



# COUNCIL MEETING AGENDA

Tuesday, September 10, 2024

VIRTUAL ZOOM MEETING

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Pages

1. COMMITTEE-OF-THE-WHOLE (IN-CAMERA) - (6:45 p.m.)
  - 1.1 PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES:
    1. Citizen appointment to the Committee of the Adjustment.
2. ARISE FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA)
3. OPEN COUNCIL MEETING - 7:00 P.M.
  - 3.1 NATIONAL ANTHEM
  - 3.2 OPENING REMARKS
  - 3.3 ADDITIONS/DELETIONS TO AGENDA
  - 3.4 ADOPTION OF MINUTES
    1. Regular Council Meeting of September 3, 2024.
  - 3.5 CALL UPON THE CITY CLERK TO REVIEW COMMITTEE-OF-THE-WHOLE (IN-CAMERA) ITEMS TO BE ADDED TO THE AGENDA BLOCK
  - 3.6 DISCLOSURES OF INTEREST
  - 3.7 COUNCILLORS TO DETERMINE AGENDA ITEMS AND BY-LAWS TO BE REMOVED FROM THE BLOCK FOR DISCUSSION IN COMMITTEE-OF-THE-WHOLE (OPEN)
4. ORAL REPORTS AND DELEGATIONS
  - 4.1 PRESENTATIONS - NIL
  - 4.2 LEGISLATED PUBLIC HEARINGS/MEETINGS - NIL
  - 4.3 DELEGATIONS - (10 minutes maximum per delegation)

4 - 9

1. Jon Braithwaite, Chief Executive Officer, The Hope Centre re: Request to declare September 26, 2024 as "The Hope Centre Day". Ref. No. 24-6

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND declares September 26, 2024 as "The Hope Centre Day" in the City of Welland.

**4.4 AGENCIES, BOARDS, COMMISSIONS AND COMMITTEE REPORTS - NIL**

**5. COMMITTEE-OF-THE-WHOLE (OPEN)/AGENDA BLOCK**

- |     |   |         |
|-----|---|---------|
| 5.1 | RFP Award: Cooks Mills Needs Study and Preliminary Design. Ref. No. 24-85                                       | 10 - 12 |
| 5.2 | To Award - Consulting Services to Complete CLI ECA Reporting and Documentation Requirements RFP. Ref. No. 24-84 | 13 - 15 |
| 5.3 | Reallocation of 2024 Capital Funding for Advanced Metering Infrastructure. Ref. No. 21-30                       | 16 - 24 |

**6. NEW BUSINESS**

- |     |  |         |
|-----|--|---------|
| 6.1 | Pete Bombaci, Founder & CEO, GenWell - Canada's Human Connection Movement re: Request to declare September 20-22, 2024 as "GenWell Weekend". Ref. No. 24-6 | 25 - 26 |
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**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY WELLAND declares September 20-22, 2024 as "GenWell Weekend" in the City of Welland.

**7. BY-LAWS**

- |     |  |
|-----|--|
| 7.1 | A By-law to cancel city taxes for 290 Riverside Drive (File: BROWN 2024-01). Ref. No. 24-4 |
| 7.2 | A By-law to cancel city taxes for 1 Quaker Road (File: Brown 2024-03). Ref. No. 24-4       |
| 7.3 | A By-law to cancel city taxes for 130 Niagara Street (File: BROWN 2023-03). Ref. No. 24-4  |

**8. NOTICES OF MOTION**

- |     |  |
|-----|--|
| 8.1 | COUNCILLOR MATTERS DISCUSSED WITH STAFF FOR REPORTING PURPOSES - (For the purpose of informing the public on a matter that has been discussed with staff since the previous Council Meeting) |
| 8.2 | NOTICES OF MOTION (PREVIOUSLY SUBMITTED FOR DISCUSSION)  |

1. (Councillor Setaram)  
WHEREAS, the neighbourhood surrounding South Pelham and Webber Street continues to grow in the number of homes being built and the number of families travelling to schools along Thorold Street; and  
WHEREAS, South Pelham is a regional road with roadside ditches used for drainage and in need of road upgrades prior to sidewalks being installed; and  
WHEREAS, interconnected continuous sidewalks are necessary for active transportation and an accessible, livable, and complete communities.  
NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to engage with the Region of Niagara to discuss road upgrades on South Pelham between Webber Street and Thorold Road and provide a report to Council. Ref. No. 24-26

**8.3 CALL FOR NOTICES OF MOTION (TO BE INTRODUCED AT THE NEXT SCHEDULED COUNCIL MEETING)**

**9. CORPORATION REPORTS**

**9.1 MAYOR'S REPORT**

**9.2 CHIEF ADMINISTRATIVE OFFICER'S REPORT**

**10. CONFIRMATORY BY-LAW**

- 10.1 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 10 day of September, 2024.

