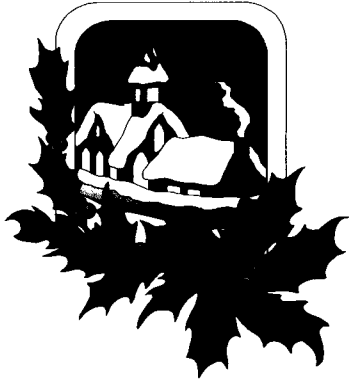




PLANNING/COUNCIL MEETING

**Monday, December 8, 2003
Order of Business
and Agenda Package**



*Wishing you a very Merry Christmas
and a Happy and Healthy New Year!*

**PLANNING MEETING
DECEMBER 8, 2003**

1. **PRAYER:** Alderman Victor Pietrangelo

* * * * *

DISCLOSURES OF PECUNIARY INTEREST

Disclosures of pecuniary interest and a brief explanation thereof will be made for the current Council Meeting at this time.

DEPUTATIONS

Project Red Ribbon 2003

Westlane Secondary School's Chapter of WSAID (Students Against Impaired Driving) wish to address Council and distribute Red Ribbons to members of Council. In attendance will be **Jelena Filipovic and Lisa Banh** and staff advisor, **Katheryn Wilson**.

* * * * *

Arts & Culture Commission

Ms. Karen Akalu, Chair and Carol Cowlshaw, Arts & Culture Commission wish to address Council on their fundraising project.

* * * * *

Mayor's Youth Advisory Committee

Terry Kane, Chair and Cara Hutton, Vice-Chair, Mayor's Youth Advisory Committee wish to address Council with respect to Report R-2003-78. Also, in attendance will be Inspector Lorne Lillico of the Niagara Regional Police Service.

- AND -

Report R-2003-78 - Actions Stemming from the Mayor's Youth Advisory Committee Meeting of November 5, 2003.

* * * * *

Doctor Appreciation Week

Dr. David Dec will address Council with respect to their doctor recruitment efforts and request that Council proclaim the week of December 8th to December 12th, 2003 as *Doctor Appreciation Week*.

His Worship Mayor Salci will make a presentation to **Dr. Archie Dickinson**, the City's newest physician.

* * * * *

Whirlpool Bridge Closure

Mr. Ralph Sasso, a businessman in the Bridge Street area wishes to address Council regarding the status of the Whirlpool Bridge.

* * * * *

PLANNING MATTERS

ITEM NO. 53

Public Meeting

City-Initiated Zoning By-law Amendment Application
AM-42/2003, Oakwood Drive

Background Material: Report PD-2003-112

- AND -

Correspondence from the Ministry of Transportation

ITEM NO. 54

Public Meeting

AM-35/2003, Zoning By-law Amendment Application
6361 Fallsview Boulevard and Associated Off-site Lands
Applicants: 876891 Ontario Limited; 1140464 Ontario Inc.
And 1229142 Ontario Inc.
Agent: Peter Smith
Proposed Expansion to the Hilton Hotel

- AND -

**Correspondence from Stephen H. Diamond, McCarthy Tetrault
requesting deferral of the matter.**

ITEM NO. 55

Public Meeting

Zoning By-law Amendment Application
AM-36/2003, 6350 Dorchester Road
Applicant: Angelo Butera
Agent: Michael Allen, Architect
Proposed Conversion of a Long-Term Care Facility
To an Apartment Building

Background Material: Report PD-2003-111

- AND -

Correspondence received at the previous Council
Meeting of November 17, 2003.

ITEM NO. 56

Public Meeting

Zoning By-law Amendment Application
AM-37/2003, Orchard Grove West Extension
Draft Plan of Subdivision; 26T-11-2003-01 (Revised)
Owner: 527786 Ontario Limited

Background Material: Report PD-2003-108

ITEM NO. 57 Public Meeting
Zoning By-law Amendment Application
AM-41/2003, 6170 Stanley Avenue
Applicant: Canop Investments
Agent: Peter Lesdow, Architect
Proposed Four-Storey Addition to the Fallsview Inn

Background Material: Report PD-2003-106

- AND -

Correspondence from Regional Niagara, Planning and
Development Department

MISCELLANEOUS PLANNING MATTERS

1. Chief Administrative Officer PD-2003-109, Removal of Part Lot Control
Neighbourhoods of St. David's Plan of
Subdivision Blocks 35,36, 39, 41 to 45 & 48;
Registered Plan 59M-251; Applicant: Walker
Community Development Corporation.

2. Chair, Municipal Heritage PD-2003-110, Matters Arising from the Municipal
Committee Heritage Committee Meeting.

REGULAR COUNCIL

ADOPTION OF MINUTES: Planning Council Meeting of November 17, 2003.

MAYOR'S REPORTS, ANNOUNCEMENTS, REMARKS

COMMUNICATIONS AND COMMENTS OF THE CITY CLERK

1. **FXWorx Inc. - Re: Skylon New Year's Eve Fireworks** - requesting Council
permission for a public fireworks display at the Skylon Tower on New Year's Eve,
December 31, 2003.
RECOMMENDATION: That the request be approved subject to established policy.

2. **Office of the Regional Chair Debbie M. Zimmerman - Re: Niagara Children's Charter** - requesting that Council endorse the Niagara Children's Charter and requesting a contact within the City of Niagara Falls to participate in the planning of the launch and ongoing monitoring of the Children's Charter.
RECOMMENDATION: For the endorsement of Council.

REPORTS

RATIFICATION OF COMMUNITY SERVICES COMMITTEE ACTIONS

(Alderman Victor Pietrangelo, Chairman)

CLERK'S MATTERS

1. Chief Administrative Officer CD-2003-21, Council Schedule.
2. Chief Administrative Officer CD-2003-22, Appointments to Committees.

LEGAL MATTERS

1. Chief Administrative Officer L-2003-76, Niagara Falls Hydro Holding Corporation; Niagara Falls Hydro Inc., Niagara Falls Hydro Services Inc., Annual Resolutions.

RATIFICATION OF THE ENVIRONMENTAL PLANNING & GREENING COMMITTEE ACTIONS (Alderman Selina Volpatti, Chair)

1. Chair, Environmental Planning & Greening Committee R-2003-81, Actions Stemming from the Environmental Planning & Greening Committee Meeting of October 20, 2003..

CONSENT AGENDA

THE CONSENT AGENDA IS A SET OF REPORTS THAT COULD BE APPROVED IN ONE MOTION OF COUNCIL. THE APPROVAL ENDORSES ALL OF THE RECOMMENDATIONS CONTAINED IN EACH OF THE REPORTS WITHIN THE SET. THE SINGLE MOTION WILL SAVE TIME.

PRIOR TO THE MOTION BEING TAKEN, AN ALDERMAN MAY REQUEST THAT ONE OR MORE OF THE REPORTS BE MOVED OUT OF THE CONSENT AGENDA TO BE CONSIDERED SEPARATELY.

- 1. F-2003-55, Municipal Accounts;**
- 2. F-2003-56, 2004 General Insurance Report;**
- 3. L-2003-73, Laneway Closing and Conveyance to Abutting Owners, Rear of May Avenue;**
- 4. L-2003-55, Permanently Close Unopened Road Allowance between Township Lots 13 and 14; and Township Lots 27 and 28 on 59R-9954;**
- 5. L-2003-74, Beaver Valley Extension One, Phase 1 Subdivision; Transfer of Lot 21;**
- 6. MW-2003-201, Tender #20-2003, New Equipment Purchase;**
- 7. MW-2003-203, Commissionaires Contract Extension; 2004 City Hall Security;**
- 8. MW-2003-204, Contract for Parking Control, Canadian Corps of Commissionaires;**
- 9. R-2003-82, Kalar Road Sports Park, Use Agreement with the Niagara Catholic District School Board of Niagara;**
- 10. R-2003-83, Encroachment and Option Agreement.**

RATIFICATION OF THE "IN CAMERA" MEETING

BY-LAWS

- 2003-197** To amend By-law 89-155 and adopt a Schedule of Meetings.
- 2003-198** To amend By-law No. 79-200, to permit a day nursery. (Re: AM-40/2003, Stephen Mortley)
- 2003-199** To amend By-law No. 79-200, to reduce the number of required parking spaces for a proposed museum/retail store. (Re: AM-33/2003, 5981 Fallsview Boulevard)
- 2003-200** To amend By-law No. 89-2000, being a by-law to regulate parking and traffic on City Roads (Stop Signs at Intersections, Yield Signs at Intersections)
- 2003-201** To amend by-law No. 89-2000, being a by-law to regulate parking and traffic on City Roads (Parking Prohibited, Heavy Vehicle Restriction, Stop Signs)
- 2003-202** To repeal By-law No. 98-270, being a by-law to designate certain land not to be subject to part lot control and to designate Blocks 35, 36, 39, 41 to 45 and 48 on Registered Plan 59M-251 not to be subject to part lot control.
- 2003-203** To amend By-law No. 79-200, to permit a storage compound for waste collection vehicles and related equipment. (Re: AM39/2003, Modern Corporation Inc.)
- 2003-204** To amend By-law No. 79-200, to permit the construction of a 10-storey hotel. (Re: AM-34/2003, 5923 Stanley Avenue & 5916 Allendale Avenue)
- 2003-205** To authorize the execution of the Stipulated Price Contract with Aquicon Construction Co. Ltd. respecting the construction of the Niagara Falls Community Centre to be located at Montrose and McLeod Roads, Niagara Falls.
- 2003-206** To authorize the execution of a Licence Agreement with Vann Media Inc., respecting the installation of a sign on lands and premises municipally known as Municipal Parking Lot No. 20, located at the corner of Bender Street and Palmer Avenue, Niagara Falls.

- 2003-207** To authorize the execution of a Condominium agreement with Meadow Creek Homes Ltd., respecting Block 40 on Plan 59M-295.
- 2003-208** To amend By-law No. 2002-081, being a by-law to appoint City employees, agents and third parties for the enforcement of provincial or municipal by-laws.
- 2003-209** To authorize the execution of a Condominium Agreement with Feliciano Pingue & Sons Construction Ltd. respecting 6012 Frontenac Street Condominium being Part Lots 21 and 22, Plan 246 and Part Township Lot 173 Stamford.
- 2003-210** To authorize the execution of a Condominium Agreement with Feliciano Pingue, Lucia Pingue, Paul Pingue and Mary Pingue respecting McLeod Road Condominium being Part Township Lot 173 Stamford being Part 1 on 59R-12251.
- 2003-211** To authorize the execution of a Condominium agreement with Feliciano Pingue respecting Villa Romana Condominium being part Lot 1 Plan 94 Stamford and part Lot 2 Plan 94 Stamford being parts 1 & 2 on 59R-12247, located at 6430 Montrose Road.
- 2003-212** To authorize monies for General Purposes (December 8, 2003)
- 2003-213** To adopt, ratify and confirm the actions of City Council at its meeting held on December 8, 2003.

NEW BUSINESS

The City of
Niagara Falls
Canada



Parks, Recreation & Culture
4310 Queen Street
P.O. Box 1023
Niagara Falls, ON L2E 6X5
web site: www.city.niagarafalls.on.ca

Adele Kon
Director

Tel.: (905) 356-7521
Fax: (905) 356-7404
E-mail: akon@city.niagarafalls.on.ca

The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of Municipal Council
City of Niagara Falls, Ontario

Members:

**Re: R-2003-78 Actions Stemming from the Mayor's Youth
Advisory Committee Meeting of November 5, 2003**

RECOMMENDATION:

It is recommended that Council:

- a) approve the Draft Terms of Reference for the Committee;
- b) waive the rental fees at the Stamford Arena for Saturday, December 20, 2003, for a fund-raiser to support the City's Skate Park;
- c) refer a request of \$1500.00 for 2004 to budget deliberations.

BACKGROUND:

The Mayor's Youth Advisory Committee is very involved in our community. The Committee was first formed through the Safe City Campaign in 2000 and, the following year, the Committee held a Youth Forum to address the recreation and leisure needs of youth ages 14 - 20. From the Youth Forum and surveys that were completed, the need for a Skate Park was determined and supported by City Council.

During the past two years, the Committee has worked with the City to host Public Meetings regarding the Skate Park. In 2002, the "Design Your Own Skate Park and Win" contest was created to assist in the promotion and design of the Skate Park. The top six designers were given awards and their designs were forwarded to the architects of the Skate Park.

Within the last year, the Committee visited service clubs, began a letter writing campaign, contacted

Working Together to Serve Our Community

Municipal Works • Fire Services • Parks, Recreation & Culture • Business Development • Building & By-Law Services

schools, and held events to raise awareness and funds for the Skate Park. The Battle of the Bands held at the Optimist Club on May 30, 2003 was a huge success. At least 300 people attended and \$1,545.36 was raised from the event. The Mayor's Youth Advisory Committee presented a cheque in the amount of \$6,506.57 to City Council on July 14, 2003, representing the total funds raised to assist with the Skate Park.

The Committee remains focussed on raising additional funds to assist the City with the Skate Park. However, the Committee is interested in many aspects of our community, and a complete Terms of Reference and a Work Plan has been developed for the year.

Terms of Reference

The Committee has developed with Parks, Recreation & Culture staff, a Draft Terms of Reference. The Mayor's Youth Advisory Committee is dedicated to provide a voice for the youth of Niagara Falls, while advising Council of important recreational and social issues concerning the City's younger population. Our vision is to encourage facilities and programs that will enhance the quality of life, health and well-being of the youth in our community. A copy of the Draft Terms of Reference is attached.

Work Plan 2003-2004

- **National Child Day - November 20, 2003 at Niagara Square**
On Thursday, November 20, 2003, the Committee partnered with the Ontario Early Years Centre - Niagara Falls, to celebrate National Child Day at Niagara Square. The morning was filled with numerous activities for families with young children age 0-6 years.
- **Santa Claus Parade - November 22, 2003**
Committee members participated and assisted with the Santa Claus Parade - participating with their high schools and also at City Hall: distributing popcorn, hot chocolate and ensuring children were safe on the inflatables.
- **'Skate for the Skate Park' - Saturday, December 20, 2003 at Stamford Arena**
Request for approval by Council - arena fees to be waived
A fun, low cost event for youth ages 12 and up. The cost will be \$2.00 per person. Ice skating promotes physical activity and this event will raise funds for the Skate Park. The Committee respectfully requests Council waive fees for the use of the Stamford Arena on Saturday, December 20, 2003 from 8:00 p.m. to 10:00 p.m. for this event.
- **Fun Fair - March Break 2004**
The Committee is planning an afternoon of FREE activities one day in March, during March Break at the Boys and Girls Club of Niagara. Details will be announced closer to the date.
- **Adopt-A-Street Program**
The Committee is adopting Morrison Street from Portage Road to Stanley Avenue. The Committee will be cleaning this section of Morrison Street three times per year.

- **Battle of the Bands - May 13, 2004**
The Second High School Battle of the Bands will be held at The Optimist Club on Thursday, May 13, 2004. One band from each high school will compete for the championship. Announcements regarding the Battle of the Bands will be released closer to the event.
- **Arrive Alive Bottle Drive - May 2004**
Last year, the Committee participated in the Arrive Alive Bottle Drive campaign to promote sober driving. The Committee will be participating again this year. Details to follow.
- **Niagara Falls Skate Park**
The Committee remains focussed on their goal which is to continue to promote, fundraise and assist the City with the opening of the Skate Park.

