1. CALL TO ORDER

Committee Chair Barrick called the meeting to order at 9:35 a.m.

Moved by Councillor Timms
Seconded by Councillor Quirk

That the order of the agenda BE AMENDED to move the consideration of Report CSD 67-2017 respecting Niagara Regional Police Back Office Review (Agenda Item 6.1) to immediately before Items for Consideration (Agenda Item 5).

Carried
2. **DISCLOSURES OF PECUNIARY INTEREST**

Councillor Timms declared an indirect pecuniary interest with respect to Correspondence Item CSC-C 27-2017 respecting Regional Development Charges and Proposed By-law (Agenda Item 5.4) and Confidential CSD 62-2017 (Agenda Item 8.1) as the item deals with policy related to development charges and his family owns a business that is subject to development charges.

3. **PRESENTATIONS**

There were no presentations.

4. **DELEGATIONS**

There were no delegations.

6. **CONSENT ITEMS FOR INFORMATION**

6.1 **CSD 67-2017**

Niagara Regional Police Back Office Review

Moved by Councillor Volpatti
Seconded by Councillor Quirk


Carried

5. **ITEMS FOR CONSIDERATION**

5.1 **CSD 66-2017**

Proposed Disposition of Lands in the City of St. Catharines

Moved by Councillor Heit
Seconded by Councillor Burroughs

That Report CSD 66-2017, dated October 18, 2017, respecting Proposed Disposition of Lands in the City of St. Catharines, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That the Regional owned lands legally described as Lots 31, 32 & 34, Corporation Plan 5 more particularly described as Part 6 on Reference plan 30R-7563 in the City of St. Catharines (the “Surplus Property”) and shown on Appendix 'I' attached hereto, **BE DECLARED** surplus to the Region’s needs;

2. That staff **BE AUTHORIZED** to proceed with the disposal of the Surplus Property in accordance with the Region’s Disposal of Land By-law 26-2011;
3. That Council **APPROVE** that staff undertake a divestiture approach to the public that considers factors other than price, specifically the sales process should consider economic development factors such as employment and investment;

4. That staff **BE AUTHORIZED** to create a development plan for the property to ensure that the property can attract further investment in order to maximize economic development;

5. That the Acting Commissioner of Enterprise Resource Management Services **BE AUTHORIZED** to negotiate the terms and execute Agreements of Purchase and Sale, conditional upon final approval by Regional Council; and

6. That staff **BE DIRECTED** to report back to Corporate Services Committee and Council for approval of the sale, once an acceptable Agreement of Purchase and Sale has been received for the Surplus Property.

The following friendly **amendment** was accepted by the Committee Chair, and the mover and seconder so the motion reads as follows:

That Report CSD 66-2017, dated October 18, 2017, respecting Proposed Disposition of Lands in the City of St. Catharines, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That the Regional owned lands legally described as Lots 31, 32 & 34, Corporation Plan 5 more particularly described as Part 6 on Reference plan 30R-7563 in the City of St. Catharines (the “Surplus Property”) and shown on Appendix ‘I’ attached hereto, **BE DECLARED** surplus to the Region’s needs;

2. That staff **BE AUTHORIZED** to proceed with the disposal of the Surplus Property in accordance with the Region’s Disposal of Land By-law 26-2011;

3. That Council **APPROVE** that staff undertake a divestiture approach to the public *(via an RFP, RFPQ or other RFX document)* that considers factors other than price, specifically the sales process should consider economic development factors such as employment and investment;

4. That staff **BE AUTHORIZED** to create a development plan for the property to ensure that the property can attract further investment in order to maximize economic development;
5. That the Acting Commissioner of Enterprise Resource Management Services **BE AUTHORIZED** to negotiate the terms and execute Agreements of Purchase and Sale, conditional upon final approval by Regional Council; and

6. That staff **BE DIRECTED** to report back to Corporate Services Committee and Council for approval of the sale, once an acceptable Agreement of Purchase and Sale has been received for the Surplus Property.