**11. ADJOURNMENT**



**CITY OF  
Welland**

**MINUTES OF THE  
SEPTEMBER 3, 2024 COUNCIL MEETING  
VIRTUAL- ZOOM**

Council met in Committee-of-the-Whole closed to the public at 5:34 p.m. and in open session at 7:06 p.m. and again in Committee-of-the-Whole closed to the public at 9:04 p.m on the above date

His Worship Mayor Frank Campion in the Chair.

**Members Present (virtual):**

Councillors J. Chiochio, T. DiMarco, B. Fokkens, B. Green, M.A. Grimaldi, J. Lee, D. McLeod, A. Moote (5:42 p.m. - 7:06 p.m. and again at 7:40 p.m.), C. Richard (6:03 p.m.), S. Setaram, G. Speck and L. Van Vliet.

**Members of Staff and Others Present:**

Chief Administrative Officer, R. Axiak

Director of Legislative Services/City Clerk, T. Stephens

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

Fire Chief & Community Emergency Management Coordinator, A. Eckhart

Director of Community Services, J. Ruddell

Director of Infrastructure Services, SM. Millar

Director of Strategic Initiatives and Economic Development, L. DeChellis

Director of Planning and Development Services, G. Munday

**2024 - 242****24-25** Moved by Grimaldi and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 5:34 p.m. to consider:

- Receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
  - 50 Bruce Street - OLT Update.
  - Encampments - Legal Opinion and Municipal Role.
- Proposed or pending acquisition or disposition of land by the municipality or local board;
  - Property Matter - Update and Next Steps.
- A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or 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;
  - DSBN Partnership Opportunity.

**CARRIED****2024 - 243****24-25** Moved by McLeod and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 7:04 p.m. without report.

**CARRIED****DELEGATIONS**

**24-78** Linda Crouch, Resident, addressed Council regarding support of Notice of Motion regarding Coyle Creek Park.

**24-78** John Brinkman, Resident, addressed Council regarding Notice of Motion regarding Coyle Creek Park.

**2024 - 244****24-1** Moved by McLeod and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of July 30, 2024 Resolution Number 2024-226 and Regular Council Meeting of August 13, 2024, as circulated.

**CARRIED**

**2024 - 245****99-90**

Moved by Speck and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND approves the request from the Welland Downtown Business Improvement Area to appoint Archie Spagnolo on the Board of Management.

**(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).**

**CARRIED****2024 - 246****02-160**

Moved by Green and Fokkens

THAT THE COUNCIL OF THE CITY OF WELLAND hold an in-camera meeting with the Clerk and a legal representative present to discuss an identifiable individual. The purpose of this meeting will be to receive a follow-up from the December 19, 2023 in camera council direction and options to amend that council direction.

**YEAS:** Lee, Green, Speck, Chiochio, DiMarco, Richard, Setaram and Fokkens.

**NAYS:** McLeod, Grimaldi, Moote, Van Vliet and Mayor Campion.

**CARRIED****2024 - 247****09-152**

Moved by DiMarco and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND approves the request from the Town and Gown Committee of paying \$1,068.98 for one (1) off-duty police officer to patrol in the Niagara College area on move-in weekend from the 2024 Advisory Committee Activity Account.

**CARRIED****2024 - 248****21-30**

Moved by Mayor Campion and McLeod

Whereas, There's a homelessness and mental health crisis happening on our streets;  
 Whereas, Ontario's cities cannot solve it alone;  
 Whereas, At last count there were over 1,400 encampments in Ontario, and that figure is rising;  
 Whereas, Ontario's cities have been left to deal with this crisis without adequate resources and support—even though mental health care, addiction treatment and housing are provincial responsibilities;  
 Whereas, It's time for all levels of Governments to work together to take immediate action to solve the homelessness and mental health crisis gripping our communities;  
 Whereas, Residents and businesses are being impacted, and people need to feel safe in our downtowns and public spaces;  
 Whereas, There are programs that work, but they require all levels of government to step up and work with municipalities and community partners to prioritize these solutions.

I, Frank Campion, Mayor for the City of Welland, request Council to endorse and promote the Solve the Crisis Project put forward by the Big City Mayors of Ontario.

**CARRIED**

**2024 - 249**

**24-14** Moved by Chiocchio and DiMarco

THAT THE COUNCIL OF THE CITY OF WELLAND approves the reduction of the council size to six (6) councillors and Mayor effective (7 total) for the 2026 Municipal Election; and further

THAT Welland City Council subsequently directs staff to conduct a ward boundary review based on this reduced council composition, including options for a ward-based, or an at-large system.