Other Items

- **Youth Appreciation Awards - The Optimist Club - November 18, 2003**
The Committee nominated Terry Kane and Cara Hutton to receive Youth Appreciation Awards for their commitment and dedication to the Committee and our community. The awards were presented at The Optimist Club on the evening of Tuesday, November 18, 2003.
- **Cogeco Appearance - Tuesday, December 9, 2003**
Terry Kane, Cara Hutton and Taylor Atkinson will be promoting the upcoming events on Cogeco TV. Occasional appearances will be made throughout the year to promote various activities and events.
- **Participation in the 'Youth Portal Project' funded by Volunteer Canada**
This project will be created and driven by youth to be a virtual volunteer centre for the youth of Niagara. Taylor Atkinson, a member of the Committee has volunteered to participate in this project and will be working with the Centre for Community Leadership at Niagara College.

Budget

Throughout the year, the Committee is invited to participate and attend various events in our community. In order to assist the Committee with items such as attending youth workshops, National Child Day, March Break Fun Fair and Battle of the Bands advertising expenses, the Committee respectfully requests that an annual budget be established and that \$1,500.00 be included for 2004. A detailed list of expenses will be provided to Council at the end of the year. Your consideration and support would be appreciated.

Summary

With a commitment of funding assistance from Council, approval of the Committee's Draft Terms of Reference and the waiving of fees for the use of the Stamford Arena on Saturday, December 20, 2003, the Mayor's Youth Advisory Committee will be able to successfully continue their partnerships within the community and plan events for youth at little or no cost, and continue to enhance the health and well-being of youth in our community.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Terry Kane".

Terry Kane, Chair

Mayor's Youth Advisory Committee

LA:

Attachment



**The City of Niagara Falls
Mayor's Youth Advisory Committee**

Terms of Reference



December 2003

Mayor's Youth Advisory Committee

Terms of Reference

HISTORY

The Mayor's Youth Advisory Committee was established through the Community Policing Committee's Safe City Campaign in 1999.

In March 2001, the Mayor's Youth Advisory Committee hosted a Youth Forum at The Optimist Club to determine the recreation and leisure needs of youth ages 14-20 years in Niagara Falls and to use this information to improve service to the youth population. From the Youth Forum, it was determined that there was a need for a Skate Park in the City. Numerous public meetings were held and surveys were completed to also help determine the need.

On November 26, 2001, The Mayor's Youth Advisory Committee made a request to City Council requesting funds and a site for the Skate Park. City Council allocated \$250,000 for the design and construction of the Skate Park and also allocated space on the site of the future Community Centre.

MANDATE

The City of Niagara Falls Mayor's Youth Advisory Committee will provide a voice for the youth of Niagara Falls, while advising Council of important recreational and social issues concerning the City's younger population.

PURPOSE

1. To keep Council informed of important matters affecting youth.
2. To occasionally host youth workshops/forums, conduct surveys to address concerns and needs that affect youth.
3. To act as a positive advocate for youth.
4. To actively seek input from youth on important matters.
5. To support events created by the Committee that relate to the mandate.
6. To provide leadership experience for youth.

VISION

It is the vision of the Committee to provide a communication link between the youth of Niagara Falls and City Council and to encourage facilities and programs that will enhance the quality of life, health and well-being of the youth in our community.

MEMBERSHIP

The Committee shall be made up of a minimum of ten (10) people consisting of two (2) representatives from each of the five (5) high schools in Niagara Falls. A person from the Niagara Regional Police Services and a staff member of the Parks, Recreation & Culture office will serve as facilitators and liaise with the Committee and be non voting members. It is recommended that one of the two members from each high school should be a member of their High School Student Council. The Mayor will be an ex-officio member of the Committee.

APPOINTMENT TO THE MAYOR'S YOUTH ADVISORY COMMITTEE

Students will be appointed by their respective High School Principals. The term of office is for one year and may be extended, on appointment by their Principal.

The Committee will request High School Principals to appoint new members at any time to replace those who resign.

CHAIRPERSON, VICE-CHAIRPERSON, SECRETARY & TELEPHONE COMMITTEE

The Chairperson, the Vice-Chairperson, the Secretary and the Telephone Committee will be elected by the Committee members.

RESPONSIBILITY AND AUTHORITY OF CHAIRPERSON

1. To chair all meetings of the Mayor's Youth Advisory Committee.
2. To prepare all agendas for the Committee meetings with the assistance of the Parks, Recreation & Culture liaison.
3. To motivate individual members and recognize each member's contribution to the Committee.

4. To delegate appropriate tasks to individual Committee members.
 5. To network with student councils and other youth organizations.
 6. To make presentations to City Council with the assistance of the Parks, Recreation & Culture liaison.
 7. To assign tasks or responsibilities to Committee members.
 8. To represent the Mayor's Youth Advisory Committee at any social functions or other meetings where the Mayor's Youth Advisory Committee's attendance is required.
 9. To call additional meetings in consultation with the Parks, Recreation & Culture liaison when deemed necessary.
 10. To lead workshops/public meetings, as required.
-

RESPONSIBILITY OF VICE-CHAIRPERSON

1. Assume all responsibilities for the Committee Chair in his/her absence.
 2. Will be elected by the Committee.
 3. Oversee all work of the Committee and foster a positive line of communication with Committee members.
 4. Supervise attendance of Committee members at their respective meetings in consultation with the Committee Chair and staff liaison.
-

RESPONSIBILITY OF SECRETARY

1. Take minutes for all committee meetings and email to Parks, Recreation & Culture liaison.
 2. To ensure Committee meeting summaries are clear and concise. Motions must be recorded.
 3. To record names, addresses, email addresses and phone numbers of Committee members.
 4. Responsible for the official correspondence of the Committee.
-

RESPONSIBILITY OF TELEPHONE COMMITTEE

1. To call all Committee members for upcoming committee meetings.
2. To call all Committee members for upcoming events/special projects.
3. To ensure all Committee members are aware of Council presentations by the Mayor's Youth Advisory Committee.

RESPONSIBILITIES OF ALL COMMITTEE MEMBERS

1. To attend meetings.
2. To play an integral role to the Committee by contributing to projects/special events coordinated by the Committee.
3. Must be an official member appointed by their respective high school principal to vote on issues.
4. Each Committee member will be encouraged to actively participate as a member on the Committee.
5. Members must notify the Chair of the Committee or the staff liaison to inform of their absence from a meeting if they are unable to attend a meeting.
6. To propose to the Mayor's Youth Advisory Committee projects and plans designed to assist in the fulfilment of the purposes of the Mayor's Youth Advisory Committee.

PROCEDURES AND PROTOCOL

a) Decision Making

The Committee will approve by motion those matters it wishes to advise City Council.

A resolution of the Committee will be adopted on a motion, carried by simple majority vote. A quorum will be required. A quorum consists of a minimum 50% + 1 of the voting members of the Committee.

b) Meetings

- i) Meetings of the Committee will normally be held on the first Wednesday of each month at 4:00 p.m. or at the call of the Chair.
- ii) Meetings will generally be held at City Hall.
- iii) Meetings will generally be open to the public.

COMMITTEE PROJECTS/SPECIAL EVENTS

Based on the mandate and purpose, the Committee will establish its priorities at the beginning of each school year and develop a work program with which to focus its attention. Additionally, the

Committee may address items referred to it by others.

The Committee may consider matters that members deem to be of importance and within the Committee's responsibilities. The Committee will also consider matters referred to it by Council or Community Services Committee. Additionally, the Committee may also consider matters identified by youth in the community. Such matters should be identified and explained in writing, addressed to the Chair. The Committee will consult with Parks, Recreation & Culture Staff.

AMENDMENT OF TERMS OF REFERENCE

The Terms of Reference of the Mayor's Youth Advisory Committee should be reviewed on an annual basis. The Committee may recommend revisions to the Terms of Reference which will require approval by City Council.

WHIRLPOOL BRIDGE CLOSING

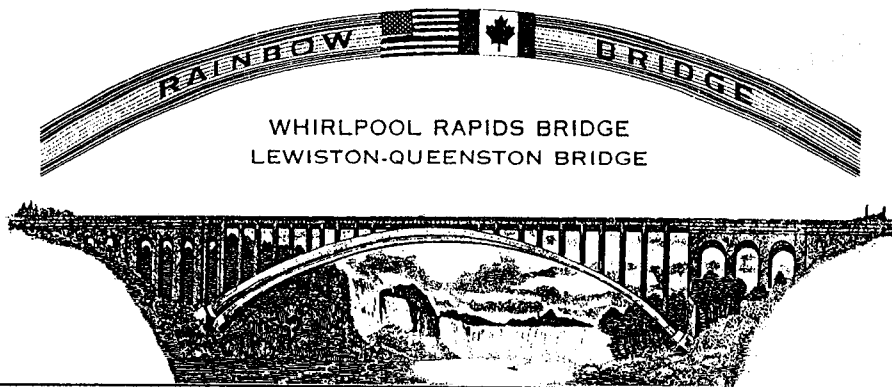
Prepared by:
Ralph Sasso
Dad's Diner

December 2003

ANY QUESTIONS
CALL
(905) 354-1888

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JOEL G. CICERO
ROBERT A. DALY
WM. G. MAYNE
FRANK PANNOZZA

DR. G.A. NASH, O.C.
WILLIAM SLOVAK, O.C.
LYNNE J. SAVAGE
JAMES E. WALSH

NIAGARA FALLS BRIDGE COMMISSION

MAIN P.O. BOX 1031
NIAGARA FALLS, NEW YORK 14302

ALLEN GANDELL, P. Eng.
SECRETARY - TREASURER
GENERAL MANAGER

P.O. BOX 395
NIAGARA FALLS, ONTARIO L2E 6T8
TELEPHONE (905) 354-5641
FAX (905) 354-3256

October 15, 1996
C4/CN.F.

RECEIVED OCT 18 1996

Ms. Pamela Verrill Walker
Ryall, Walker
Barristers & Solicitors
P.O. Box 816
Niagara Falls, Ontario
L2E 6V6

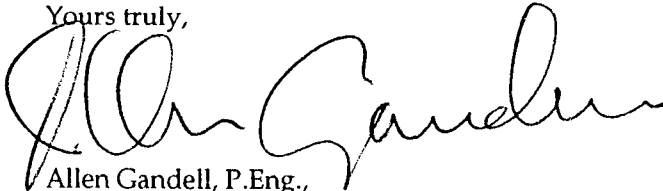
**Re: Access Beautification & Improvements
Bridge Street, Easterly End**

Dear Ms. Walker:

Pursuant to our conversation of October 7, 1996, we are in receipt of your letter to Chairman Walsh. I am confident that the Commission will endorse and support your worthy efforts.

I can confirm that Whirlpool Bridge traffic in 1995 totalled 1,139,200. It is our expectation that casino diversion will produce a minimum of 10% and a maximum of 30% more crossings at the Whirlpool Bridge. Additionally, we are in discussion with Customs and Immigration with respect to accepting more tour and shuttle bus traffic at this location in order to facilitate casino traffic, and indirectly relieve some of the burden on the Rainbow Bridge. We cannot speculate on these numbers until arrangements with Customs and Immigration look more promising than at present. I trust the foregoing is to your satisfaction.

Yours truly,



Allen Gandell, P.Eng.,
General Manager

AG/yg

cc: Mayor Wayne Thomson
Frank Higgins, C.E.T., Manager Projects

The following table is a comparison of the difference between the numbers of cars using the Whirlpool Bridge U.S.A. bound as opposed to Canadian bound traffic. For example, during the month of August of this year, 42,066 more cars traveled to the U.S. than to Canada on the Whirlpool Bridge. In addition, the difference during that same month on the Rainbow Bridge was 5,702 but this time it was 5,702 more cars that traveled to Canada than to the U.S. Likewise, 3,668 more cars traveled to Canada than to the U.S. on the Lewiston Queenston Bridge.

It is my belief that this is due to the introduction of the CanPass, which restricted Canada bound traffic to CanPass holders only.

DIFFERENCE BETWEEN U.S. AND CANADA BOUND*	
DATE	WHIRLPOOL
MARCH 2001	21,506 more autos were US bound
AUGUST 2001	37,850
JUNE 2002	18,102
NOVEMBER 2002	14,048
JUNE 2003	27,783
AUGUST 2003	42,066

*All statistics were found on the Niagara Bridge Commission website:

<http://www.niagarafallsbridges.com/bridge.php3>

A copy of August 2003 statistics are provided for your perusal

Traffic Statistics

Whirlpool Bridge statistics for the month of August, 2003

		<u>Auto</u>	<u>Trailer</u>	<u>Bus</u>	<u>Truck</u>	<u>RV/Limo</u>	<u>US Bound</u>	<u>Free</u>
8/1/2003	Friday	346	0	0	0	0		1,698
8/2/2003	Saturday	253	0	0	0	0		2,002
8/3/2003	Sunday	197	0	0	0	0		2,324
8/4/2003	Monday	277	0	0	0	0		1,722
8/5/2003	Tuesday	232	0	0	0	0		1,407
8/6/2003	Wednesday	264	0	0	0	0		1,490
8/7/2003	Thursday	285	0	0	0	0		1,472
8/8/2003	Friday	337	0	0	0	0		1,643
8/9/2003	Saturday	254	0	0	0	0		1,733
8/10/2003	Sunday	230	0	0	0	0		1,914
8/11/2003	Monday	256	0	0	0	0		1,464
8/12/2003	Tuesday	264	0	0	0	0		1,388
8/13/2003	Wednesday	262	0	0	0	0		1,498
8/14/2003	Thursday	269	0	0	0	0		1,230
8/15/2003	Friday	280	0	0	0	0		1,471
8/16/2003	Saturday	229	0	0	0	0		1,720
8/17/2003	Sunday	217	0	0	0	0		2,279
8/18/2003	Monday	247	0	0	0	0		1,482
8/19/2003	Tuesday	231	0	0	0	0		1,337
8/20/2003	Wednesday	230	0	0	0	0		1,340
8/21/2003	Thursday	263	0	0	0	0		1,344
8/22/2003	Friday	296	0	0	0	0		1,511
8/23/2003	Saturday	217	0	0	0	0		1,882
8/24/2003	Sunday	205	0	0	0	0		1,849
8/25/2003	Monday	233	0	0	0	0		1,525
8/26/2003	Tuesday	251	0	0	0	0		1,298
8/27/2003	Wednesday	250	0	0	0	0		1,309
8/28/2003	Thursday	273	0	0	0	0		1,345
8/29/2003	Friday	308	0	0	0	0		1,505
8/30/2003	Saturday	278	0	0	0	0		1,602
8/31/2003	Sunday	220	0	0	0	0		2,236
	Total Whirlpool	7,954	0	0	0	0		50,020