Committee requested additional information respecting the proposed disposition of land. Staff advised that the information would need to be discussed in closed session since it related to a proposed disposition of land; therefore it was:

Moved by Councillor Timms  
Seconded by Councillor Burroughs

That consideration of Report CSD 66-2017 **BE DEFERRED** until after closed session.  

Carried

5.2 CSD 69-2017  
Affordable Housing Municipal Capital Facility  
Moved by Councillor Volpatti  
Seconded by Councillor Augustyn

That Report CSD 69-2017, dated October 18, 2017, respecting Affordable Housing Municipal Capital Facility, **BE RECEIVED** and the following recommendation **BE APPROVED**:

1. That the by-law in Appendix 1 of Report CSD 69-2017 regarding the Penn Terra Group Limited and Bethlehem Housing and Support Services for the development at 111 Church Street in St. Catharines to be deemed a Municipal Capital Facility **BE CONSIDERED** for Council approval on October 26, 2017.

Moved by Councillor D'Angela  
Seconded by Regional Chair Caslin

That the motion **BE AMENDED** by adding the following clause:

2. **That Niagara Region contribute $65,000 annually to the operating budget to ensure that 20 units become available as rent geared to income subject to the 2018 budget approval.**
Moved by Regional Chair Caslin
Seconded by Councillor Petrowski

That the following motion BE REFERRED to Niagara Regional Housing and Niagara Region staff for consideration as part of the 2018 budget process:

That Niagara Region CONTRIBUTE $65,000 annually to the operating budget to ensure that 20 units become available as rent geared to income subject to the 2018 budget approval.

Carried

The Committee Chair called the vote on the motion as follows:

That Report CSD 69-2017, dated October 18, 2017, respecting Affordable Housing Municipal Capital Facility, BE RECEIVED and the following recommendation BE APPROVED:

1. That the by-law in Appendix 1 of Report CSD 69-2017 regarding the Penn Terra Group Limited and Bethlehem Housing and Support Services for the development at 111 Church Street in St. Catharines to be deemed a Municipal Capital Facility BE CONSIDERED for Council approval on October 26, 2017.

Recorded Vote:

Yes (17): Annunziata, Augustyn, Barrick, Burroughs, Campion, Caslin, D'Angela, Diodati, Edgar, Heit, Hodgson, Maloney, Maves, Petrowski, Quirk, Timms, Volpatti.

No (0).

Carried

In the interest of time, and there being no objection, Committee dealt with Agenda Items 5.4 and 5.5 before Agenda Item 5.3.
5.4  **CSC-C 27-2017**

Consideration of Referred Motion respecting Report CSD 63-2017 – Regional Development Charges and Proposed By-law

Moved by Councillor Volpatti  
Seconded by Councillor Heit

That Correspondence Item CSC-C 27-2017, being a memorandum from F. Fabiano, Acting Regional Clerk, dated October 18, 2017, respecting Consideration of Referred Motion respecting Report CSD 63-2017 – Regional Development Charges and Proposed By-law, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That the Development Charge Background Study prepared by Watson & Associates Economists LTD., as amended following the June 8, 2017 statutory public meeting, **BE APPROVED**;

2. That the capital forecast as amended contained in the Development Charge Background Study **BE ENDORSED** for the purposes of the Development charge calculations;

3. That the proposed Niagara Region Development Charge By-law (2017) as amended in Appendix 1 of Correspondence Item CSC-C 27-2017 **BE APPROVED** for implementation effective October 26, 2017;

4. That as a Public Meeting was held on October 5, 2017, Council **DETERMINES** that no further Public Meeting under the Development Charges Act, 1997 (S.12) is necessary; and

5. That the authority to execute the required agreements in schedule “F” and any Development Charge prepayment and deferral agreements **BE DELEGATED** to the Commissioner of Enterprise Resource Management Services and Director of Legal and Court Services.