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**24-14** Moved by DiMarco and Chiocchio

THAT Welland City Council approves the reduction of the council size to eight (8) councillors and eight (8) wards.

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**24-14** Moved by Green and McLeod

THAT Welland City Council refers back to staff to conduct a public engagement strategy for input from residents regarding a reduction of council size.

**CARRIED**

**2024 - 250**

**24-26** Moved by Grimaldi and Moote

WHEREAS, there is a gap in sidewalks on the north and south sides of South Pelham Road from Foss Road to Thorold Road; and further

WHEREAS, interconnected continuous sidewalks are necessary for active transportation and an accessible and livable community.

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to engage with the Region of Niagara in order to have sidewalks installed on South Pelham Road between Foss and Thorold Roads.

**CARRIED**

**2024 - 251**

**24-78** Moved by McLeod and Lee (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the petition from the residents of Coyle Creek Park regarding opposing implementing the buffer zone around the perimeter of the pond and forwards the matter to staff.

**CARRIED**

**2024 - 252****24-78** Moved by Chiocchio and Setaram

THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to provide a comprehensive report regarding the storm management pond at Coyle Creek. That the report detail the city's responsibility and history to the maintenance of the surrounding park like setting over the past 10 years. That any input from surrounding residents regarding this pond be included in the report and this report to be on an upcoming Council meeting.

**CARRIED****2024 - 253****24-25** Moved by McLeod and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 9:04 p.m. to consider:

- Proposed or pending acquisition or disposition of land by the municipality or local board;
  - Property Matter - Update and Next Steps.
- A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or 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;
  - DSBN Partnership Opportunity.

**CARRIED****2024 - 254****24-25** Moved by McLeod and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 9:53 p.m. without report.

**CARRIED****BY-LAWS**

Moved by Richard and Grimaldi

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 - 90

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 3<sup>rd</sup> day of September, 2024.

**CARRIED**



Council adjourned at 9:55 p.m.

These Minutes to be approved and adopted by Motion of Council this 10<sup>th</sup> day of September, 2024.

**COUNCIL MEETING**  
**COMMUNITY SERVICES DEPARTMENT**  
**FACILITIES DIVISION**

**REPORT CS-2024-25**  
**September 10, 2024**

**SUBJECT:** RFP Award: Cooks Mills Needs Study and Preliminary Design

**AUTHOR:** Frank Pearson, Manager of Facilities, Operations & Development

**APPROVING:** Jessica Ruddell, Director of Community Services

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**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND approves the award to Spriet Associates London Limited for the provision of the Cooks Mills Feasibility Study, as detailed in RFP24-09.

**RELATIONSHIP TO STRATEGIC PLAN:**

This recommendation is aligned to Council’s strategic priority of ensuring “**Health and Wellbeing**” to promote personal health and well-being by offering an abundance of activities that meet the diverse needs and interests all while, advocating for improved health care throughout the city, and supporting the need for safety and security.

**EXECUTIVE SUMMARY:**

The City of Welland is committed to fostering a healthy and inclusive environment that reflects the evolving needs and aspirations of its residents. Investing in the Cooks Mills Feasibility Study is a proactive step towards ensuring that our community continues to thrive by offering high-quality, accessible recreational, and social spaces. This study is a foundational element in our long-term strategic plan to create sustainable, high-quality public spaces that will serve the community for generations to come.

**BACKGROUND:**

The Cooks Mills Community Hall and adjacent structures, originally constructed in 1966, were assessed in 2022 through comprehensive Building Condition Assessments. These assessments revealed that the buildings are in poor

condition, requiring significant upgrades or potential redevelopment to maintain the level of service expected by the community. Given the City’s population growth and changing demographics, it is essential to evaluate the current and future needs of the Cooks Mills site to provide facilities that serve the community effectively.

The Cooks Mills Needs Study and Preliminary Design will explore options for decommissioning existing structures, designing new facilities, and developing park areas that align with the community’s needs. This study will also provide critical information to guide the City in making informed decisions about the future of these facilities.

**DISCUSSION:**

The City of Welland issued RFP24-09 Cooks Mills Needs Study and Preliminary Design competitively on Bidding June 14, 2024. The proposal closed on July 28, 2024, and the City of Welland received five (5) compliant proposal submissions:

<u>Provider</u>	<u>Scoring</u>
1. Spriet Associates London Limited	1st
2. a+LiNK Architecture Inc	2 <sup>nd</sup>
3. Shift Landscape Architecture	3 <sup>rd</sup>
4. ATA Architects Inc	4 <sup>th</sup>
5. Masri O Inc. Architects	5 <sup>th</sup>

Staff from Community Services evaluated the compliant proposals on deliverables, project understandings, methodology, work plan, experience, and price. Based on these criteria, staff is recommending Spriet Associates London Limited.