Traffic Statistics

Rainbow Bridge statistics for the month of August, 2003

		<u>Auto</u>	<u>Trailer</u>	<u>Bus</u>	<u>Truck</u>	<u>RV/Limo</u>	<u>US Bound</u>	<u>Free</u>
8/1/2003	Friday	8,151	31	92	0	44		7,127
8/2/2003	Saturday	8,562	31	108	0	43		8,534
8/3/2003	Sunday	7,592	33	93	0	26		9,395
8/4/2003	Monday	7,605	34	111	1	24		6,785
8/5/2003	Tuesday	6,008	25	91	0	24		5,863
8/6/2003	Wednesday	6,325	15	94	1	26		5,943
8/7/2003	Thursday	6,665	28	90	0	27		6,420
8/8/2003	Friday	8,162	46	104	0	36		6,682
8/9/2003	Saturday	8,435	31	107	0	50		7,652
8/10/2003	Sunday	6,884	28	121	0	27		9,418
8/11/2003	Monday	6,336	27	126	0	24		6,330
8/12/2003	Tuesday	6,066	18	111	0	25		5,989
8/13/2003	Wednesday	6,379	19	90	0	27		6,138
8/14/2003	Thursday	6,484	15	94	0	27		5,846
8/15/2003	Friday	7,297	33	90	0	42		6,823
8/16/2003	Saturday	8,300	31	83	2	53		8,015
8/17/2003	Sunday	7,054	30	86	0	22		8,852
8/18/2003	Monday	6,254	20	88	0	18		6,246
8/19/2003	Tuesday	5,752	20	73	0	21		5,760
8/20/2003	Wednesday	6,180	15	69	2	20		5,844
8/21/2003	Thursday	6,584	13	80	0	26		6,363
8/22/2003	Friday	8,081	22	88	1	25		6,628
8/23/2003	Saturday	8,609	41	97	0	40		7,886
8/24/2003	Sunday	7,164	30	105	2	23		8,891
8/25/2003	Monday	5,926	18	104	2	24		5,798
8/26/2003	Tuesday	5,567	19	70	0	25		5,450
8/27/2003	Wednesday	5,978	16	75	0	13		5,593
8/28/2003	Thursday	6,351	27	74	1	27		6,255
8/29/2003	Friday	7,514	47	80	2	23		6,421
8/30/2003	Saturday	9,201	24	105	1	33		6,985
8/31/2003	Sunday	8,608	21	90	0	19		8,440
Total Rainbow		220,074	808	2,889	15	884		214,372

Pedestrians 133,834

Traffic Statistics

Lewiston Queenston Bridge statistics for the month of August, 2003

		<u>Auto</u>	<u>Trailer</u>	<u>Bus</u>	<u>Truck</u>	<u>RV/Limo</u>	<u>US Bound</u>	<u>Free</u>
8/1/2003	Friday	7,755	140	14	1,842	34		8,336
8/2/2003	Saturday	7,691	136	16	663	44		6,430
8/3/2003	Sunday	7,009	151	14	232	59		6,898
8/4/2003	Monday	8,429	166	32	1,021	57		6,116
8/5/2003	Tuesday	5,836	90	17	1,597	30		5,872
8/6/2003	Wednesday	5,469	77	11	1,783	31		5,775
8/7/2003	Thursday	6,108	148	14	1,789	41		6,540
8/8/2003	Friday	7,910	149	10	1,930	41		7,658
8/9/2003	Saturday	8,418	176	19	771	33		6,562
8/10/2003	Sunday	7,545	188	29	317	50		6,259
8/11/2003	Monday	5,864	134	11	1,519	40		6,460
8/12/2003	Tuesday	5,103	74	24	1,786	40		6,287
8/13/2003	Wednesday	5,609	84	19	1,892	39		4,799
8/14/2003	Thursday	5,950	102	17	1,677	36		6,527
8/15/2003	Friday	6,519	122	14	1,447	35		6,157
8/16/2003	Saturday	7,340	164	32	615	43		6,031
8/17/2003	Sunday	7,609	140	19	284	44		6,983
8/18/2003	Monday	5,893	73	17	1,297	34		6,333
8/19/2003	Tuesday	5,230	71	18	1,658	30		6,099
8/20/2003	Wednesday	5,369	62	13	1,875	30		6,461
8/21/2003	Thursday	5,741	78	8	1,868	23		6,650
8/22/2003	Friday	7,601	141	9	1,812	42		7,573
8/23/2003	Saturday	7,807	121	31	791	31		7,177
8/24/2003	Sunday	7,931	156	24	309	54		7,862
8/25/2003	Monday	6,126	99	18	1,515	27		6,561
8/26/2003	Tuesday	5,443	89	11	1,785	18		6,260
8/27/2003	Wednesday	5,707	97	12	2,018	23		6,522
8/28/2003	Thursday	6,487	105	8	1,914	37		7,555
8/29/2003	Friday	8,451	135	7	1,881	45		8,829
8/30/2003	Saturday	9,159	125	34	715	28		7,253
8/31/2003	Sunday	8,190	100	17	249	32		6,806
Total Lewiston Queenston		211,299	3,693	539	40,852	1,151		207,631

A TALE OF TWO BRIDGES

The Whirlpool Bridge is closing (again!) in two weeks. Thanks for the notice. What is going on here? We started with a bridge that anyone could use and systematically ruined it. First it was decided that it would be CANPASS for incoming traffic only, sorry buddy turn around and use the Rainbow Bridge. Okay, I apply for CANPASS and it finally arrives; now I can go back to my favorite bridge. Sorry buddy, but everyone in the car needs a pass as well. I guess I didn't read that part. Turn around and go to the Rainbow Bridge. Okay, everyone in the car has a CANPASS; we drive over the bridge and still get stopped and asked the same questions as if we didn't have it. Well, I love the Whirlpool Bridge and the customs officers are just doing there job, so I can handle that but what happens now... the hours are changed and I can't use it until 7 am and after 11 pm, sorry buddy, turn around and use the Rainbow Bridge. Well, I got my pass and it's the right hour now its tokens only, didn't know that, oh well turn around and go back to the Rainbow Bridge. I got it now, I am all set...what my CANPASS has expired? Can I reapply? No it is going to be Nexus. Turn around buddy and use the Rainbow Bridge. I am getting used to using the Rainbow Bridge and it's easier to just go there now then to keep turning around. Gee, not many people are using the Whirlpool Bridge so let's close it for the winter. Brilliant idea. Many businesses in the downtown area depend on the traffic from the Whirlpool Bridge. Many patrons from the US would drive or walk over the bridge daily for breakfast or lunch. I guess they will have to go over to the Rainbow Bridge; maybe they can go to eat at the casino instead. Meanwhile the business owners on Bridge Street used there own money to help pay for the reconstruction of that area. We agreed to help fund this business improvement plan because we were told we were going to be one of the gateways to the city. Well, the gate is down, quite literally, and it says closed for the season.

Ralph Sasso
Dads Diner

MAYOR'S REPORTS, ANNOUNCEMENTS, REMARKS

Fire Chief Patrick Burke

Mayor Thomson referred to a Faculty of Law magazine from the University of Windsor featuring Chief Patrick Burke, who is a graduate of Law from the University of Windsor and congratulated him on his qualifications and bringing recognition to Niagara Falls.

Nexus Lanes

His Worship Mayor Thomson advised that the Nexus Lanes were now open for business on the Rainbow Bridge.

After some discussion on the winter closure of the Whirlpool Bridge, it was requested that a letter be forwarded to Gary Pillitteri, M.P., the Niagara Falls Bridge Commission and to the Minister involved requesting that the Whirlpool Bridge remain a full service, year-round bridge

ORDERED on the motion of Alderman Voipatti, seconded by Alderman Orr, that a letter be forwarded to Gary Pillitteri, M.P., the Niagara Falls Bridge Commission and to the Minister involved requesting that the Whirlpool Bridge remain a full service, year-round bridge. Carried Unanimously.

COMMUNICATIONS

Communication No. 224 - Family & Children's Services, Niagara - Re: Proclamation. The communication requests that Council proclaim the month of October, 2003 as "Child Abuse Prevention Month".

ORDERED on the motion of Alderman Fisher, seconded by Alderman January-Pool, that the request be supported. Carried Unanimously.

Communication No. 225 - Inter-Office Memorandum - Re: Proclamation. The communication requests that Council proclaim the week of October 5th to October 11th, 2003 as "Fire Prevention Week" and October 11th, 2003 as "Fire Services Recognition Day".

ORDERED on the motion of Alderman Fisher, seconded by Alderman January-Pool, that the request be supported. Carried Unanimously.

Communication No. 226 - Minister of Citizenship and Immigration - Re: Proclamation. The communication requests that Council proclaim the week of October 13 - 19, 2003 as "Canada's Citizenship Week".

ORDERED on the motion of Alderman Fisher, seconded by Alderman January-Pool, that the request be supported. Carried Unanimously.

Communication No. 227 - Susan Stead - Canadians Addressing Sexual Exploitation - Re: Proclamation. The communication requests that Council proclaim the week of October 19 - 26, 2003 as "White Ribbon Against Pornography Week".

ORDERED on the motion of Alderman Fisher, seconded by Alderman January-Pool, that the request be supported. Carried Unanimously.

Communication No. 228 - Niagara Falls Public Library - Re: Proclamation . The communication requests that Council proclaim the week of October 20 - 26, 2003 as "Public Library Week".

The City of
Niagara Falls
Canada



Planning & Development
4310 Queen Street
P.O. Box 1023
Niagara Falls, ON L2E 6X5
web site: www.city.niagarafalls.on.ca

Tel.: (905) 356-7521
Fax: (905) 356-2354
E-mail: planning@city.niagarafalls.on.ca

Doug Darbyson
Director

The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

**Re: PD-2003-112, City-Initiated Zoning By-law Amendment Application
Oakwood Drive**

RECOMMENDATION:

It is recommended that Council:

1. withdraw the first component of the application to rezone the lands from Prestige Industrial (PI) to Development Holding to provide the developers the opportunity to determine their preferred land use for the property; and
2. approve the second component of the zoning by-law amendment which will amend By-law No. 2002-201 by removing Schedule C-G, thereby eliminating the potential use of the subject lands for adult entertainment parlours and body-rub parlours.

BACKGROUND:

The attached staff report PD-2003-102 was prepared for the November 17, 2003 Council meeting. Council should refer to staff report PD-2003-102 for information on the City-initiated application. The City-initiated zoning amendment proposes to rezone the lands illustrated on Schedule 1 from Prestige Industrial (PI) to Development Holding and amend By-law No. 2002-201 by removing Schedule C-G, which provides a location for adult entertainment parlours and body-rub parlours. Schedule C-G to By-law No. 2002-201 is shown as Schedule 2.

The subject lands are situated at the north end of Oakwood Drive between the Queen Elizabeth Highway on the west side, hydro canal lands on the east side and south of Lundy's Lane. North of the lands subject to the rezoning are tourist commercial uses on the south side of Lundy's Lane. Residential development and the Factory Outlet Mall exist on the west side of the QEW. On the east side of the hydro canal is residential development. South of the subject area are light industrial uses and a senior citizen's residence.

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The public meeting and consideration of the application was deferred by Council to the December 8, 2003 Council meeting at the request of the landholder's solicitor in order to provide the opportunity to meet with Planning staff to discuss the application.

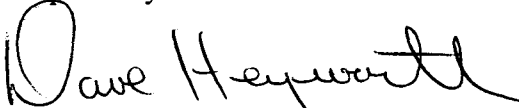
City Planning staff have met to discuss the application with one of the major landholders and their solicitor. The development consortium have consented to the proposed amendment to By-law No. 2002-201 to remove the opportunity for the establishment of adult entertainment parlours and body-rub parlours. It should be noted that on November 17, 2003 Council approved By-law No. 2003-190 amending the Licencing By-law No. 2002-197 removing the opportunity for the establishment of these uses.

The Development consortium have indicated that they are still doing market and feasibility analysis on the lands as to selecting their preferred land use and layout. Therefore, the group has requested the City withdraw the first component of the application to rezone the lands from Prestige Industrial (PI) to Development Holding (DH) to conform with the Residential designation of the Official Plan. Planning staff can endorse this request. In 2004, the City will be completing the updating of its Zoning By-law and Official Plan. Therefore, eventually the zoning of the property and Official Plan will conform. This approach will provide the development group with some time to consider development options to discuss with staff.

CONCLUSION:

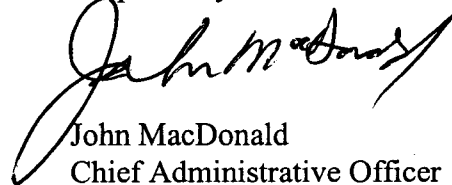
In conclusion, it is recommended that Council approve the second component of the application only to amend By-law No. 2002-201 by removing the opportunity for the establishment of an adult entertainment parlour and body-rub parlour. The first component of the application to rezone the lands from Prestige Industrial to Development Holding can be withdrawn.

Prepared by:



Dave Heyworth
Manager of Policy Planning

Respectfully submitted:



John MacDonald
Chief Administrative Officer

Recommended by:



Doug Darbyson
Director of Planning & Development

Approved by:



T. Ravenda
Executive Director of Corporate Services

DH:pb

Attach.

S:\PDR\2003\PD2003-112City-initiated OakwoodDr.wpd



Planning & Development
4310 Queen Street
P.O. Box 1023
Niagara Falls, ON L2E 6X5
web site: www.city.niagarafalls.on.ca

Doug Darbyson
Director

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Fax: (905) 356-2354
E-mail: planning@city.niagarafalls.on.ca

November 17, 2003

His Worship Mayor Wayne Thomson
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

Re: **PD-2003-102, City-Initiated Zoning By-law Amendment Application
Oakwood Drive**

RECOMMENDATION:

It is recommended that Council approve the requested Zoning By-law amendment to rezone the lands illustrated on Schedule 1 from Prestige Industrial to Development Holding and amend By-law No. 2002-201 by removing schedule C-G in order to conform with the residential designation of the City's Official Plan.

BACKGROUND:

On October 20, 2003, Council approved the recommendations of staff report PD-2003-92, authorizing staff to initiate the subject zoning amendment. It should be noted that the heading for Report PD-2003-92 referenced the Cimenelli property. The owners of this property, which is one of the larger parcels subject to the amendment, indicated the property should be referenced as owned by Lundy's Regency Arms Corp.

The City-initiated zoning amendment proposes to rezone the lands illustrated on Schedule 1 from Prestige Industrial to Development Holding and amend By-law No. 2002-201 by removing schedule C-G, which provides a location for adult entertainment parlours and body-rub parlours. Schedule C-G to By-law No. 2002-201 is shown as Schedule 2.

Site Description and Surrounding Land Uses:

The subject lands are situated at the north end of Oakwood Drive between the Queen Elizabeth Highway on the west side, hydro canal lands on the east side and south of Lundy's Lane. North of the lands subject to the rezoning are tourist commercial uses on the south side of Lundy's Lane. Residential development and the Factory Outlet Mall exist on the west side of the QEW. On the east side of the hydro canal is residential development. South of the subject area are light industrial uses and a senior citizens residence.

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One of the major land holders which would be subject to this amendment received site plan approval for storage units at the southern periphery of the property. Oakwood Drive was extended to provide direct access to the development via an agreement between the City and developers. It should be noted the area which received site plan approval for the storage units is not subject to this application.

