

THE REGIONAL MUNICIPALITY OF NIAGARA
CORPORATE AND FINANCIAL SERVICES COMMITTEE

REPORT 11-2005

Minutes of a meeting of the Corporate and Financial Services Committee held in Committee Room 4, Regional Municipal Building, Thorold, Ontario, on Wednesday, July 13, 2005, commencing at 10:05 a.m.

ATTENDANCE

Committee: Councillors Martin, Chair; Partington, Regional Chair; Burroughs; Eke; Heit; Hildreth; Leavens; Saracino; Zimmerman.

Staff: Mr. Bacchus, Commissioner, Corporate Services; Mr. Lockyer, Treasurer/Director of Financial Management and Planning; Ms. Reilly, Legislative Assistant.

Staff
(Part-time): Mr. Bousfield, Manager, Property and Facility Management; Mr. Cambray, Commissioner, Planning & Development; Ms. Chamberlain, Capital Analyst; Mr. Cousins, Director, Transportation Services; Mr. Gummo, Senior Policy Coordination Planner; Mr. Kyne, Director, Legal Services; Ms. Murphy, Manager, Budgets and Reporting; Mr. Roach, Manager, Financial Services, P.W.; Mr. Robson, Director, Corporate Strategy; Ms. Williams, Senior Financial Analyst.

Others: Councillor Goulbourne; Mr. Brickell, Expediter, Mr. Gedge, CEO, Niagara Economic Development Corp.

JOINT REPORTS

**(Joint Reports can be found behind the
Joint Reports Tab in the Blue Book)**

163. Project ZGG0502
Emergency Capital Levy Project

Moved by Councillor Leavens
Seconded by Councillor Eke

That Report CSD 98-2005, July 13, 2005 (PWA 132-2005, July 12, 2005) respecting Project ZGG0501, Emergency Capital Levy Project, be received and that the financing be approved.

Carried.

164. Capital Budget Allocation By-law and Financing Approval
For Projects Included in the 2005 Roads Capital Budget

Moved by Councillor Leavens
Seconded by Councillor Eke

That Report CSD 99-2005, July 13, 2005 (PWA 125-2005, July 12, 2005) respecting Capital Budget Allocation By-law and Financing Approval for Projects included in the 2005 Roads Capital Budget, be received and that the financing be approved.

Carried.

165. Retention of Consulting Services for the
New Trunk Watermain Installation on
Pettit Road, Sunset Drive and Eagle Street
In the Town of Fort Erie
Project ZCW0514/CW0514

Moved by Councillor Leavens
Seconded by Councillor Eke

That Report CSD 100-2005, July 13, 2005 (PWA 126-2005, July 12, 2005) respecting Retention of consulting Services for the New Trunk Watermain Installation on Pettit Road, Sunset Drive and Eagle Street in the Town of Fort Erie Project ZCW0514/CW0514, be received and that the financing be approved.

Carried.

(A memo will be prepared for Councillors providing detailed information with respect to the evaluation point system used in choosing the preferred consultant for the July 21st, 2005 Council meeting.)

166. Request for Capital Budget Allocation By-law and
Financing Approval for Projects Included in the
Approved Waste Management Capital Budget

Moved by Councillor Leavens
Seconded by Councillor Eke

That Report CSD 102-2005, July 13, 2005 (PWA 124-2005, July 12, 2005) respecting Request for Capital Budget Allocation By-law and Financing Approval for Projects included in the Approved Waste Management Capital Budget, be received and that the financing be approved.

Carried.

167. Tender Award for Contract RN 05-28
Reconstruction of Regional Road 102
(Stanley Avenue) Whirlpool Road to Highway 405
and
Intersection Improvements Regional Road 102
(Stanley Avenue) at Thorold Stone Road
and
Road Improvements on Portage Road
In the City of Niagara Falls
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Moved by Councillor Leavens
Seconded by Councillor Eke

That Report CSD 105-2005, July 13, 2005 (PWA 138-2005, July 12, 2005) respecting Tender Award for Contract RN 05-28, Reconstruction of Regional Road 102 (Stanley Avenue) Whirlpool Road to Highway 405 and Intersection Improvements Regional Road 102, (Stanley Avenue) at Thorold Stone Road and Road Improvements on Portage Road, in the City of Niagara Falls, be received and that the financing be approved.

Carried.

Conflict of Interest

Councillor Burroughs declared an indirect pecuniary interest with respect to the “Niagara’s Heritage – Incentives for Restoration and Improvement” portion contained in Report CSD 101-2005/DPD 98-2005, respecting Update on the Smarter Niagara Incentives Program, as he is an owner of a Part IV Heritage Home and he therefore took no part in the discussion of, or voting on, this matter.

168. Up-date on the Smarter Niagara Incentives Program

Moved by Councillor Zimmerman
Seconded by Councillor Hildreth

That Report CSD 101-2005 (DPD 98-2005), July 13, 2005, respecting the Update on the *Smarter Niagara* Incentives Program, be received.

That Council recommend there be an allocation of monies set aside for the Smarter Niagara Incentives Program and that consultation take place with area municipalities and CIPs to ensure the appropriate amount is allocated.

That subject to certification by the Regional Treasurer in respect to a sufficient annual repayment limit, the Region activate the incentive loans program provided within the *Smarter Niagara* Incentives Program, with interest charged to the *Smarter Niagara* Incentives Program.

That the 75/25 central area/design principles weighting of the development charge waiver/exemption be reviewed and reported back to Committee and Council with recommendation.