The feasibility study will include multiple opportunities to gather resident and stakeholder feedback through a variety of methods.

**FINANCIAL:**

As shown above, Spriet Associates London Limited is the highest-scoring proponent and is recommended for an award.

<b>Vendor Name</b>	<b>Total Cost (pre-tax)</b>	<b>Inclusive of City Tax</b>
Spriet Associates London Limited	\$45,190.00	\$45,985.34

Funding for the project will be provided through the Cooks Mills Feasibility Study capital project account, approved by Council.

<b>Capital Project</b>	<b>Funding Available</b>
Cooks Mills Feasibility Study: 10-448-24468	\$ 50,000.00

**CONCLUSION:**

Approving the Cooks Mills Needs Study and Preliminary Design is a critical step in our commitment to maintaining and enhancing the quality of life for all Welland residents. This study will provide the necessary insights and guidance to ensure our facilities meet the community's needs both now and in the future.

**ATTACHMENT:**

None.

**COUNCIL MEETING**  
**INFRASTRUCTURE SERVICES**  
**ENGINEERING DIVISION**

**REPORT ENG-2024-27**  
**September 10, 2024**

**SUBJECT: To Award - Consulting Services to Complete CLI ECA Reporting and Documentation Requirements RFP**

**AUTHOR: Matthew Main, P. Eng.**  
**Manager of Infrastructure and Assets**

**APPROVING: Sherri-Marie Millar, P. Eng.**  
**Director of Infrastructure Services/City Engineer**

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**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND direct staff to enter into a contract with GEI Consultants, Inc. to provide Consulting Services to Complete CLI ECA Reporting and Documentation Requirements at a cost of \$122,765.00 (excluding HST).

**RELATIONSHIP TO STRATEGIC PLAN**

This recommendation is aligned to Council's strategic priority of ensuring "Environmental Stewardship" to protect the ecosystems through a responsible approach to minimize the impact on the environment through supportive decision-making, professional processes, incentives, policies, and operational practices.

**EXECUTIVE SUMMARY:**

A request for proposal (RFP) was issued for consulting services to assist with the new consolidated linear infrastructure environmental compliance approval (CLI ECA) reporting and documentation requirements. GEI Consultants, Inc. scored the highest after the technical and pricing evaluation out of six (6) submittals. Staff consider the firm's abilities satisfactory and in accordance with City specifications and standards, and therefore recommends the firm be awarded the contract.

**BACKGROUND:**

The consolidated linear infrastructure environmental compliance approval (CLI ECA) is an update to the approval process replacing the need for multiple

individual approvals when modifying the municipal sewage collection system and/or the stormwater management system. This change was implemented by the Ministry of Environment, Conservation and Parks (MECP) to facilitate the development of important infrastructure projects more quickly and efficiently while maintaining high environmental standards.

The introduction of the new CLI ECA processes has necessitated changes related to municipal reporting and documentation requirements and include the following:

**Municipal Sewage Collection System CLI ECA Requirements:**

1. Operation and Maintenance Manual
2. 2024 Annual Performance Report (Wastewater)
3. Assessment of Conformance to Procedure F-5-1 and F-5-5
4. Collection System Overflows – Transition from Annual to Event Based Monitoring and Reporting

**Municipal Stormwater Management System CLI ECA Requirements:**

5. Operations & Maintenance Manual
6. 2024 Annual Performance Report (Stormwater)
7. Municipal Sewershed Boundary Mapping

**DISCUSSION:**

To assist with the new CLI ECA reporting and documentation requirements staff prepared and released *RFP24-11 Consulting Services to Complete CLI ECA Reporting and Documentation Requirements* on Monday, July 8, 2024, and publicly advertised and posted with a major Canadian tendering website for a four (4) week period.

Six (6) proposals were received on closing day, Tuesday, August 6, 2022. A staged evaluation was performed as per the requirements of the RFP and the received proposals were first evaluated on technical merit alone, by a team of three (3) engineering staff. After technical review the proposal advanced to the pricing evaluation.

Below is a summary of the final scoring after final evaluation out of 100:

<b>Proponent</b>	<b>Final Score</b>
GEI Consultants, Inc.	81
Agile Infrastructure Ltd.	80
GHD	69
Civica Infrastructure Inc	66
R.V. Anderson Associates Limited	65
J.L. Richards & Associates Limited	65

GEI Consultants (GEI) had the highest score after the final evaluation and has the required experience and resources to provide consulting services to complete the CLI ECA reporting and documentation requirements. They are also

accustomed to working with both the City’s wastewater and stormwater models. Staff consider the firm’s abilities satisfactory and in accordance with City specifications and standards, and therefore recommends that the firm be awarded a contract.