Circulation Comments:

Information regarding the application was circulated to City departments, government agencies and the public for comment. No objections have been received. Staff has received concerns verbally from principals involved in the land holdings concerning the timing of the application and the proposed zoning change. The reasons for processing the application in the manner carried out was explained in Report PD-2003-92. Recent inquiries were made about the establishment of an adult entertainment facility on the lands and due to the reasons explained below, staff has attempted to inform Council and process an amendment to correct the situation in an expedient manner.

Planning Review:

The following is a summary of staff's assessment of the application.

1. Official Plan Conformity - Adult Entertainment Facilities

The subject lands are designated Residential in the Official Plan but zoned for Industrial use. The Residential designation was applied to the lands during the 1991 Official Plan review and approved in 1993. The Residential designation indicates the City's long-term intent that the property be used for residential purposes.

A great deal of time and public consultation was spent to develop a planning and licensing framework for the siting and operation of adult entertainment facilities. The City's Official Plan was amended to permit adult entertainment facilities in only Industrial designations subject to distance separation criteria from various sensitive land uses. Policies were also put in place to prevent existing legal non-conforming adult entertainment facilities from expanding. Since the subject area is designated Residential, this area would not be eligible for adult entertainment uses from a policy perspective.

2. Zoning By-law

The subject lands are zoned Prestige Industrial (PI) by By-law No. 79-200. The PI zone does not conform to the Official Plan policies but pre-exists the Official Plan land use designation. The purpose of rezoning the property to Development Holding (DH) is to bring it into conformity with the Official Plan. The DH zone is a category which retains land for future residential use. A future rezoning to a site specific residential use would be required to develop the property.

Until recently, the developer of the storage unit development had expressed an interest in developing predominantly residential condominium development on the remaining property to the north. The proposed DH zone would not conflict with this intent as it better indicates the intent of development allowed by the Official Plan and the opportunity to explore development opportunities which comply.

As part of the planning framework, the City's Zoning By-law was amended to permit adult entertainment facilities in various industrial zones. The by-law further indicates such facilities can only be sited within the hatched areas identified on the various schedules in the Zoning By-law. These schedules reflect the implementation of the separation distances discussed in the Official Plan.

A portion of the subject area was included as a site for an adult entertainment facility in By-law No. 79-200 (Schedule C-G). The site met the Official Plan separation criteria and was zoned Industrial. The intent of the planning amendments, however, was for adult entertainment sites to be "designated" and "zoned" for industrial purposes. Amending By-law No. 2002-201 by removing Schedule C-G will clarify the site will no longer be available for an adult entertainment facility.

3. Adult Entertainment Parlours and Body-Rub Parlours - Licensing

Public notice has been given to remove the schedule in the licensing by-law which shows the subject area as a possible site for an adult entertainment use. This licensing amendment will compliment the proposed zoning amendment and eliminate any confusion over the site's eligibility for the aforementioned uses.

CONCLUSION:

In conclusion, it is recommended Council approve the proposed amendment to bring the subject property into conformity with the Residential designation of the Official Plan and clarify that the property cannot be considered a potential site for an adult entertainment facility.


Prepared by:



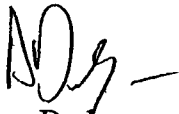
Dave Heyworth
Manager of Policy Planning

Respectfully submitted:



 John MacDonald
Chief Administrative Officer

Recommended by:



Doug Darbyson
Director of Planning & Development

Approved by:



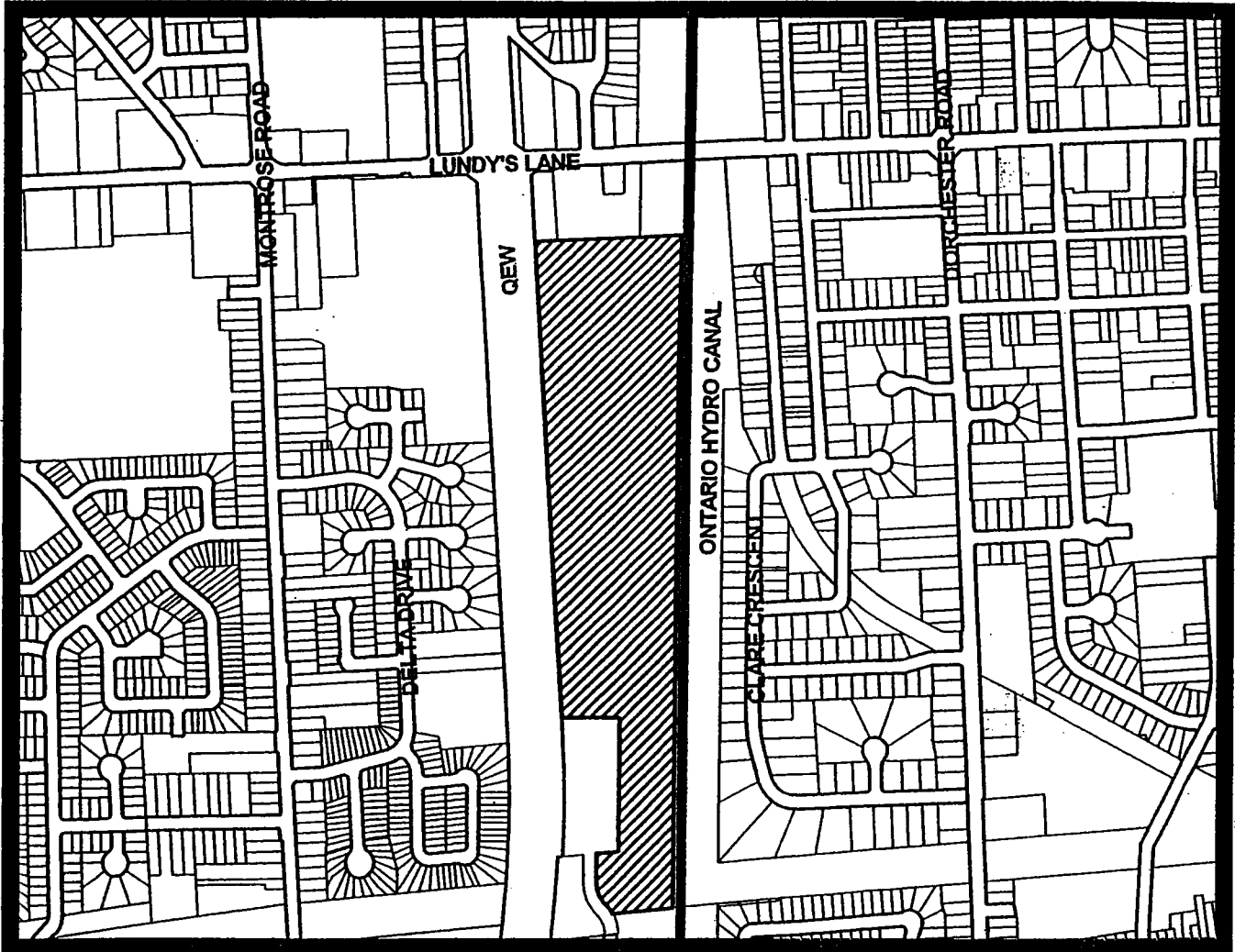
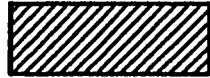
T. Ravenda
Executive Director of Corporate Services

DH:pb

SCHEDULE 1

LOCATION MAP

Subject Land



Amending Zoning By-law No. 79-200

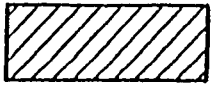
File AM 42/2003

Applicant: City of Niagara Falls

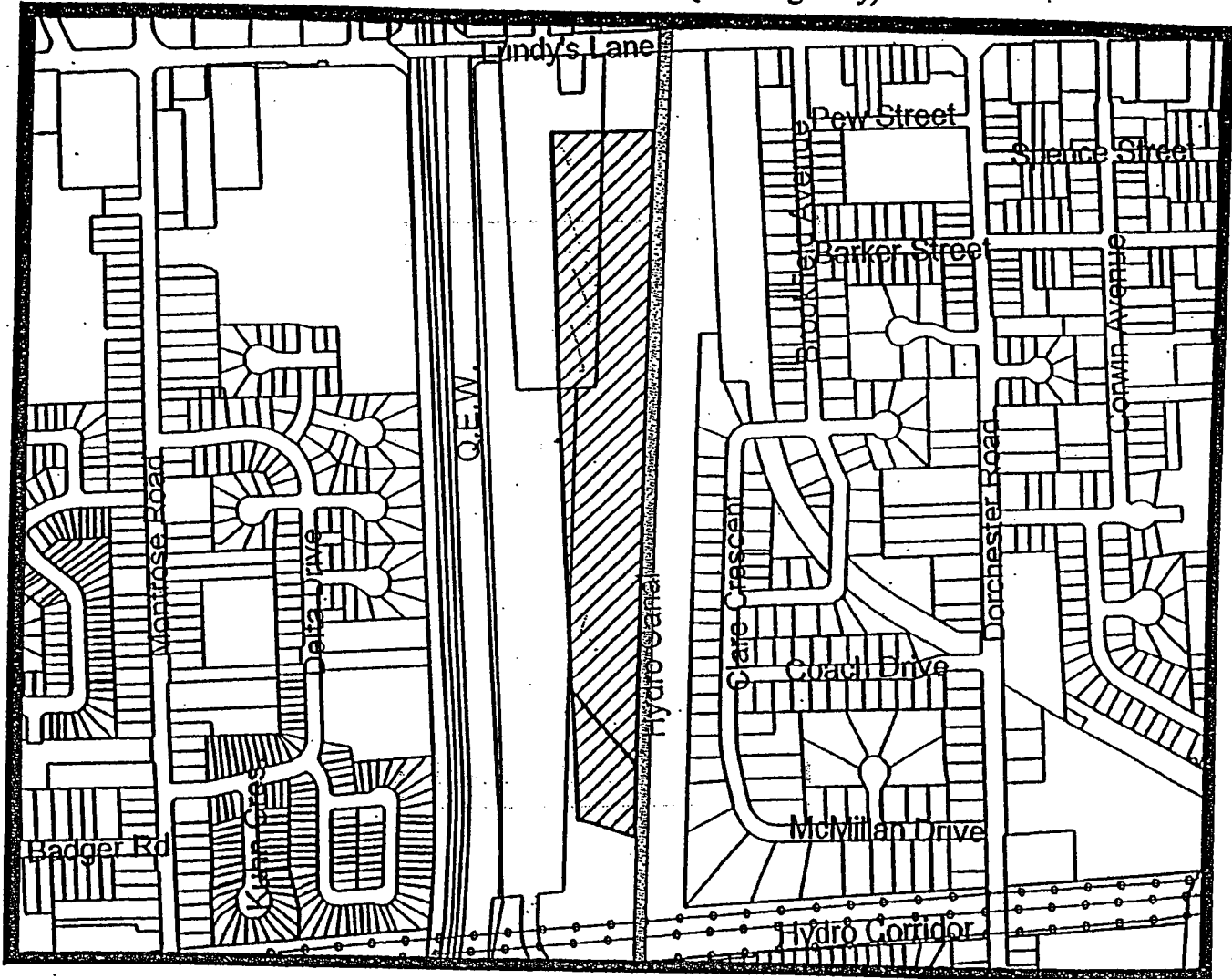


1:NTS

SCHEDULE C-G TO BY-LAW No. 2002-201



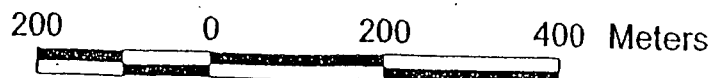
Industrial Areas Permitting Adult Entertainment
Parlours & Body-Rub Parlours
(After application of separation distances from
sensitive zones, lands uses and QEW Highway)



Amending Zoning By-law No. 79-200

Applicant: City of Niagara Falls

AM-21/2002.



Scale: 1:7,500
October 2002

RE. PD 2003-112

Ministry of
Transportation

Ministère des
Transports



Ontario

Phone: (416) 235-4387
Fax: (416) 235-4267
E-mail: Angelo.Vendra@mto.gov.on.ca

Central Region Operations
Corridor Management Office
7th Floor, Bldg. D
1201 Wilson Avenue
Toronto, Ontario
M3M 1J8

December 3rd, 2003
File No: AM-42/2003

Director of Planning and Development
The City of Niagara Falls Canada
City Hall, 4310 Queen Street
Niagara Falls, Ontario L2E 6X5

Attention: Doug Darbyson

Dear Sir:

Post-it™ Fax Note		7671E	Date	Dec 5/2003	# of pages	1
To	Doug Darbyson		From	Angelo Vendra		
Co./Dept.	City of Niagara Falls		Co.	Ministry of Transport.		
Phone #			Phone #			
Fax #	905-356-9083		Fax #	416-235-4267		

RE: Zoning By-Law Amendment Application
City File AM-42/2003

Further to your circulation dated October 21st 2003, 2003 the ministry has reviewed the above noted application and we have no objection, in principle to the proposed Zoning Bylaw Amendment.

In general, we will require any new buildings above and below ground be setback a minimum distance of 14m from our highway property line. The applicant should be made aware that ministry permits are required for all structures above and below ground, located within 46m from our highway property line, and within a radius of 395m from the centre point of a ministry intersection.

Subsequent requests may require the applicant to submit a site plan, a survey plan, a site servicing and grading plan, a storm water management report, and a traffic study. Permits must be obtained from our office located on the 7th Floor, Atrium Tower, 1201 Wilson Avenue, Toronto, Ontario M3M 1J8. The Permit Officer contact for this area is Mario Panza, 416-235-4448

Yours truly,

Angelo Vendra
Transportation Technician
Corridor Management Office

THIS MATTER DEFERRED BY COUNCIL

**Re: Zoning By-law Amendment Application: AM-35/2003 - 6361
Fallsview Boulevard and Associated Off-site Lands**

Barristers & Solicitors
Patent & Trade-mark Agents

McCarthy Tétrault LLP
Box 48, Suite 4700
Toronto Dominion Bank Tower
Toronto ON M5K 1E6
Canada
Telephone: 416 362-1812
Facsimile: 416 868-0673
mccarthy.ca

McCarthy Tétrault

Stephen H. Diamond
Direct Line: 416 601-8400
Direct Fax: 416 868-8010
E-Mail: diamond@mccarthy.ca

December 1, 2003

Mayor and Members of Council
City of Niagara Falls
P.O. Box 1023
4310 Queen Street
Niagara Falls, Ontario L2E 6X5

Dear Mayor and Members of Council:

**Re: Hilton Expansion
Official Plan and Zoning By-law Amendment Applications
Deferral Request re Public Meeting**

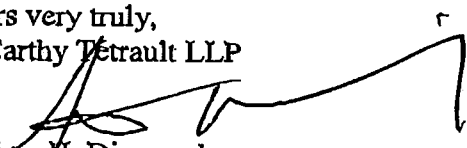
We are the solicitors for Hospitality Motels Limited, the proponent of the proposed Hilton Expansion on lands south of Murray Street, between Stanley Avenue and Fallsview Boulevard.

Our client's team of architects and consultants has been in continual communication with City staff both before and after the submission of the applications for official plan and zoning by-law amendment. Significant progress has been made, and our client believes that the process will benefit from further dialogue.