Moved by Councillor Diodati  
Seconded by Councillor Volpatti

That the motion **BE AMENDED** by adding the following clause:

6. That a hotel and/or significant tourist asset incentive program **BE CONSIDERED** as part of the Planning and Development Services review of Niagara Region incentive programs to keep the rate at or near the current hotel rate for development charges and provide a report to this Committee by December 31, 2018.
Recorded Vote:

Yes (14): Annunziata, Augustyn, Barrick, Caslin, D'Angela, Diodati, Edgar, Hodgson, Maloney, Maves, Petrowski, Quirk, Volpatti.

No (0).

Carried

The Committee Chair called the vote on motion, as amended, as follows:

That Correspondence Item CSC-C 27-2017, being a memorandum from F. Fabiano, Acting Regional Clerk, dated October 18, 2017, respecting Consideration of Referred Motion respecting Report CSD 63-2017 – Regional Development Charges and Proposed By-law, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That the Development Charge Background Study prepared by Watson & Associates Economists LTD., as amended following the June 8, 2017 statutory public meeting, **BE APPROVED**;

2. That the capital forecast as amended contained in the Development Charge Background Study **BE ENDORSED** for the purposes of the Development charge calculations;

3. That the proposed Niagara Region Development Charge By-law (2017) as amended in Appendix 1 of Correspondence Item CSC-C 27-2017 **BE APPROVED** for implementation effective October 26, 2017;

4. That as a Public Meeting was held on October 5, 2017, Council **DETERMINES** that no further Public Meeting under the Development Charges Act, 1997 (S.12) is necessary;

5. That the authority to execute the required agreements in schedule “F” and any Development Charge prepayment and deferral agreements **BE DELEGATED** to the Commissioner of Enterprise Resource Management Services and Director of Legal and Court Services; and

6. That a hotel and/or significant tourist asset incentive program **BE CONSIDERED** as part of the Planning and Development Services review of Niagara Region incentive programs to keep the rate at or near the current hotel rate for development charges and provide a report to this Committee by December 31, 2018.
Recorded Vote:

Yes (10): Annunziata, Caslin, D'Angela, Diodati, Edgar, Hodgson, Maves, Petrowski, Quirk, Volpatti.

No (4): Augustyn, Barrick, Campion, Maloney.

Carried

5.5  CSC-C 28-2017

Consideration of Referred Motion respecting Report CSD 56-2017 - Results from Insurance RFP

That Correspondence Item CSC-C 28-2017, being a memorandum from F. Fabiano, Acting Regional Clerk, respecting Consideration of Referred Motion respecting Report CSD 56-2017 - Results from Insurance RFP, BE RECEIVED and the following recommendations BE APPROVED:

That Council APPROVE the award of the Request for Proposal 2017-RFP-29 – Insurance and Risk Management Services as follows:

1. Award the Request for Proposal 2017-RFP-29 – Insurance and Risk Management Services (“RFP”) to Frank Cowan Company Limited with HUB International Ontario Limited as Broker (“FCC”) as follows:

   a. Pending the approval of the Niagara Regional Housing Board (“NRH”), for the Regional Municipality of Niagara/NRH combined insurance program at an annual premium of $1,035,401.08 (including all applicable taxes) described in the RFP as Option 3; or

   b. If no such approval obtained, for The Regional Municipality of Niagara (“Niagara Region”) stand-alone insurance program at an annual premium of $874,741.36 (including all applicable taxes) described in the RFP as Option 1;

2. In accordance with the RFP (and subject to the approval of Director LCS), enter into a contract with FCC commencing November 1, 2017 for a period of two years with an option in favour of Niagara Region to extend the contract on the same terms and conditions for an additional term of up to one year.

Committee requested additional information respecting the insurance request for proposal. Staff advised that the information would need to be discussed in closed session since it related to potential litigation; therefore it was:
Moved by Councillor Volpatti
Seconded by Councillor Quirk

That this Committee **DO NOW MOVE** into Closed Session for the
purposes of receiving information of a confidential nature respecting:

A Matter of A Proposed Disposition of Land: Proposed Disposition of
Lands in the City of St. Catharines

A Matter of Litigation or Potential Litigation - Results from Insurance RFP

A Matter of Labour Relations: ONA Local 9, Homes for the Aged –
Tentative Agreement

Committee resolved into closed session at 11:45 a.m.