**FINANCIAL:**

All project costs and funding for the study are summarized below.

<b>Description</b>	<b>Amount</b>
GEI Consultants	\$122,765.00
City’s Portion of HST (1.76%):	\$2,160.66
<b>Total Anticipated Project Cost:</b>	<b>\$124,925.66</b>
<b>Approved Capital Funding (10-330-24351 &amp; 10-327-24351):</b>	<b>\$450,000.00</b>

The total anticipated cost of the project plus 1.76% HST is \$124,925.66. The approved 2024 Capital Budget for the CLI ECA Reporting and Documentation requirements is sufficient to cover the costs. The remaining funds in the account will be used to complete additional CLI ECA requirements if needed.

**CONCLUSION:**

The CLI ECA is a new, streamlined approval process by the Ministry of Environment, Conservation and Parks (MECP). It simplifies the approval process for modifying municipal sewage and stormwater systems, aiming to speed up infrastructure projects while maintaining environmental standards.

The new process also introduces additional reporting and documentation requirements. To meet these, the City issued RFP24-11 for consulting services. GEI Consultants, Inc. scored the highest in the evaluation and, given their satisfactory past work with the City, staff recommend awarding them the contract.

**ATTACHMENT:**

None

**COUNCIL MEETING**  
**INFRASTRUCTURE SERVICE**

**REPORT ENG-2024-26**  
**September 10, 2024**

**SUBJECT:** Reallocation of 2024 Capital Funding for Advanced Metering Infrastructure

**AUTHOR:** Sherri-Marie Millar, P.Eng.  
Director of Infrastructure Services/City Engineer

**APPROVING:** Rob Axiak, CAO

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**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND accepts for information the successful award from the Province of Ontario of \$1.72M from the Building Faster Fund; and further

THAT Council approve the reallocation of the \$874,300 rate support portion of funding from the 2024 First Street Infrastructure Renewals project (Phase 1) to progress Advanced Metering Infrastructure and that the remaining balance is transferred to the capital surplus reserve fund as outlined in the report.

**RELATIONSHIP TO STRATEGIC PLAN**

This recommendation is aligned to Council's strategic priority of ensuring "**Environmental Stewardship**" to protect the ecosystems through a responsible approach to minimize the impact on the environment through supportive decision-making, professional processes, incentives, policies, and operational practices.

**EXECUTIVE SUMMARY:**

The City of Welland received \$1.72 million from Ontario's Building Faster Fund (BFF) for exceeding its 2023 housing target by 276%. The city submitted an investment plan, focusing on the First Street infrastructure renewal project, which includes developing six affordable townhomes and a supportive living residence. The Ministry approved the plan on August 13, 2024.

Phase 1 of the First Street project had previously received funding, and the BFF grant allows the city to reallocate this funding to a new project without affecting ratepayers. Staff propose reallocating the \$874,300 of previously approved rate supported funding to install Advanced Metering Infrastructure (AMI) for water meters, enhancing efficiency and service delivery. The AMI system will enable automated water usage data collection, increased billing frequency, and improved detection of issues like leaks. The cost for the required 8-15 towers ranges from \$30,000 to \$50,000 each. The remaining funds will go to the capital reserve for future projects.



## **BACKGROUND:**

The City of Welland was awarded \$1.72 million dollars from the Province of Ontario through the Building Faster Fund (BFF) for exceeding our 2023 housing target by 276%. As a condition of the funding, the City of Welland was required to submit an investment plan for use of the BFF funding, including intended outcomes such as how the funding will contribute to increasing housing supply, housing development and/or address issues of housing affordability. Projects were required to focus on activities planned for the coming year/immediate funding cycle and should be tender-ready.

The project selected and submitted to the Ministry of Municipal Affairs and Housing for approval was the First Street full linear infrastructure renewals (see attached BFF Investment Plan). In addition to being tender-ready this project satisfies the Ministry's housing criteria given that two Habitat for Humanity properties within the limits are proposed to be developed into six (6) affordable street townhomes and a supportive living residence. The Ministry approved the City's BFF Investment Plan on August 13, 2024 (attached).

## **DISCUSSION:**

The First Street project consists of two blocks, King Street to Plymouth Road (Phase 2) and Plymouth Road to Dover Road (Phase1). Phase 1 previously received construction funding during the 2024 budget deliberations. The BFF grant provides an opportunity to reallocate the previously approved funding to a new project without any impact to Welland ratepayers. Staff recommend that the rate supported funding previously approved for Phase 1 of the First Street project be redirected to progressing the City's move to a smart water network through the installation of Advanced Metering Infrastructure (AMI) or fixed in place gateway collectors (towers) that will receive residential water meter data.

