineering and Operations advised that he would follow up with the Region about a second grass cutting along Highway #3.

i) Left turn pavement marking – Intersection of Elm Street and Main Street (Danch)

In response to a concern expressed by Councillor Danch about the left turn lane pavement marking that was not re-painted on the north side of Elm Street turning onto Main Street, the Director of Engineering and Operations advised that he would forward the concern to the Region.

Staff Responses to Previous Councillor Enquiries:**a) Smoke Alarm Program (Cartwright)**

The Fire Chief advised that 39% compliance has been achieved with the Smoke Alarm Program.

b) Open burning complaints (Cartwright)

The Fire Chief advised that complainants about open burning should call 911 to make a report, rather than the Fire Department. The Fire Chief also advised that due to the dry weather, a complete ban on open burning may be implemented.

c) Hoarding concerns (Cartwright)

The Fire Chief advised that the Ontario Association of Fire Chiefs posted the newspaper article about hoarding generated as a result of the issue having been raised at the June 25, 2018 meeting of Council. The Fire Chief also advised that the Region of Durham offered assistance with respect to addressing with hoarding. Finally, the Fire Chief advised that a group of key stakeholders, including the Niagara Region, will meet to discuss a plan to addressing hoarding region-wide.

13. Consideration of Items Requiring Separate Discussion:**1. 2018-95, Subject: Stopping Up and Closing Parts of Empire and Michael Roads and Sale to Sun Communities Operating Limited Partnership**

Moved by Councillor B. Kenny
Seconded by Councillor A. Desmarais

That the by-law to stop up and close, declare surplus to the needs of the municipality and to sell part of the Empire Road and Michael Road allowances, being Part 1 on Plan 59R-161032 and Plan 59R-165103 be approved; and

That The Corporation of the City of Port Colborne enter into an Agreement of Purchase and Sale with Sun Communities Operating Limited Partnership for the purchase of, for \$525,000, the Empire Road and Michael Road allowances, being Part 1 on Plan 59R-161032 and Plan 59R-165103; and

That Council place \$525,000 into a reserve for expenditures related to Community and Economic Development Department projects as identified in the 2018 Strategic Planning Session and to be determined by the future Parks and Recreation Master Plan; and

That the Mayor and Clerk be authorized to sign and execute any and all documents respecting the sale these lands.

CARRIED.

2. Planning and Development Department, Planning Division, Report 2018-98, Subject: Proposed Site Plan Agreement for Farmedica Corporation, 3786 Highway 3, East

Moved by Councillor B. Butters
Seconded by Councillor B. Kenny

That entering into a site plan agreement with Karen Anne Neufeld with respect to 3786 Highway 3 East be approved and that the Mayor and Clerk be authorized to sign and execute said agreement.

CARRIED.

6. Community and Economic Development Department, Events Division, Report 2018-101, Subject: Canal Days – Bass Pro Range

Moved by Councillor A. Desmarais
Seconded by Councillor B. Kenny

That in accordance with Community and Economic Development Department , Events Division, Report 2018-101, exception be approved to by-law 2499/115/90, the Discharge of Firearms By-law, to permit Bass Pro Outdoor World to operate a BB gun shooting range at Canal Days 2018, August 3-6, 2018.

CARRIED.

9. Region of Niagara Re: Petition – Holding Elected Officials to a Higher Standard

Moved by Councillor B. Butters
Seconded by Councillor R. Bodner

That the correspondence received from the Region of Niagara Re: Petition – Holding Elected Officials to a Higher Standard, be received for information.

Moved in referral by Councillor B. Butters
Seconded by Councillor R. Bodner

That the correspondence received from the Region of Niagara Re: Petition – Holding Elected Officials to a Higher Standard be referred to the Manager of Legislative Services/City Clerk for a report providing comment on the recommendations contained in the correspondence.

CARRIED.

11. Memorandum from Gina Tartaglia, Event Coordinator Re: Canal Days 2018 – Royal Canadian Legion, Branch 56, Request for Letter of Non Objection regarding a Temporary Licence Extension

Moved by Councillor B. Kenny

Seconded by Councillor A. Desmarais

That the Council of The Corporation of the City of Port Colborne does not object to the application for a Temporary Licence Extension to an existing licence held by the Royal Canadian Legion, Branch 56, located at 67 Clarence Street, Port Colborne, on August 4, 5, and 6, 2018 during the Canal Days Marine Heritage Festival, as outlined in the correspondence from Harry Hamilton, Branch President, dated June 15, 2018, subject to the following conditions:

- That the applicant shall satisfy and comply with all applicable regulatory requirements, rules and provisions;
- That where the area is enclosed (by the building and permanent and temporary fencing) there shall be two separate, unrestricted, exits from the area that are a minimum of four feet in width; and

That Port Colborne Fire and Emergency Services shall inspect the site on August 4.

CARRIED.

14. Notice of Motion:

Nil.

15. Adjournment:

Moved by Councillor B. Kenny

Seconded by Councillor A. Desmarais

That the Committee of the Whole meeting be adjourned at approximately 8:45 p.m.

CARRIED.

AL/cm

Housing Action Plan

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Background

January 30th Council Motion – Housing Action Plan:

“That Council direct staff to prepare a comprehensive report on the City’s policy tools and options to encourage the development of affordable housing, including a review of policies related to secondary suites and inclusionary zoning, regulations and allowances for mini houses, live work spaces, modular homes and laneway homes, as well as a review of the CIP program and development charges policy and other creative incentive options to support the creation of affordable housing in St. Catharines.”

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Context- What is affordable housing?