As you are aware, the statutory public meeting respecting these applications is scheduled for December 8, 2003. However, because we believe that further dialogue will help resolve currently outstanding issues, we request that the public meeting be deferred from December 8th to January 19, 2003.

Although we are requesting a deferral of the public meeting, we suggest that a brief presentation of the project be made to the newly elected council on December 8th, to introduce our clients and the project.

Yours very truly,
McCarthy Tétrault LLP
Per:


Stephen H. Diamond
SHD/

TDO-ELM #7210777 v. 1



Planning & Development
4310 Queen Street
P.O. Box 1023
Niagara Falls, ON L2E 6X5
web site: www.city.niagarafalls.on.ca

Doug Darbyson
Director

Tel.: (905) 356-7521
Fax: (905) 356-2354
E-mail: planning@city.niagarafalls.on.ca

The recommendation(s) contained
in this report were adopted as
amended by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

**Re: PD-2003-111, Zoning By-law Amendment Application
AM-36/2003, 6350 Dorchester Road
Applicant: Angelo Butera
Agent: Michael Allen, Architect
Proposed Conversion of a Long-Term Care Facility
to an Apartment Building**

RECOMMENDATION:

It is recommended that Council approve the revised Zoning By-law amendment application to convert the former long-term care facility at 6350 Dorchester Road to a 45-unit apartment building.
a 42 unit condominium.

BACKGROUND:

On November 17, 2003, Council was to consider a Zoning By-law amendment application from Angelo Butera to convert the former Dorchester Manor long-term care facility to an apartment building with 50 dwelling units. The application was deferred by the applicant to due to the amount of concerns and opposition from area residents. Report PD-2003-103 is attached for information.

The applicant's architect met with area residents on November 21, 2003 to discuss the proposal, determine the specific nature of their concerns and explore potential resolution of the issues. The residents' concerns essentially involve the perceived potential increased use of the building and the resultant loss of privacy. In order to address these concerns, the architect has proposed the following revisions to the plan:

- a reduction in the number of units from 50 to 45, whereby the roof space will not be used as a full second floor but rather as "loft-style" bedrooms for dwelling units on the first floor;
- removal of an existing hedge and chain-link fence along part of the perimeter and replacing these with a 6-foot closed board fence that will extend the length of the north and east property lines; and

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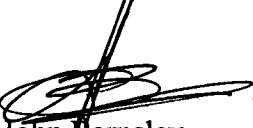
- the planting of deciduous trees which will mature with large canopies, along the north and east property lines.

These measures should help to increase the level of privacy desired by the area residents and assist in mitigating any impacts of the parking area. Moreover, the reduction in the number of units will result in lesser traffic impacts and increase the number of parking spaces for the residents. The decrease in units will also decrease the density to about 38 units/ha or 75% of what could be achieved under the Official Plan's residential policies and a standard R5A zone.

CONCLUSION:

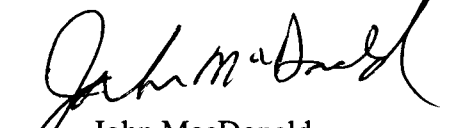
In conclusion, staff is recommending approval of the revised Zoning By-law amendment to convert the former Dorchester Manor long-term care facility to a 45-unit apartment building. The revisions proposed should satisfy the residents' concerns respecting privacy.

Prepared by:



John Barnsley
Planner 2

Respectfully submitted:



John MacDonald
Chief Administrative Officer

Recommended by:



Doug Darbyson
Director of Planning & Development

Approved by:



T. Ravenda
Executive Director of Corporate Services

JB:gd
Attach.



Planning & Development
4310 Queen Street
P.O. Box 1023
Niagara Falls, ON L2E 6X5
web site: www.city.niagarafalls.on.ca

Doug Darbyson
Director

THIS MATTER DEFERRED BY COUNCIL

Tel.: (905) 356-7521
Fax: (905) 356-2354
E-mail: planning@city.niagarafalls.on.ca

November 17, 2003

His Worship Mayor Wayne Thomson
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

Re: **PD-2003-103, Zoning By-law Amendment Application
AM-36/2003, 6350 Dorchester Road
Applicant: Angelo Butera
Agent: Michael Allen, Architect
Proposed Conversion of a Long-Term Care Facility
to an Apartment Building**

RECOMMENDATION:

It is recommended that Council approve the requested Zoning By-law amendment application to convert the former long-term care facility at 6350 Dorchester Road to an apartment dwelling with a maximum of 50 units.

BACKGROUND:

Angelo Butera has requested an amendment to the Zoning By-law for the land known as 6350 Dorchester Road, site of the former Dorchester Manor long-term care facility, shown on Schedule 1. The amendment is requested to permit the conversion of the existing building into 50 apartment units. Details are shown on Schedule 2.

The zoning of the land is requested to be changed from Institutional (I) to a site specific Residential Apartment zone (R5A) to permit the apartment conversion and to recognize an existing non-conforming rear yard setback.

Site Description and Surrounding Land Uses

The 2.9 acre site is located on the east side of Dorchester Road, south of Stokes Street. The existing building is one storey in height with an area of just over 34,000 sq. ft. and housed 98 beds while operating as a long-term care facility. The building is currently vacant and was recently sold to the applicant by the Region.

Circulation Comments

Information regarding the application was sent to City departments, government agencies and the public for comment. The following comments have been received:

- Municipal Works - No objections.
- Regional Planning & Development - The proposal is a good example of how the Region's Smart Growth policies can be applied in that the existing building will be reused for a residential development. The residential character of the area will be maintained together with the opportunity of providing affordable housing.

Planning Analysis

1. The proposal complies with the Official Plan.

The subject property is designated Residential in the Official Plan. The Official Plan promotes a variety of housing types to provide a choice of accommodation and to avoid undue concentrations of one type of housing. In addition, the Plan requires that redevelopment of non-residential structures be compatible with the surrounding area. The proposed conversion of the former nursing home to an apartment building complies with these policies in the following manner:

- The subject property is suitable for an apartment development as it is located on an arterial road, on the periphery of a residential neighbourhood. Multiple-unit developments are to be located in this manner in order to minimize impacts, especially traffic, on existing residential areas.
- An apartment will provide for rental housing in an area dominated by single detached dwellings. Moreover, as the vacancy rate for apartments is approximately 2.6%, the addition of apartment units will assist in the provision of this type of housing on a city-wide basis.
- Fifty apartment units are proposed. This would result in a density of 42 units/ha (17 units/ac.) which is well within the density of 50 units/ha prescribed by the Official Plan.

It should be noted that under the current I zone, a substantially taller and more dense nursing home or senior's residence could be developed on the land, given the lesser provisions for setbacks and landscaping and that there are no density regulations.

Furthermore, the I zone permits more uses than the R5A. Under the I zone, uses include a church, hospital, care facility and community building, the latter encompassing a shelter and drop-in centre.

It should also be noted that the applicant is limiting the proposed apartment to 50 units. If the standard R5A zone was applied, 60 units could be constructed.

Thus, the proposed amendment is actually a reduction in development opportunity.

- The single storey building is to remain. Only internal renovations are proposed to convert the building into apartments. Therefore, building height, mass and appearance will not change. The only site alterations proposed are the widening of the northerly driveway and the re-striping of the rear parking lot. The site currently has 48% landscaped open space, which exceeds the 30% required under the R5A zone. However, additional landscape screening should be provided at the south end of the rear property. Site plan control will be applied to the development in order to guarantee the site alterations. The current compatible relationship between the subject property and surrounding area should, therefore, continue with the apartment conversion.

2. The proposed amendment is appropriate.

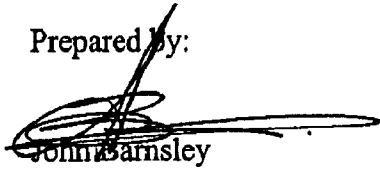
The subject property is zoned I. The applicant is requesting a zone change to a site specific R5A zone. The request is appropriate. The amending by-law will limit the use to the existing building, regulate the number of units and ensure the landscaping is maintained. The existing rear yard setback of 28.8 feet will also have to be recognized in the by-law because it is four feet less than the standard required rear yard setback of the R5A zone.

CONCLUSION:

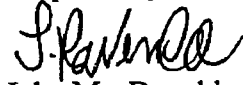
In conclusion, the requested Zoning By-law amendment to change the zoning of 6350 Dorchester Road from I to a site specific R5A zone to permit the existing building to be converted to 50 apartment units can be recommended for approval because:

- the proposal complies with the Residential policies of the Official Plan;
- the provision of apartments will offer an alternate form of housing in the area and will place more apartment units in the market;
- the proposed apartment will be compatible with the area; and
- the proposed amendment is appropriate.

Prepared by:


John Barnsley
Planner 2


Respectfully submitted:


for John MacDonald
Chief Administrative Officer

Recommended by:


Doug Darbyson
Director of Planning & Development

Approved by:

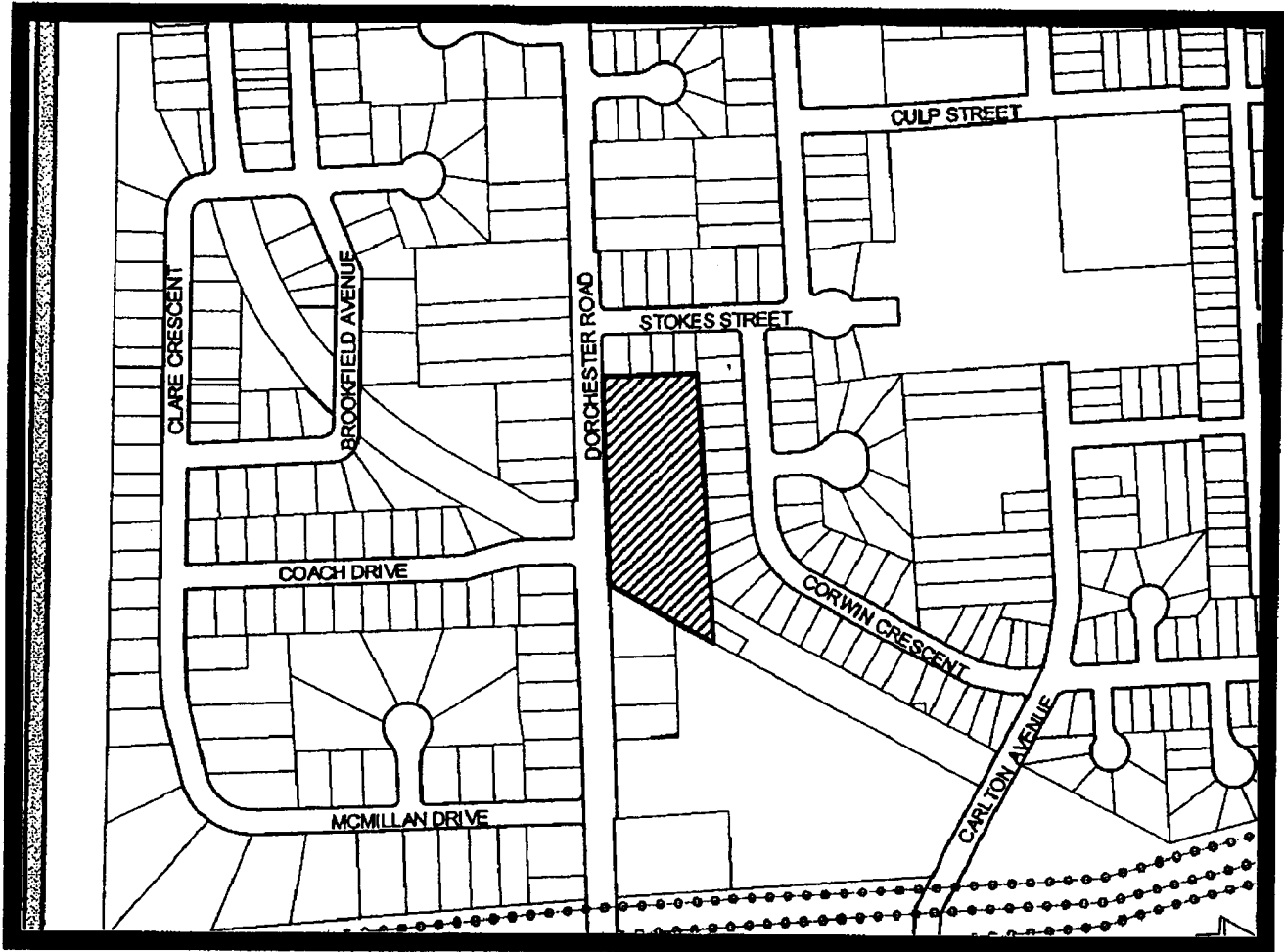

T. Ravenda
Executive Director of Corporate Services

JB:gd
Attach.

SCHEDULE 1

LOCATION MAP

Subject Land



Amending Zoning By-law No. 79-200

Location: 6350 Dorchester Road

AM-36/2003

Applicant: Angelo Butera

K:\GIS_Requests\2003\Schedules\Zoning\AMAM-36\mapping.apr



1:NTS

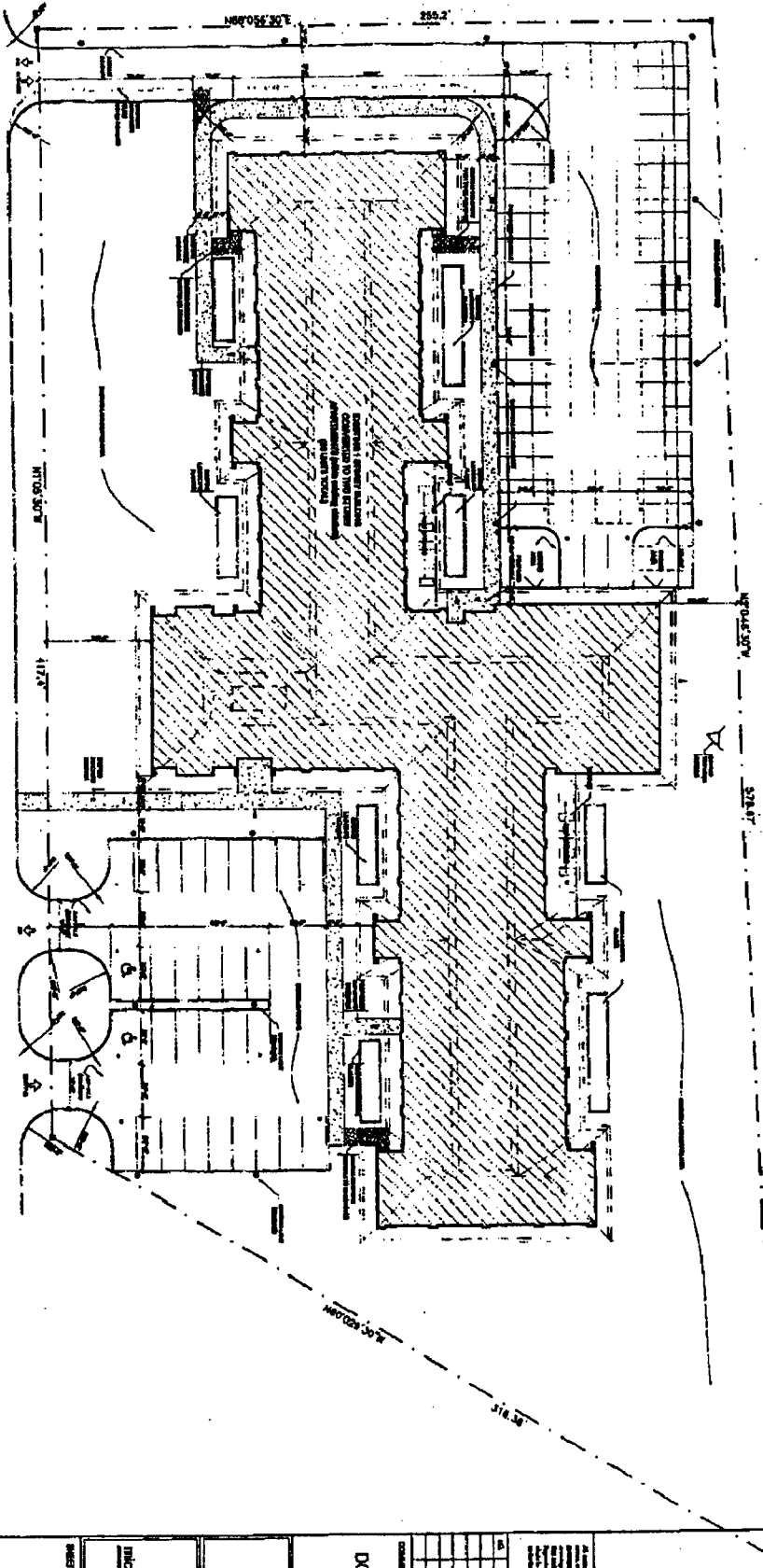
September 2003

SCHEDULE 2



SITE PLAN
SHEET 7 OF 8

DORCHESTER ROAD



NO.	DESCRIPTION	DATE	BY

RECEIVED
9711300
PLANNING
DEPARTMENT

PROJECT:	DORCHESTER INNOR
SHEET:	SITE PLAN
SCALE:	A1

Michael G. Smith Architects Inc.
Architects and Planners
1000 E. 4th St. #100
Columbus, OH 43215
Tel: 614.266.8000
Fax: 614.266.8001

DORCHESTER INNOR

NO.	DATE	DESCRIPTION	BY

Correspondence that was received at the previous Council meeting of November 17, 2003.