Recall that once all residential water meters have been upgraded to RF technology, the goal is to increase meter read frequency. This can be achieved through the installation of gateway collectors (towers) in strategic locations throughout the city. The number of towers needed to read the majority of residential RF meters will be determined through a propagation study. It is anticipated that between 8-15 collectors will be required. The cost of each tower will depend on the difficulty of the installation but may range between \$30,000-\$50,000 each.

In addition to aligning with the City's strategic objectives around embracing new technologies to improve efficiencies and service delivery, the following benefits are expected to be achieved through the implementation of AMI:

- Fast and frequent automated collection of water usage data without human error.
- Increased billing frequency for residents with significant reduction in estimated bills.
- Daily data provides better oversight of water network and increases response time to meter read anomalies including, leaks, backflow or no-flow and potential meter tampering.

- Future opportunity to implement customer portal so that customers can monitor their own water consumption and catch leaks before an expensive bill.

Staff will provide future AMI updates to members of Council once the propagation study is complete.

**FINANCIAL:**

The 2024 capital funding approved for Phase 1 of the First Street Infrastructure Renewals is summarized as follows:

<b>Asset</b>	<b>2024 Capital Funding</b>	<b>Funding Source</b>
910 Water	\$348,700	Capital contribution from Operating
330 Wastewater	\$525,600	Capital contribution from Operating
320 Roads	\$310,300	Debenture (Unissued)
327 Storm	\$39,000	Capital contribution from Operating
316 Sidewalks	\$39,900	Capital contribution from Operating
<b>TOTAL:</b>	<b>\$1,263,500</b>	

In accordance with the approved Investment Plan, \$1.2M of the City of Welland’s 2024 BFF monies will replace the funding above. Staff propose the reallocation of the previously approved rate supported funding to progress AMI technology. Given that the project will be funded by the BFF grant, the Debenture amount of \$310,300 is no longer required and that the remaining balance of \$78,900 will be transferred to the Capital Surplus Reserve fund.

The total previously approved rate supported funding available to be redirected to AMI is, \$874,300. Conservatively, 15 towers at a cost of \$50,000 each would be \$750,000.

**CONCLUSION:**

The Ministry of Municipal Affairs and Housing approved the City’s BFF Investment Plan, specifically the First Street Infrastructure Renewals project given that the project is tender-ready and supports the development of six (6) affordable street townhomes and a supportive living residence.

Staff propose reallocating the rate supported portion of the funding that was previously approved in 2024 for Phase 1 of the First Street project to progress Advanced Metering Infrastructure that will provide fast and frequent automated data collection and enhance the accuracy and efficiency of water usage monitoring.

**ATTACHMENT:**

Appendix 1 – City of Welland – BFF Investment Plan



## **2024 BFF Investment Plan Instructions**

### Section A: Contact Information

Please provide the contact information of a representative from your municipality that can answer follow-up questions from the Ministry of Municipal Affairs and Housing regarding any of the information provided in the template below.

### Section B: Proposed BFF Activities

This section provides an opportunity to describe your municipality's focus, actions and plans for use of BFF funding, including intended outcomes such as how the funding will contribute to increasing housing supply, housing development and/or address issues of housing affordability. Information on progress to date and future plans is welcome, but focus should be on activities planned for the coming year/immediate funding cycle.

### Section C: Proposed Building Faster Fund (BFF) Expenditures

Please itemize how BFF funds will be used by activity/initiative as related to the eligible expenditures section.

### Section D: Attestation

Attest that the information provided on Housing Plans and progress (Section B) and Proposed Expenditures for BFF funding (Section C) are true and correct, with approvals by municipal Council/ or their delegated authority.

## Section A – Municipality Contact Information

Name (First & Last)	Grant Munday
Title	Director of Planning and Development Services
E-mail	<a href="mailto:grant.munday@welland.ca">grant.munday@welland.ca</a>
Phone	905-735-1700 x2240

## Section B – Proposed BFF Activities

**Please describe the actions that will be supported with BFF funding, including how these actions support increasing housing supply, housing development, including issues of housing affordability and any identified risks to achieve housing targets.**

\$1.2 million of the City of Welland's 2024 Building Faster Funds (BFF) will be used toward Phase 1 of a 2 Phase full linear infrastructure renewal project on First Street between King Street and Dover Road which will include the following infrastructure replacements:

- 595m - 150mm dia. cast iron watermain circa 1905-1913 to be replaced with a 150mm dia. PVC watermain;
- 370m - 200mm dia. vitrified clay sanitary sewer circa 1905 to be replaced with a 200mm dia. PVC sanitary sewer;
- 240m - 300mm dia. vitrified clay sanitary sewer circa 1913-1941 to be replaced with a 300mm dia. PVC sanitary sewer;
- full road reconstruction including granular base, asphalt, subdrain, concrete curb and gutter and sidewalk on one side of the roadway.