OWNERSHIP	
Least expensive of:	Purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households
	Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area
RENTAL	
Least expensive of:	Rent does not exceed 30 percent of gross annual household income for low and moderate income households
	Rent is at or below the average market rent of a unit in the regional market area

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Context- Government Roles

<p>Federal</p> <ul style="list-style-type: none"> • Creation of policies/regulations • National housing strategies • Funding supply 	<p>Provincial</p> <ul style="list-style-type: none"> • Creation of policies/regulations • Legislative framework • Funding supply • Policy documents
<p>Regional</p> <ul style="list-style-type: none"> • Community services • Housing provider • Oversight and administration for local non-profits • Creation of regional policy • Incentive provision 	<p>Municipal</p> <ul style="list-style-type: none"> • Policy creation • Implementation of provincial and regional policy • Official plan/zoning by-law • Incentive provision

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Issues Identified

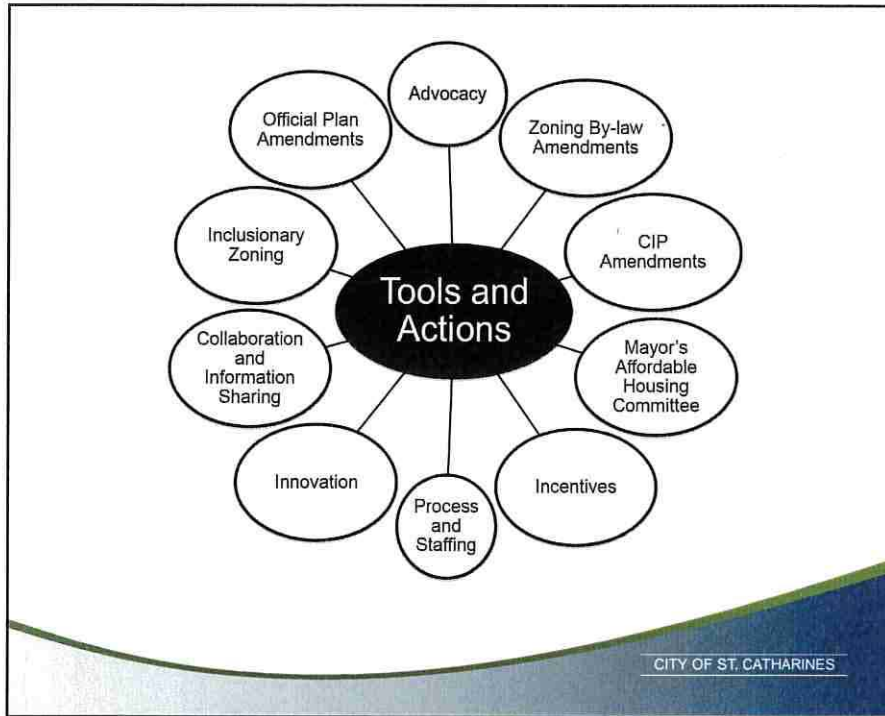
- Lack of units
- Poor condition of units
- NRH wait list
- Unit configuration
- Increasing market prices
- Public opinion/perception
- Cost of development
- Availability of funding
- Access to funding
- Landlord issues
- Long term affordability is difficult to ensure
- Innovative options are hindered by regulations
- Strict building code requirements

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Current Practices

- Official Plan policies
- Zoning By-law 2013-283 regulations
- Collaboration

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Tool/Action Item
Advocacy
Petition MAH for funding
Request use of Provincial/Federal lands for affordable housing projects
Examine option of creating a municipal service corporation
Create policy that all surplus municipal lands be first considered for affordable housing
Public transit improvement advocacy

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Tool/Action Item

Zoning By-law Amendments

- Permit detached accessory apartments without a zoning amendment
- Increase size allowances for interior accessory apartments
- Examine parking exemption areas
- Consider prohibition of downsizing
- Encourage built-in accessory apartments in new developments

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Tool/Action Item

Official Plan Amendments

- Amend condo conversion policies
- Consider waiving of parkland dedication for affordable housing projects
- Inclusionary zoning
- Demolition control areas
- Strengthen affordable housing polices in the GCP

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Tool/Action Item
Process and Staff
Separate approval process
Automatic waiving of fees
More certainty at preconsultation
Extended site plan approval dates
Staff member that specializes in affordable housing
Consultation with development community on process streamlining

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Tool/Action Item
Community Improvement Plan Amendments
Add "affordable housing" as a value added ranking criteria
Sunset clause for inactive current approvals to free up funding
Creation of CIP affordable housing grant

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Tool/Action Item
Incentives
Dedicated staff contact for grant research and information
Adjustment of tax rates – condo vs rental
Density bonusing

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Tool/Action Item
Collaboration and Information Sharing
Public education campaign
Profiles of success
Information sharing across municipalities in the Region
Information sharing through professional associations

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Tool/Action Item	Innovation
Staff support of innovative housing options <ul style="list-style-type: none">• Mini homes• Container and modular housing• Flex housing• 3D printing• Co-operative student housing	Use of publicly owned properties/buildings
Municipality partaking in the development process	Creation of housing competitions for planning universities in Ontario

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Questions?

Margaret Josipovic

Project Expediter

City of St. Catharines

905 688 5601 ext 1723

mjospovic@stcatharines.ca

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**Mayor's Report to the
July 9, 2018 Council Meeting**

Canada Day and Optimist Day in the Park

I wanted to extend our appreciation to all of the volunteers with the Port Colborne Optimist Club for the fun activities they put together this year to help us celebrate Canada Day at the park. The weather cooperated and there were smiles all around.

A special thank you to Grant and Carrie at Sobey's for their generous contribution to the cake which we all enjoyed.