That Regional Planning, Regional Corporate Services and the Niagara Economic Development Corporate jointly coordinate a multi-disciplined Development Support Team providing proponents of large scale and/or complex developments with early stage consultation.

That the area municipalities be encouraged to give substantial consideration to public realm improvements in their Community Improvement Plans.

That the *Smarter Niagara* incentive program be reviewed by staff to address challenges faced by non-for-profit housing providers in accessing the incentives program.

That the Region continue to encourage the Provincial government to allow the implementation of a development permit system in Niagara.

That the Region encourage the Provincial government to provide enhanced funding for municipal programs that support Provincial objectives such as intensification and Brownfield redevelopment.

That this report be circulated to the area municipalities **for their comments** with a renewed invitation to further partner with the Region in the *Smarter Niagara* initiative.

That consultation with the relevant staff take place to create a reserve fund within the budget specifically for the Smarter Niagara Incentives Program.

Carried.

CORRESPONDENCE

169. Moved by Councillor Hildreth
Seconded by Councillor Saracino

That Communication CFS 60-2005 from Sally Saunders, Deputy Clerk, Town of Fort Erie (May 25, 2005) advising of the Town's resolution supporting the resolution of the City of Port Colborne to petition The Honourable Greg Sorbara, Minister of Finance and the Honourable John Gerretson, Minister of Municipal Affairs and Housing to immediately commence the process to review the issues relating to the current value assessment system and property tax legislation in Ontario, be received and supported; and

That a meeting be scheduled with Minister Sorbara, Minister of Finance and the appropriate political representation to discuss pertinent property tax issues.

Carried.

PRESENTATION

Conflict of Interest

Councillor Saracino declared an indirect pecuniary interest with respect to Atlas Steels as he is a former employee of the company and is a member of the United Steel Workers of America and he therefore took no part in the discussion of, or voting on, this matter.

170. John Dimitrieff, Ezee Management Inc.
Re: Atlas Steels

Mr. Dimitrieff, Ezee Management Inc. attended to provide Committee with information with respect to the purchase of the Atlas Steels property by Centre Properties. He advised that the new owners intent to produce specialty steel, noting that potential consumers of this product include Boeing and Airbus. Mr. Dimitrieff also provided background information on similar steel producing companies currently owned by the corporation throughout Canada and the United States, commenting that there is a strong market for specialty steels. Mr. Dimitrieff advised that they are seeking Regional Council's support of the City of Welland's resolutions to:

- 1) Request that the Province allow the City to write-off taxes relating to the Atlas Specialty Steels property in Welland, without first conducting a tax sale which would otherwise be required; and
- 2) Request that the Province exempt the properties from the tax capping and clawback provisions that would normally apply.

CLOSED SESSION

171. Moved by Councillor Burroughs
Seconded by Regional Chair Partington

That this Committee do now meet in Closed Session for purposes of receiving information of a confidential nature relating to property matters.

Carried.

172. Ontario Street Ambulance Station
Transfer from Niagara Health System
City of St. Catharines

Moved by Councillor Hildreth
Seconded by Councillor Leavens

That Report CSD 103-2005, July 13, 2005 (PHD 44-2005, July 11, 2005/PWA 135-2005, July 12, 2005) respecting Ontario Street Ambulance Station,

Transfer from Niagara Health System, City of St. Catharines, be received and the recommendations contained therein be approved.

Carried.

173. Smithville Ambulance Station
Township of West Lincoln

Moved by Councillor Hildreth
Seconded by Councillor Leavens

That Report CSD 104-2005, July 13, 2005 (PHD 45-2005, July 11, 2005/PWA 137-2005, July 12, 2005) respecting Smithville Ambulance Station, Township of West Lincoln, be received and the recommendations contained therein be approved.

Carried.

174. Conversion of Building at 6271 Glengate Street
Replacement of Dr. Fingland Child Care Centre
City of Niagara Falls

Moved by Councillor Hildreth
Seconded by Councillor Leavens

That Report CSD 106-2005, July 13, 2005 (COM 63-2005, July 11, 2005/PWA 139-2005, July 12, 2005) respecting Conversion of Building at 6271 Glengate Street, Replacement of Dr. Fingland Child Care Centre, City of Niagara, Falls, be received and the recommendations contained therein be approved.

Carried.

Conflict of Interest

Councillor Saracino declared an indirect pecuniary interest with respect to Atlas Steels as he is a former employee of the company and is a member of the United Steel Workers of America and he therefore vacated the Committee Room and took no part in the discussion of, or voting on, this matter.

175. Tax Adjustments Relating to Former
Atlas Steels Property in the City of Welland

Moved by Councillor Zimmerman
Seconded by Councillor Burroughs

That Report CSD 107-2005, July 13, 2005, respecting Tax Adjustments Relating to Former Atlas Steels Property in the City of Welland, be received for information.

Carried.

176. Moved by Councillor Zimmerman
Seconded by Councillor Eke

That this Committee do now rise with report.

Carried.

177. Atlas Steels

Moved by Councillor Zimmerman
Seconded by Councillor Leavens

That Regional Council support the resolutions of the City of Welland to the Minister of Finance and the Minister of Municipal Affairs relating to the former Atlas Steels Property in the City of Welland.

Carried.

ADJOURNMENT

Committee adjourned at 11:55 a.m. to meet again on Wednesday, August 3, 2005, at 10:00 a.m. in Committee Room 4, Regional Headquarters.

Doug Martin
Chair

Gail Reilly
Legislative Assistant

Pam Gilroy
Regional Clerk