Phase 1 will be done on First Street between Plymouth Road and Dover Road. The remaining \$460,000 will be used in 2025 along with the anticipated 2025 BFF to help fund Phase 2 of this project. The cost of phase 2 is anticipated to be \$2,101,000.00 full. The existing linear infrastructure is well past its expected service life. Therefore, the proposed infrastructure renewals are critical to support the development as described below to ensure capacity, performance and service reliability.

Phase 1 of this project contains properties designated Institutional, and others designated Low Density Residential. Two properties known as 54 & 68 Plymouth Road were sold by the City to Habitat for Humanity Niagara for the construction of 6 affordable street townhouses and a supportive living residence. The properties have a lot area equal to 1713.84 square metres. These projects cannot proceed forward without the upgraded water and sewer mains on First Street.

Phase 2 of the project contains properties is designated Health and Wellness Cluster and zoned INSH – Institutional Health and Wellness which permits high density residential development. There is approximately 2.8 hectares of developable land which would help create the potential for a minimum of 350 new dwelling units or more over time.

**Section C – Proposed BFF Expenditures**

Please enter detailed information in the table below on the planned expenditures for your BFF funding this year. Auditable detail will be requested for BFF expenditures at the end of each year which should directly connect to the activities/expenditures outlined in this section.

Proposed Activity	Eligible Expenditure Category	Funding Type (Capital/ Operating)	Description (including anticipated outcomes)	Amount to be Committed/ Spent	Other Sources of Funding (please specify amounts and sources)
Full linear infrastructure replacements within First Street from Plymouth Road to Dover Road.	Capital Expenditures on housing-enabling core infrastructure and site servicing & Operating or Capital expenditure that support the creation of new attainable ownership housing	Capital	<ul style="list-style-type: none"> <li>• 595m - 150mm dia. PVC watermain;</li> <li>• 370m - 200mm dia. PVC sanitary sewer;</li> <li>• 240m - 300mm dia. PVC sanitary sewer;</li> <li>• full road reconstruction including granular base, asphalt, subdrain,</li> </ul>	\$1,263,500	\$0

			concrete curb and gutter and sidewalk on one side of the roadway.		
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Total Funds to be Saved/Banked this Program Year	\$ 456,500
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**Section D – Attestation**

I declare that, to the best of my knowledge and belief, the information provided in this report is true and correct, with authorization/approval by local Council/Board or their delegated authority.

**Prepared by (Name and Title): Grant Munday, Director of Planning & Development Services – Corporation of the City of Welland**

**Date: July 18, 2024**

**Approved by (Name and Title): Rob Axiak, Chief Administrative Officer – Corporation of the City of Welland**

**Date: July 18, 2024**

Questions on the Building Faster Fund and Building Faster Fund implementation can be directed to: **[BuildingFasterFund@ontario.ca](mailto:BuildingFasterFund@ontario.ca)**

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17th Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7000

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17e étage  
Toronto (Ontario) M7A 2J3  
Tél. : 416 585-7000



August 13, 2024

Rob Axiak, Chief Administrative Officer  
City of Welland  
cao@welland.ca

Dear Rob Axiak,

The Ministry of Municipal Affairs and Housing has completed its review of your investment plan for the Building Faster Fund 2024 program year and on behalf of the Ministry, I am pleased to confirm approval.

A payment of \$1,204,000 which represents 70 per cent of your 2024 Building Faster Fund allocation of \$1,720,000 will be made in accordance with the payment schedule in the BFF Transfer Payment Agreement. The remaining 30 per cent will be payable subject to the ministry's approval of the year-end report, due February 4, 2025.

Any changes to the approved investment plan (including adding new projects, and reallocations between projects and expenditure categories) are to be requested by sending a revised Building Faster Fund investment plan template with the desired change(s) clearly marked. Reallocation requests should receive municipal council or delegated authority approval, as appropriate. Reallocation requests must be submitted to the Ministry at [BuildingFasterFund@ontario.ca](mailto:BuildingFasterFund@ontario.ca) no later than December 31, 2024.

As your municipality moves forward in implementing its investment plan, please ensure you are complying with the communications and signage requirements set out in the Building Faster Fund Transfer Payment Agreement and Program Guidelines. Please provide notice to the Ministry at [BuildingFasterFund@ontario.ca](mailto:BuildingFasterFund@ontario.ca) of your municipality's planned communications and/or signage at least 45 days before the start of construction of projects supported by the fund.

Thank you for your continued commitment to building more housing faster.