To The Director of Planning and Development & Members of City Council

This letter is in response to the amendment requested for the land
6350 Dorchester Road, city file AM-36/2003

I, Rita Hachey reside at 6278 Dorchester Rd, next door to 6350 Dorchester Rd.
I strongly oppose this request for amendment of 6350 Dorchester Rd, to be
converted into a 50 apartment dwelling units.

Areas of concern include, [1] Traffic- Dorchester Rd has become increasingly
congested with traffic. Traffic could only become more problematic with this
amendment. We are also located at the corner of Stokes which serves access to
3 other neighboring schools. Increasing traffic puts other motorists and children
walking to school at risk of an accident.

[2] Privacy- a proposed 2 story apartment building would infringe on the privacy
of neighbors

[3] Devaluation of property- As a neighborhood we take great pride in our properties.
We have invested money and hard physical labor into our homes, and
we do not appreciate losing the value of our homes and property.

[4] Rezoning- If this property is rezoned for apartment use, then it would open the
door for other properties to be zoned and this idea is strongly opposed by our
neighborhood

[5] Noise and Disruption- The existing rear parking lot exists next to my home- traffic
coming in and out of the parking lot at all hours of the day and night causes distress,
not to mention head lights shining into our windows and snow plows waking us up.

Another issue that is very disheartening is that since Mr. Butera had purchased
6350 Dorchester, on several occasions concerns of the neighbors had been voiced
about the up keep of the property. The grass initially had not been kept up and the
issue about the surrounding hedges for the past 5 months has not yet been
addressed. We have voiced complaints about this to the workers that he has hired to
do the landscaping- and he has yet to clear up his hedges. For safety reasons- with
the hedges grown as much as to date, this makes it difficult to see the children
walking along the sidewalk approaching our driveway.*This matter has been brought
to the attention of the City of Niagara Falls and I hope that in the future Mr. Butera
will keep to the responsibilities of his property.

In closing, I can only say that rezoning this property for apartment use would
not be in good favor of the neighborhood for the many people that have lived here
for many, many years.

Rita Hachey



October 27, 2003

To: Niagara Falls City Council

RE: File Am 36/2003

I would like to protest the proposed 2 story 50 unit apartment building that is planned to replace the existing Dorchester Manor. This would invade my privacy and lower the value of my home as well as increase the amount of traffic in our neighbourhood. The traffic on Dorchester Road is already very congested. Please turn down this proposal and keep the integrity of our neighbourhood.

Sincerely,

A handwritten signature in cursive script that reads "Olive Smith".

6333 DORCHESTER RD.

7022 Coach Dr.,
Niagara Falls, Ontario
L2G 2J1

November 11th, 2003

Mr. Doug Darbyson,
Director of Planning & Development,
And Niagara Falls City Council,
City of Niagara Falls,
Niagara Falls, Ontario

Dear Mr. Darbyson and Council;

Re: City File: AM-36/2003

I am a resident homeowner on Coach Drive which meets
Dorchester Road at the site of the former Dorchester Manor.


I am opposed to the Zoning By-law change to allow the proposed
50 unit, 2 story apartment on this site.

I have been a resident on Coach Drive for the past seven years
and have watched the traffic flow on Dorchester Road increase
considerably. Everyday that I sit on Dorchester Road in front of the
former Manor waiting to turn left, I watch my rear-view mirror like a
hawk in anticipation of being rear-ended. When the Manor was open,
there were a few near miss collisions from people passing the turning
car on the left and nearly hitting one pulling out from the Manor.
Just trying to get out onto Dorchester from Coach is getting more
frustrating due to increased traffic.

By allowing a 50 unit building, you could potentially be allowing
access to Dorchester Road for 50 -100 cars from this site and that will
be a dangerous situation for ourselves, other residents but especially
for our children who walk to school on that road.

Please consider the current residents of this area and your
actions carefully when making this decision.

Sincerely,



Monica D'Amico

Dennis A. Goldfinch
President/Broker



November 11, 2003



CLERKS P.B. V

AM 36/2003

Director of Planning and Development, City Hall
4310 Queen Street
Niagara Falls, Ontario
L2E 6X5

ATTENTION: DIRECTOR PLANNING AND DEVELOPMENT

I am writing regarding the property at 6530 Dorchester Road in Niagara Falls and the application coming forward to amend the Zoning Bylaw no 79-200, to allow the conversion of the existing building into fifty (50) apartment units.

My first concern is the effect the new proposed use will have on the surrounding residential properties.

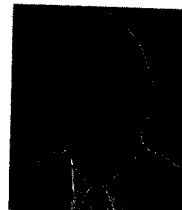
- E.g. – our low density single family homes
- our property values possibly decreasing because of this use
 - the traffic congestion that will result from 50 units (anywhere from 50-100 more cars) coming and going from the property

PLEASE NOTE: When going to work now to my office @ Lundy's Lane and Dorchester, I have run into traffic line-ups from the Lundy's Lane intersection to south of Barker Street and have sat through 3 light changes just to get to my office. This proposal, if approved, will only make it much worse.

One other concern I have is that, at the present time, there are at least three vacant pieces of land on McLeod Road alone, zoned for exactly this use and there are others in town as well. Why don't we put these apartments on the land that is already zoned for this use?

Sincerely,

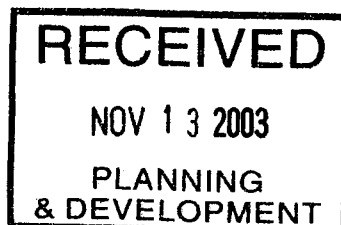
Dennis A Goldfinch
President/Broker



DENNIS A. GOLDFINCH
BROKER / PRESIDENT

6933 Lundy's Lane, Niagara Falls, ON. L2G 1V8
E-Mail: gold@on.aibn.com Fax: (905) 354-2121
"Remember, service is our #1 priority"

905-354-5687
(24 hour paging service)



October 27, 2003

To: Niagara Falls City Council

RE: File Am 36/2003

I would like to protest the proposed 2 story 50 unit apartment building that is planned to replace the existing Dorchester Manor. This would invade my privacy and lower the value of my home as well as increase the amount of traffic in our neighbourhood. The traffic on Dorchester Road is already very congested. Please turn down this proposal and keep the integrity of our neighbourhood.

Sincerely,

Maria G. Biarront

October 23, 2003

To: City Council
Niagara Falls, Ontario

RE: City File AM-36/2003 –rezoning to allow conversion of the building known as
Dorchester Manor to a 2 story 50 unit apartment building.

Dear City Councillors:

We are homeowners on Dorchester Road who would like to express our protest against
the proposed zoning amendment to the building currently known as Dorchester Manor
located at 6350 Dorchester Road.

We have lived in our home at 6345 Dorchester Road for 11 years and have spent much
time, energy and money making it into our own private retreat. We purchased our home
because of the large lot, and surrounding single-family dwellings. We have previously
fought the encroachment of multi unit zoning in our neighbourhood and are prepared to
do so again.

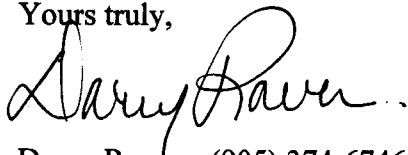
Dorchester Manor is zoned institutional and should remain as a single story building.
Traffic is already horrendous on Dorchester Road and the proposed 2 story 50 unit
building would only add to the congestion problem. The proposed unit could add 2 plus
drivers per unit. In addition to incoming and outgoing traffic from the building with
noise and headlights, there would also be the problem of garbage and pollution.

The letter from the City states that there is non-compliance in regards to the distance to
rear neighbours. Can you imagine adding a second story to this building? The building
is not structurally suitable for a second story addition that will intrude on neighbouring
properties privacy, sunlight exposure and aesthetics.

We would also like to address why the Hydro Right of Way is now attached to this parcel
of land and was never posted as being proposed for severance or for sale to the public.
Why was the sale of Dorchester Manor from the region not made public or opened to the
public for sale opportunities?

**WE DO NOT WANT THIS INVASION OF A MULTI UNIT 2 STORY BUILDING ON
OUR NEIGHBOURHOOD.**

Yours truly,



Darcy Raven (905) 374-6746
6345 Dorchester Road

Jim Beuparlant (905) 374-6746
6345 Dorchester Road

October 23, 2003

To: City Council
Niagara Falls, Ontario

RE: City File AM-36/2003 –rezoning to allow conversion of the building known as
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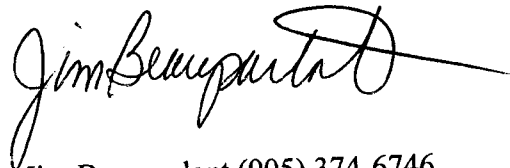
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Yours truly,

Darcy Raven (905) 374-6746
6345 Dorchester Road



Jim Beauparlant (905) 374-6746
6345 Dorchester Road

MR. & MRS. A. ARMENTI

6856 Stokes Street
Niagara Falls, Ontario
L2G 2H3
(905) 354-1794

October 29, 2003

Director of Planning and Development
City Hall, 4310 Queen Street
Niagara Falls, Ontario
L2E 6X5

RE: City File AM-36/2003

Dear Sir/Madam,

We are writing regarding an application to amend Zoning By-law No.79-200. The amendment is requested is for the land known as 6350 Dorchester Road, site of the former Dorchester Manor long term care facility. This amendment has been requested to permit the conversion of the existing 1 storey building into a **2 storey, 50 unit apartment building**. The application requests changing the zoning of this land from Institutional (I) to Residential Apartment zone (R5A).

We live at 6856 Stokes Street, and our home **backs onto the subject property**. Our property is shown on the attached Schedule 1. We are writing to express our **STRONG OPPOSITION TO THIS APPLICATION**. We **DO NOT** want the zoning of this property to be changed. We **DO NOT** want a 2 storey apartment building to be built in our backyard.

We purchased our property and build a beautiful home here in **1969**, before Dorchester Manor was even built. We knew that our home would back onto Dorchester Manor, and understood that this would be a **very quiet and peaceful property**. We have lived here happily and peacefully for **34 years**. Now we are retired, and plan to live here for the rest of our lives.

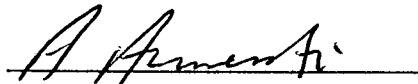
Our home is located on a very quiet, private residential property. We are retired, and our desire is to live in peace and quiet. Stokes Street and Corwin Crescent are very desirable streets with very prestigious homes. Most homes are on 60 ft lots. These streets are zoned R1C residential. This is **NOT** an area for apartment buildings.

Clearly, this proposed development **DOES NOT BELONG IN OUR NEIGHBORHOOD**. It would be **VERY DESTRUCTIVE** and **DETRIMENTAL** for the following reasons;

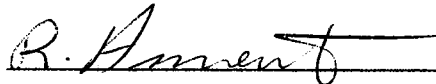
- 1) It would **DESTROY THE PEACE AND QUIET** that we currently have on our property. It will have a **NEGATIVE** impact on our lives. Imagine a 2 storey apartment building in our backyard, a few feet from our property line. Imagine a 2 way street in our backyard. Imagine 39 cars driving in and out of the parking lot located in our backyard, at all hours of the night. Imagine car headlights shining into our bedroom windows all night long.
- 2) It would **DESTROY THE PRESTIGE OF OUR STREET**, and our neighborhood. A 2 storey apartment building does not belong in the backyards of homes with 60 ft lots. Who would be interested in purchasing a home with a 2 **STOREY APARTMENT BUILDING** located in the backyard?
- 3) It would **REDUCE THE VALUE OF OUR PROPERTY** by an estimated \$40,000. A development that reduces property values **CANNOT BE ALLOWED**. This would be devastating for a retired couple like us.

Therefore, we urge you to **STRONGLY REJECT** this application, and leave the zoning as it stands. Due to the **NEGATIVE IMPACT** of this proposal, we will take **ALL NECESSARY ACTION** to ensure that the zoning of this property is **NOT CHANGED**. Thank you for your support!

Sincerely,



A. Armenti



R. Armenti

To: Neighbours surrounding 6350 Dorchester Rd.

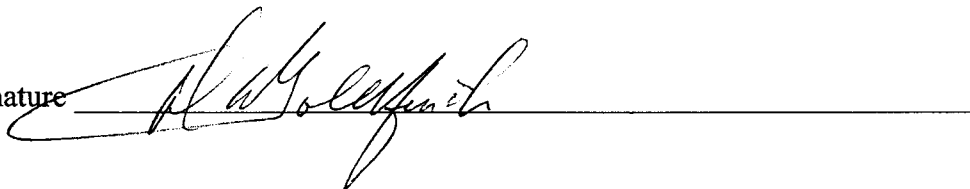
Re: Proposed 50-unit apartment complex and zoning amendment application for 6350 Dorchester Rd.

Date: November 10, 2003.

In regards to the proposed 50-unit apartment complex being considered at the above mentioned location. In my professional opinion, I believe, approval of this application will cause an immediate erosion to the value of the homes and land immediately surrounding that location. Further, I believe that a disruption of the present peaceful living styles of the neighbours surrounding that location will be affected should this proposal be granted.