Carried

9. **BUSINESS ARISING FROM CLOSED SESSION**

The Committee reconvened in open session at 12:21 p.m. with the following
members in attendance:

Committee: Annunziata, Augustyn, Barrick (Committee Chair), Campion,
Caslin (Regional Chair), D'Angela, Diodati, Edgar, Maloney,
Maves, Petrowski, Quirk (Committee Vice Chair), Timms,
Volpatti

Absent/Regrets: Burroughs, Easton, Gale, Heit, Hodgson, Jeffs

Other Councillors: Marshall, Sendzik

Staff: J. Burgess, Acting Commissioner, Enterprise Resource
Management Services, C. Carter, General Manager, H.
Chamberlain, Director, Financial Management &
Planning/Deputy Treasurer, C. D’Angelo, Chief Administrative
Officer, F. Fabiano, Acting Regional Clerk, B. Menage, Director,
Procurement & Strategic Acquisitions, A.-M. Norio, Acting
Deputy Regional Clerk, M. Trennum, Acting Legislative
Coordinator/Information and Privacy Advisor, R. Tripp,
Commissioner, Public Works, P. Wadsworth, Director, Human
Resources, S. Wood, Legal Counsel,
9.1 CSC-C 28-2017

Consideration of Referred Motion respecting Report CSD 56-2017 - Results from Insurance RFP

The Committee Chair called the vote on the motion as follows:

That Correspondence Item CSC-C 28-2017, being a memorandum from F. Fabiano, Acting Regional Clerk, respecting Consideration of Referred Motion respecting Report CSD 56-2017 - Results from Insurance RFP, BE RECEIVED and the following recommendations BE APPROVED:

That Council APPROVE the award of the Request for Proposal 2017-RFP-29 – Insurance and Risk Management Services as follows:

1. Award the Request for Proposal 2017-RFP-29 – Insurance and Risk Management Services (“RFP”) to Frank Cowan Company Limited with HUB International Ontario Limited as Broker (“FCC”) as follows:
   a. Pending the approval of the Niagara Regional Housing Board (“NRH”), for the Regional Municipality of Niagara/NRH combined insurance program at an annual premium of $1,035,401.08 (including all applicable taxes) described in the RFP as Option 3; or
   b. If no such approval obtained, for The Regional Municipality of Niagara (“Niagara Region”) stand-alone insurance program at an annual premium of $874,741.36 (including all applicable taxes) described in the RFP as Option 1;

2. In accordance with the RFP (and subject to the approval of Director LCS), enter into a contract with FCC commencing November 1, 2017 for a period of two years with an option in favour of Niagara Region to extend the contract on the same terms and conditions for an additional term of up to one year.

Recorded Vote:

Yes (7): Augustyn, D'Angela, Diodati, Edgar, Maloney, Timms, Volpatti.
No (5): Annunziata, Barrick, Campion, Caslin, Petrowski.

Carried
9.2 CSD 66-2017

Proposed Disposition of Lands in the City of St. Catharines

The Committee Chair called the vote on the motion as follows:

That Report CSD 66-2017, dated October 18, 2017, respecting Proposed Disposition of Lands in the City of St. Catharines, BE RECEIVED and the following recommendations BE APPROVED:

1. That the Regional owned lands legally described as Lots 31, 32 & 34, Corporation Plan 5 more particularly described as Part 6 on Reference plan 30R-7563 in the City of St. Catharines (the “Surplus Property”) and shown on Appendix ’I’ attached hereto, BE DECLARED surplus to the Region’s needs;

2. That staff BE AUTHORIZED to proceed with the disposal of the Surplus Property in accordance with the Region's Disposal of Land By-law 26-2011;