Sincerely,

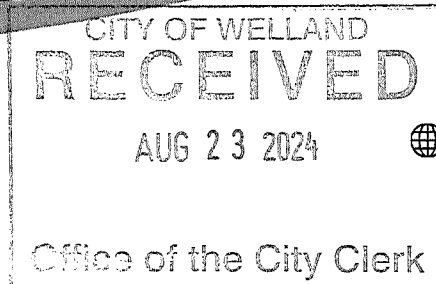
*Charlene Cressman*

Charlene Cressman  
Director, Housing Supply Strategy Branch



**GENERATING WELLNESS  
THROUGH THE POWER OF  
HUMAN CONNECTION**

**genwell**<sup>o</sup>  
HUMAN CONNECTION MOVEMENT



Website  
[www.GenWell.ca](http://www.GenWell.ca)

Email  
[info@genwellproject.org](mailto:info@genwellproject.org)

Ms. Tara Stephens  
City Clerk  
City of Welland

August 23, 2024

GenWell, a Not-for Profit registered in Canada (#1048215-3) requests that the City of Welland proclaim September 20-22, 2024, as "GenWell Weekend." This proclamation aligns with the mission of GenWell, a Canadian-led Global Human Connection movement that highlights the critical importance of human connection for the health, happiness, longevity, and overall well-being of all Canadians.

The specifics of the proclamation are as follows:

**PROCLAMATION**

WHEREAS, GenWell is a Canadian-led Global Human Connection movement which seeks to highlight the need for all Canadians to recognize the importance of human connection for their health, happiness, longevity, and the betterment of society for all; and

WHEREAS, the City of Welland is encouraged to reach out to friends, family, neighbours, classmates, and colleagues to get connected face-to-face for the well-being of our citizens and the betterment of our community;

NOW THEREFORE, September 20-22, 2024, is proclaimed as GenWell Weekend in the City of Welland.

NOW THEREFORE, I, [Name of Mayor], Mayor of the City of Welland,

DO HEREBY PROCLAIM September 20-22, 2024, as "GenWell Weekend" in the City of Welland.

Dated on this [Day] of [Month], 2024.

Signed,  
Frank Campion  
Mayor of Welland

By officially recognizing this weekend as GenWell Weekend, the City of Welland can play a significant role in promoting the message of human connection, encouraging its citizens to engage in meaningful face-to-face interactions during this time, and contributing to the well-being and betterment of the community.

GenWell,

A handwritten signature in black ink, appearing to read "P. Bombaci".

**Pete Bombaci**  
Founder & CEO  
GenWell - Canada's Human Connection Movement

## PROCLAMATION

**WHEREAS**, GenWell is a Canadian-led Global Human Connection movement which seeks to highlight the need for all Canadians to recognize the importance of human connection for their health, happiness, longevity, and the betterment of society for all; and

**WHEREAS**, the City of [City Name] is encouraged to reach out to friends, family, neighbours, classmates, and colleagues to get connected face-to-face for the well-being of our citizens and the betterment of our community;

**NOW THEREFORE**, September 20-22, 2024 is proclaimed as **GenWell Weekend** in the City of [City Name].

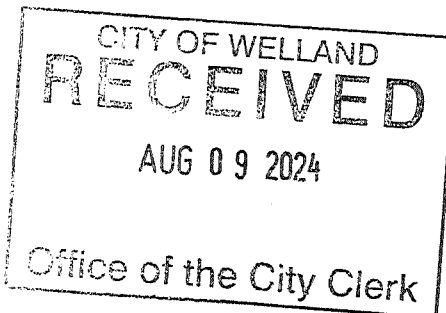
**NOW THEREFORE**, I, [Name of Mayor], Mayor of the City of [City Name],

**DO HEREBY PROCLAIM** September 20-22, 2024 as "**GenWell Weekend**" in the City of [City Name].

**Dated on this [Day] of [Month], 2024.**

**Signed,**

[Mayor's Signature]  
[Name of Mayor]  
Mayor of [City Name]



## NOTICE OF MOTION

**SUBMITTED BY:** Councillor Setaram

**SUBMISSION DATE:** September 3, 2024

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**Notice of Motion:**

WHEREAS, the neighbourhood surrounding South Pelham and Webber Street continues to grow in the number of homes being built and the number of families travelling to schools along Thorold Street; and

WHEREAS, South Pelham is a regional road with roadside ditches used for drainage and in need of road upgrades prior to sidewalks being installed; and

WHEREAS, interconnected continuous sidewalks are necessary for active transportation and an accessible, livable, and complete communities.

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to engage with the Region of Niagara to discuss road upgrades on South Pelham between Webber Street and Thorold Road and provide a report to Council. Ref. No. 24-26