My present occupation is REAL ESTATE BROKER - (SALESMAN)

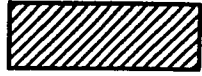
Signature



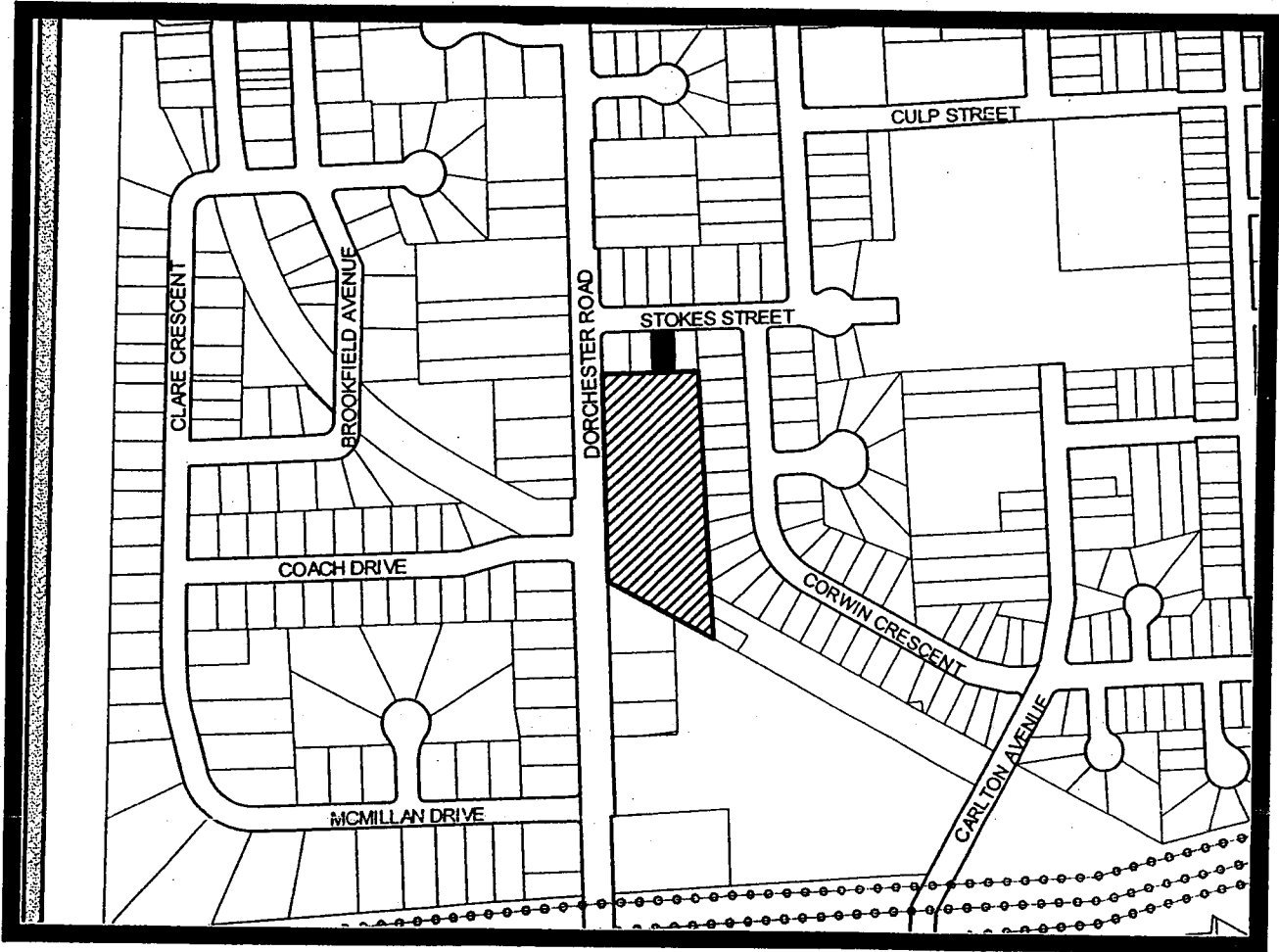
SCHEDULE 1

LOCATION MAP

Subject Land



OUR PROPERTY
6856 STOKES ST



Amending Zoning By-law No. 79-200

Location: 6350 Dorchester Road

AM-36/2003

Applicant: Angelo Butera



October 27, 2003

To: Niagara Falls City Council

RE: File Am 36/2003

I would like to protest the proposed 2 story 50 unit apartment building that is planned to replace the existing Dorchester Manor. This would invade my privacy and lower the value of my home as well as increase the amount of traffic in our neighbourhood. The traffic on Dorchester Road is already very congested. Please turn down this proposal and keep the integrity of our neighbourhood.

Sincerely,

Maria G. Biamonte
6868 Stokes St

October 27, 2003

To: Niagara Falls City Council

RE: File Am 36/2003

I would like to protest the proposed 2 story 50 unit apartment building that is planned to replace the existing Dorchester Manor. This would invade my privacy and lower the value of my home as well as increase the amount of traffic in our neighbourhood. The traffic on Dorchester Road is already very congested. Please turn down this proposal and keep the integrity of our neighbourhood.

Sincerely,

Maria Balducci
6867 Stokes St

LUCIANO AND ANGELA ARTISTA
6860 CORWIN CRS
NIAGARA FALLS. L2B-2M7

NOV 9/2003

TO THE COUNSEL OF THE CITY OF
NIAGARA FALLS

R: ZONING BY-LAW AMENDMENT APPLICATION
CITY FILE AM-36/2003.

YOUR WORSHIP, MR. TOMPSON, LADIES AND GENTLEMEN,

WE ARE VERY MUCH AGAINST THE PROPOSED APPLICATION
FOR THE FOLLOWING REASONS:

- 1) WE SELECT THE AREA FOR OUR RESIDENCE BECAUSE IS A QUIETER LOCATION, WE HAVE SPEND MONEY AND TIME TO HAVE THIS PRIDE OF OWNERSHIP, THIS PROJECT WILL INTERFERE WITH ALL THIS.
- 2) THE AREA IS ONLY FOR LOW DENSITY SINGLE FAMILY RESIDENCE.
- 3) THE REAR PART OF OUR LOT BUTT WITH THE EXISTING PRESENT PARKING LOT. IF THIS PARKING WILL USED TO ACCOMODATE A POSSIBLE 2 CARS PER UNIT TO A TOTAL OF 100 CARS. THE NOISE AND THE EXOST FUMES WILL POLLUTE OUR ~~PRE~~ RESIDENCE, WE CAN NOT OPEN WINDOWS, CAN NOT SIT AND ENJOY OUR BACK YARD AND OUR GARDEN.
- 4) REAL ESTATE VALUE WILL CERTAINLY DECREASE BELOUSE PROPOSED PROJECT TO CLOSE TO OUR PROPERTY
- 5) TRAFFIC CONGESTION ON DORCHESTER Rd. I AM SURE YOU ALL KNOW. THAT THERE ARE TIMES DURING ANY DAY - SPECIALLY IN THE MORNING AND LATE AFTERNOON. TO MAKE A LEFT TURN FROM ANY SIDE STREET TO DORCHESTER Rd IS OLMOST IMPOSSIBLE, BECAUSE

cont---

TO MANY CARS ON THE AREA AND THERE IS STOPPED LINE
of TRAFFIC FROM DUNN ST. TO LUNDY'S LANE, THEREFORE
100 MORE CARS FROM THIS PROJECT IS NOT RECOMMENDABLE.

6.) GARBAGE COLLECTION, 50 FAMILIES CREATE LOTS
GARBAGE. WHERE WOULD THE CONTAINER BE, WE DO
NOT WANT IN THE VICINITY OF OUR BACK YARD.

IN CONCLUSION WE WILL OPPOSE THE APPLICATION
AND WILL DO ~~ANYTHING IN~~ ~~THE LAW~~ ANYTHING
WITH-IN THE LAW TO STOP IT.

THANK YOU FOR YOUR CONSIDERATION AND WE HOPE YOU
UNDERSTAND OUR CONCERN.

Quentin [Signature]

Angela [Signature]

Director of Planning and Development,

November 9, 2003

I am writing this letter in response to Zoning By-Law Amendment Application, City File: AM-36/2003. As you are well aware, the amendment is requested for the land known as 6350 Dorchester Road, and is requesting to permit the conversion of the existing building into 50 apartment dwelling units.

I am in complete disagreement with this and am against such a permit being granted. I live at 6852 Corwin Crescent, which is directly behind the property in question. I have lived here with my family for the past 25 years and will continue to do so.

In all of my time living at my current residence, Dorchester Manor existed. It was a well-kept, long term care facility. Its residents were quiet and rarely seen. Its employees were well aware of the fact that their place of employment was in the middle of a residential area and acted with great respect and courtesy. For 25 years, there was no problem with anything associated with Dorchester Manor.

Now, we are faced with the zoning of this land being changed from Institutional (1) to a site specific Residential Apartment zone (R5A). I see many problems with this, mainly that the new building would not fit in with its quiet surroundings.

My main concern is the fact that this proposed building would be 2 stories high. That would be an eye-sore for my family, my neighbours, and myself, as we look out from our homes and our yards and see a building instead of the sun, the sky and trees and people and the cars driving along Dorchester Road.

Also, I have a concern with the traffic congestion this would cause. This building would include 50 units. If each unit came with just 2 cars, that would be 100 cars that would be coming and going day in and day out, and that would need to be parked and started and revved, washed in the summer, and cleaned off in the winter. Also, these residents will have visitors which would result in more cars and more traffic. More traffic results in

more congestion, pollution, and a great deal of noise. This was not the case with Dorchester Manor. Its traffic congestion was minimal; due to the fact that its residents did not drive and that its employees drove in and out once a day.

Another issue is that of garbage collection. Where would the garbage collectors be? Would they be in OUR backyards? Is that fair? My garbage is placed neatly on the curb of my street, in no one's backyard. It has been placed there every week, for the past 25 years, and now there is a possibility that someone else's garbage- that of 100 or more people, will literally sit in my backyard? How is that fair and just?

Perhaps the greatest of my concerns is that of privacy. My family takes great pride in the fact that we can go to our backyard after a hard day's work, for rest, relaxation, gardening, entertaining.- a backyard that we have spent many hours converting into a place of retreat. How relaxing would it be for us to sit in our backyard and have an audience of over 100 people watching us from above, day in and day out? Why should my home and my family be under constant surveillance?

Along with all of the concerns that I have mentioned come many more issues- property value, snowball effect causing more multi-units being built, neighbourhood pride, etc. An even greater concern is the fact that this property was sold without any public notice. How is this fair to us, tax-paying residents? Also, how was hydro right of way sold without any public notice from the region? I find it very disturbing that such things would occur. Isn't it funny how politicians ask for our input during election times, such as the one that is going to occur on Monday, but then don't consult us with issues such as this, that would greatly impact our day to day living.

Building a new subdivision of other single family homes would be a much more suitable and pleasing use for this land. In doing this, not only will new families be housed, but the houses that they live in would blend in with their surroundings. Most importantly, the people which live in them would be accepted to the community with open arms. If however, this apartment building is built, what will happen? I am not willing to stand by

and find out. I have made my feelings known in this letter and will continue to speak against this proposal.

The City of Niagara Falls has sent out notices of this Public Meeting, and has extended an invitation to all residents. That is very noble, however, more importantly will be the City Councilors and the Mayor's willingness to hear the disgruntled voices of the residents of Dorchester Road and surrounding areas. I hope our voices are heard. We are against this proposal. Please do the right thing. Hear us out and deny this request.

Sincerely,

A handwritten signature in cursive script that reads "Maria Romano".

Maria Romano
6852 Corwin Crescent
Niagara Falls, ON
L2G 2M7
905-354-9454

Niagara Falls On
Nov 7/03

Laval Jones
6820 Corwin Cres
Niagara Falls On

Reference to zoning - By law # 79, 200'.

City FILE- AM-36/2003

The reason my wife & I moved to Corwin Cres. 5 yrs ago is because my wife was very ill. The house we lived in the neighbors back yard washed onto our driveway, The noise the birds created was unbearable for my wife. (Lack of sleep tension, she was headed for a nervous breakdown.

Putting an apartment directly behind my house, I feel will cause much unnecessary noise at any time of day or night, that I do not need at my age. Also it will depreciate the value of my house & others in this now very nice neighborhood. Property devaluation, privacy, traffic congestions, Building is too close to yards behind, Garbage collection could be a problem, I could be facing a problem selling my house if I have to relocate.
L. Jones

Chris & Mary Antaya
6219 Dorchester Road
Niagara Falls, Ontario
L2G 5T4
November 7, 2003

Director of Planning and Development, City Hall
4310 Queen Street
Niagara Falls, Ontario
L2E 6X5

RE: City File AM-36/2003

To Whom it May Concern,

We are writing this letter today in reference to City File AM-36/2003 and the proposed re-zoning of the land known as 6350 Dorchester Road, site of the former Dorchester Manor long term care facility, which would then allow for the construction of a second storey to the existing building and a fifty unit apartment complex on the property.

In our opinion, such a construction project is overly ambitious for not only this property, but also for this area, and believe that it would be detrimental to the existing neighbourhood. We would like to go on record as being opposed to any project which would see multi-residential buildings of any sort being constructed on this land and would like to see the proposal for the re-zoning of this property from Institutional (I) to a site specific Residential Apartment zone (R5A) for this property denied.

During the almost twenty years that we have lived in our home, we cannot recall a time when any work has been done to upgrade, modernize, expand or repair the existing sewer system in this area. We fear that any additional construction in this area would adversely affect the sewer and water system to our home and the homes of our neighbours. During the construction of the "Imperial Court" housing development north of our home on the east side of Dorchester Road a few years ago, there were a number of days during the construction and connection of their water systems into the existing system, that brown water came running out of our taps and into our washing machine and hot water tank. With the installation of water meters, we do not welcome the inconvenience of unusable water nor do we want to see our money running down the drain as we attempt to purge the brown water and dirt from our pipes.

A further concern addresses the increased volume of traffic to an already very heavily travelled roadway which a fifty unit apartment complex would worsen. More cars on Dorchester Road would increase vehicular pollution, noise pollution and also the air pollution as a result of increased exhaust. Not to mention, the increased road traffic creates an additional hazard to children and other pedestrians walking or biking along the sidewalks. In addition, with over fifty vehicles entering and exiting the proposed apartment complex, with vehicles crossing the sidewalk, a greater danger is posed to pedestrians attempting to use the sidewalk, and will slow vehicular traffic on the road. With the current volume of traffic and present housing density in this area, it is already difficult to exit and enter our driveway with traffic sometimes backed-up to Stokes Street from the traffic light at Lundy's Lane and Dorchester Road. Furthermore, construction vehicles entering and exiting this property would further delay and impede the traffic flow on Dorchester Road, further worsening an already hazardous situation.

This section of Dorchester Road and the surrounding neighbourhood are prestigious areas of the city with large, established, well-kept lots which have been owned by the same or original owners for many years. We take pride in our homes and properties and have made great investments of time and money to them, and fear that an additional apartment complex in this area would decrease the value of the surrounding properties, and set an unwelcome precedent opening the door to more multi-residential construction projects in this area.