3. That Council APPROVE that staff undertake a divestiture approach to the public (via an RFP, RFPQ or other RFX document) that considers factors other than price, specifically the sales process should consider economic development factors such as employment and investment;

4. That staff BE AUTHORIZED to create a development plan for the property to ensure that the property can attract further investment in order to maximize economic development;

5. That the Acting Commissioner of Enterprise Resource Management Services BE AUTHORIZED to negotiate the terms and execute Agreements of Purchase and Sale, conditional upon final approval by Regional Council; and

6. That staff BE DIRECTED to report back to Corporate Services Committee and Council for approval of the sale, once an acceptable Agreement of Purchase and Sale has been received for the Surplus Property.

The following friendly amendment was accepted by the Committee Chair, and the mover and seconder so the motion reads as follows:

That Report CSD 66-2017, dated October 18, 2017, respecting Proposed Disposition of Lands in the City of St. Catharines, BE RECEIVED and the following recommendations BE APPROVED:
1. That the Regional owned lands legally described as Lots 31, 32 & 34, Corporation Plan 5 more particularly described as Part 6 on Reference plan 30R-7563 in the City of St. Catharines (the “Surplus Property”) and shown on Appendix ‘I’ attached hereto, BE DECLARED surplus to the Region’s needs;

2. That staff BE AUTHORIZED to proceed with the disposal of the Surplus Property in accordance with the Region’s Disposal of Land By-law 26-2011 and in accordance with Confidential Report ED 13-2017;

3. That Council APPROVE that staff undertake a divestiture approach to the public (via an RFP, RFPQ or other RFX document) that considers factors other than price, specifically the sales process should consider economic development factors such as employment and investment;

4. That staff BE AUTHORIZED to create a development plan for the property to ensure that the property can attract further investment in order to maximize economic development;

5. That the Acting Commissioner of Enterprise Resource Management Services BE AUTHORIZED to negotiate the terms and execute Agreements of Purchase and Sale, conditional upon final approval by Regional Council; and

6. That staff BE DIRECTED to report back to Corporate Services Committee and Council for approval of the sale, once an acceptable Agreement of Purchase and Sale has been received for the Surplus Property.

Carried

9.3 Confidential CSD 62-2017

A Matter of Litigation or Potential Litigation and A Matter of Advice that is Subject to Solicitor-Client Privilege - Development Charge By-law Appeal

Moved by Councillor Quirk
Seconded by Councillor Campion


Carried
9.4 Confidential GM 8-2017

A Matter of Labour Relations; ONA Local 9, Homes for the Aged - Tentative Agreement

Moved by Councillor Timms
Seconded by Councillor Edgar

That Confidential Report GM 8-2017, dated October 18, 2017, respecting A Matter of Labour Relations: ONA Local 9, Homes for the Aged – Tentative Agreement, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That the tentative agreement, as outlined in Appendix A of Confidential Report GM 8-2017, for the renewal of the collective agreement with the Ontario Nurses' Association (ONA) and its Local 9, Homes for the Aged **BE APPROVED**; and

2. That the Regional Chair and Regional Clerk **BE DIRECTED** to execute the collective agreement on behalf of the Regional Municipality of Niagara.

Carried

5. ITEMS FOR CONSIDERATION

5.3 CSC-C 26-2017

Council Expense Policy Review Considerations

In consideration of the time, and there being no objection, Correspondence Item CSC-C 26-2017, respecting Council Expense Policy Review Considerations, will be considered at the Corporate Services Committee meeting being held on November 8, 2017.

7. OTHER BUSINESS

There were no items of other business.

10. NEXT MEETING

The next meeting will be held on Wednesday, November 8, 2017 at 9:30 a.m. in the Council Chamber, Regional Headquarters.
11. **ADJOURNMENT**

There being no further business, the meeting adjourned at 12:39 p.m.

Councillor Barrick  
Committee Chair

Ann-Marie Norio  
Acting Deputy Regional Clerk

Frank Fabiano  
Acting Regional Clerk