Of further concern is the privacy of the homeowners whose properties are adjacent to and in the immediate vicinity of the proposed apartment complex. The addition of a second storey to the existing structure elevates the windows and balconies of the apartment units and diminishes the privacy of the homeowners on Corwin Crescent whose backyards will be in direct view of these units. There also appears to be a minimal area of land between the proposed project and the backyards of the residents to act as a buffer zone for the homeowners, further infringing on their privacy. As well, these homeowners will be inconvenienced by the incoming and outgoing traffic from residents and visitors in the parking area of this proposed complex as well as by garbage collection vehicles to the rear of the structure.


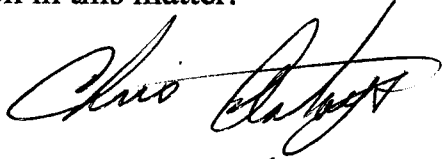
It is unclear from the diagram of Schedule 2 whether there will be sufficient parking for the fifty plus vehicles of the potential residents of the proposed apartment complex. If there is insufficient space for parking, where are the excess vehicles to park? On Stokes Street? With people

attempting to avoid the traffic of Lundy's Lane and Dorchester Road, Stokes Street and the other side streets are becoming more heavily travelled. Stokes Street is also on a City Bus Route with a stop close to the corner of Dorchester Road. We fear that vehicles parking along Stokes Street will cause further traffic problems and create a more hazardous situation for pedestrians, children and motorists alike.

A final point of concern deals with the transient nature of renters. Since a person renting an apartment does not have an ownership stake in the property, we fear that there will be an increased threat of vandalism, graffiti and other crimes as well as an increase in litter and garbage in the neighbourhood if an additional apartment complex is constructed on Dorchester Road.

It is for this reason, and the others outlined in this letter, that we strongly believe, that for the safety of the children, the elderly and all residents of Dorchester Road and the surrounding area, that the application for the re-zoning of 6350 Dorchester Road should be denied.

Thank you for your time and consideration in this matter.



Chris & Mary Antaya

City Hall – 4310 Queen St.
Niagara Falls, Ontario
L2E 6X5
Sunday, November 2, 2003

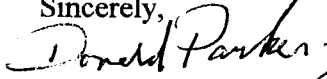
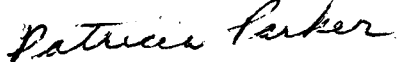
Director of Planning and Development,
Re: City File AM – 36/2003

We wish to comment on the request by Angelo Butera to have the land known as 6350 Dorchester Road changed from Institutional (I) to a Site Specific Residential Apartment Zone (RSA) to permit the apartment conversion to be built.

We have lived at 6357 Dorchester Road (directly across from Dorchester Manor) for 32 years. We have enjoyed this area for the last 32 years and really feel that an Apartment Building of this size would be a great invasion of our front yard. Dorchester Road at this point is very busy now with cars and school buses and another 50 – 100 cars would be a great invasion of our property. The amount of noise would increase tremendously.

The sewer system would also be a problem with that many new residents moving in. Another concern we have would be the amount of garbage a complex of this size could produce and where would it be stored. A building of this size could also open the doors for further development on Hydro property, which runs the entire length of our property. Also, a building of this size and not knowing the class of people moving in could result in our homes decreasing in value.

We trust you will consider all the facts in this situation and do the right thing for the private homeowners of this neighborhood.

Sincerely,



Donald and Patricia Parker
6357 Dorchester Road
Niagara Falls, Ontario
L2G 5T4

Sunday November 9, 2003

Dear Director of Planning and Development and City Council Members,

We are writing this letter to inform you that we are very concerned with the amendment requested to permit the conversion of the existing building (former Dorchester Manor) into 50 apartment dwelling units. (City File AM-36/2003)

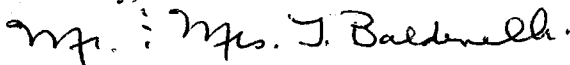
We feel that allowing a 50-unit apartment in that site will cause great congestion. Our children walk to school, they walk past this site twice daily. Our concern is for their safety, putting 50 units that could be 2 cars per unit will put our children at risk. People rushing off to work not watching what they are doing. We did not move into this area to worry about our children getting hit by a car walking past a 50-unit apartment building to school!

Our other issues we have with this amendment are privacy issues for the houses that abut Dorchester Manor, where are the garbage containers going to be placed? In front of someone's back yard that backs onto this property. Isn't this building too close to the yards behind it?

We are very concerned that our property value will decrease with a multi unit building so close. We moved into this area knowing about the existing multi unit buildings, we don't want or need any more in our area! Rezoning this property will open the doors for more properties to be rezoned in our area. The people that live in this area take pride in the neighbourhood, we all have many years, time and money invested in our homes, to have it destroyed by putting in a 50-unit apartment building has us all very upset. How was this property sold without any public notice?

We are asking you to please turn down this amendment. This is our neighbourhood, not your neighbourhood. We live here, you don't live here, and you wouldn't like or allow this to happen in your neighbourhood, so please don't allow this to happen in our neighbourhood. Thanking you in advance for your time and consideration into this matter.

Sincerely,



Mr. and Mrs. T. Baldinelli

Sunday November 9, 2003

Dear Director of Planning and Development and City Council Members,

We are writing this letter to inform you that we are very concerned with the amendment requested to permit the conversion of the existing building (former Dorchester Manor) into 50 apartment dwelling units. (City File AM-36/2003)

We feel that allowing a 50-unit apartment in that site will cause great congestion. Our children walk to school, they walk past this site twice daily. Our concern is for their safety, putting 50 units that could be 2 cars per unit will put our children at risk. People rushing off to work not watching what they are doing. We did not move into this area to worry about our children getting hit by a car walking past a 50-unit apartment building to school!

Our other issues we have with this amendment are privacy issues for the houses that about Dorchester Manor, where are the garbage containers going to be placed? In front of someone's back yard that backs onto this property. Isn't this building too close to the yards behind it?

We are very concerned that our property value will decrease with a multi unit building so close. We moved into this area knowing about the existing multi unit buildings, we don't want or need any more in our area! Rezoning this property will open the doors for more properties to be rezoned in our area. The people that live in this area take pride in the neighbourhood, we all have many years, time and money invested in our homes, to have it destroyed by putting in a 50-unit apartment building has us all very upset. How was this property sold without any public notice?

We are asking you to please turn down this amendment. This is our neighbourhood, not your neighbourhood. We live here, you don't live here, and you wouldn't like or allow this to happen in your neighbourhood, so please don't allow this to happen in our neighbourhood. Thanking you in advance for your time and consideration into this matter.

Sincerely,

Mr. & Mrs. J. Baldinelli

Mr. and Mrs. T. Baldinelli

November 3, 2003

To: City Council
Niagara Falls, Ontario

RE: City File AM-36/2003 –rezoning to allow conversion of the building known as Dorchester Manor to a 2-story 50-unit apartment building.

To: The Director of Planning and Development

We are writing to express our protest against the proposed zoning amendment to the building currently known as Dorchester Manor located at 6350 Dorchester Road.

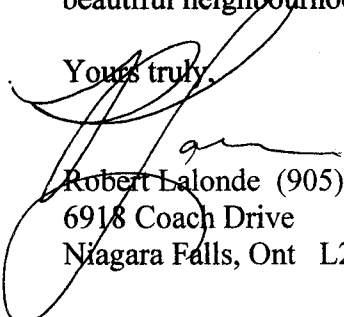
We live at 6918 Coach Drive, on the corner of Coach and Dorchester and have lived in our home for 9 years. This is a great neighbourhood to live for our family. We purchased our home because of certain factors such as the large lots, privacy and surrounding single-family dwellings. We have spent a lot of time and money on our home. We have young children and a pool in our yard so we spend all of our time in our home and neighbourhood. Our neighbours also share our pride of ownership. **This proposed change would immediately lower the value of our home!** We have previously fought the encroachment of multi unit zoning in our neighbourhood and are prepared to do so again.

We understand that Dorchester Manor is located on a large piece of property that will be used for some purpose, but is unfair to existing neighbours to change it to a 2-story building that will invade our privacy. A 50 unit building is just too large as traffic conditions are already taxed on Dorchester Road and the proposed 2 story 50 unit building would only add to the congestion problem. In addition to incoming and outgoing traffic from the building with noise and headlights, there would also be the problem of garbage and pollution. We would be satisfied if the building were converted to condominiums for seniors (keeping it's present size and structure), or if the building were torn down and the land used for single-family residential homes.

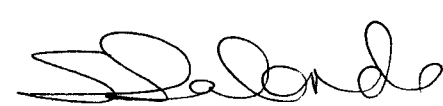
We would also like to address why the Hydro Right of Way is now attached to this parcel of land and was never posted as being proposed for severance or for sale to the public. There has been much discussion at City Council about running the Millennium Trail through the Hydro Right of Way. The new Brookfield Court subdivision has a trail running behind the new homes. The continuation of this trail cannot happen now that the hydro land is part of this parcel.

We most vehemently oppose this change in zoning to this property. Please don't let our beautiful neighbourhood be changed.

Yours truly,



Robert Lalonde (905) 357-3498
6918 Coach Drive
Niagara Falls, Ont L2G 5T4



Shelagh Lalonde (905) 357-3498
6918 Coach Drive
Niagara Falls, Ont L2G 5 T4

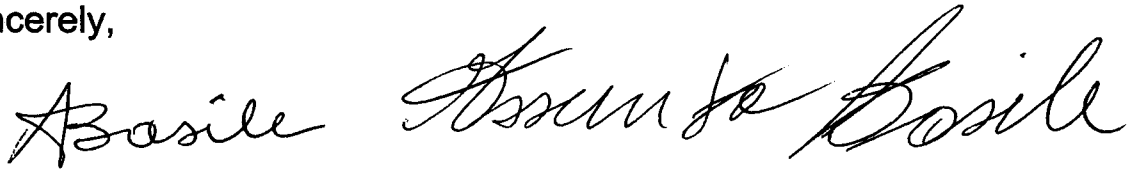
October 27, 2003

To: Niagara Falls City Council

RE: File Am 36/2003

I would like to protest the proposed 2 story 50 unit apartment building that is planned to replace the existing Dorchester Manor. This would invade my privacy and lower the value of my home as well as increase the amount of traffic in our neighbourhood. The traffic on Dorchester Road is already very congested. Please turn down this proposal and keep the integrity of our neighbourhood.

Sincerely,

A handwritten signature in cursive script that reads "A. Basile". The signature is written in black ink and is positioned above the typed name and address.

A. Basile A. Basile
7008 Coach Dr
Niagara Falls, Ont

October 27, 2003

To: Niagara Falls City Council

RE: File Am 36/2003

I would like to protest the proposed 2 story 50 unit apartment building that is planned to replace the existing Dorchester Manor. This would invade my privacy and lower the value of my home since my property abuts Dorchester Manor.

Sincerely,

Angela Rautio

6836 Corwin Cres
Niagara Falls, ON
L2G 2M7

November 9, 1992

City Council
Niagara Falls re City File AM-36/2003
Rezoning of Dorchester Manor

This is to officially oppose the rezoning of
Dorchester Manor property from Institutional (I)
to site specific Residential Apartment zone (R5A).
For the following reasons:

- Devaluation of nearby property (ours in particular).
- Increased traffic.
- Security + noise.

Yours truly

Paul Nichol

October 27, 2003

To: Niagara Falls City Council

RE: File Am 36/2003

I would like to protest the proposed 2 story 50 unit apartment building that is planned to replace the existing Dorchester Manor. This would invade my privacy and lower the value of my home as well as increase the amount of traffic in our neighbourhood. The traffic on Dorchester Road is already very congested. Please turn down this proposal and keep the integrity of our neighbourhood.

Sincerely,

Duilio Lo Sturco
6844 Corners Cres
Niagara Falls Ont
L2A-2M7

October 27, 2003

To: Niagara Falls City Council

RE: File Am 36/2003

I would like to protest the proposed 2 story 50 unit apartment building that is planned to replace the existing Dorchester Manor. This would invade my privacy and lower the value of my home since my property abuts Dorchester Manor.

Sincerely,

Ermen Armenti
6278 Dorchester Road

October 27, 2003

To: Niagara Falls City Council

RE: File Am 36/2003

I would like to protest the proposed 2 story 50 unit apartment building that is planned to replace the existing Dorchester Manor. This would invade my privacy and lower the value of my home as well as increase the amount of traffic in our neighbourhood. The traffic on Dorchester Road is already very congested. Please turn down this proposal and keep the integrity of our neighbourhood.

Sincerely,

Michael & Rosemary
Baldwell
6867 Stokes St.
Owners of Property
6240 Dorchester
rd

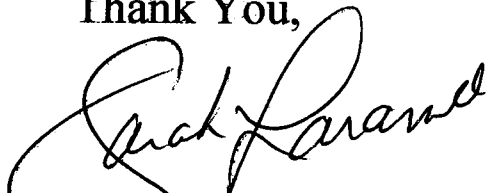
Attention: Zoning area of Dorchester Manor

I do NOT want to see Dorchester Manor turned into a 2 story apartment building complex. If this complex goes in then I will still end up paying high property tax but the actual value of my home will decrease, since this is an area known for its beautiful single family dwellings as a prestige neighborhood. Many families have invested a great deal in their home and beauty and don't need this to decrease its worth.

Another major problem is with this change it will create too much traffic, and this can be a great danger for the children especialy in the morning before school.

How much more Hydro property will be sold without public knowledge? The city needs to preserve these areas and not change the zoning areas here. They have been unchanged for this long, why destroy these beautiful neighborhoods after all this time! There can be other resolutions to this situation such as why can't they just build single family homes instead? Please consider not to change this beautiful area!!!!

Thank You,



Sarah Laramée

6954 Coach Drive



CLERKS ✓ P.B.

October 31, 2003

Doug Darbyson
Director of Planning
City Hall, 4310 Queen St.
Niagara Falls, Ontario
L2E 6X5
Reference : File AM-36/2003

Dear Mr. Darbyson,

My wife and I live on 6808 Corwin Cres. The back of the former Dorchester Manor faces directly onto my backyard. Any development will have a direct affect on my property value.

The proposal to build a 50 apartments dwelling units, especially if they will be low rental units, will have a negative impact on my house value, and possible insurance rates.

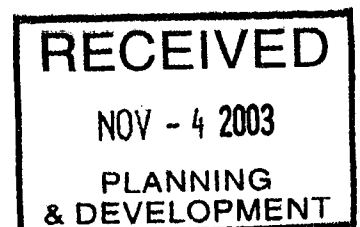
My wife and I do not agree to the building of the apartment units therefore, we will not support the proposal to amend the zoning by-law.

Sincerely,

Armando Carducci
Concetta Carducci

Armando Carducci

Concetta Carducci

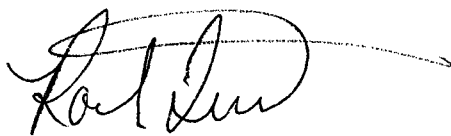


To: Niagara Falls City Council, City File: AM36/2003

From: Bob Qua, 6828 Corwin Crescent, Niagara Falls Ont.

I do strongly oppose the proposed amendment of the zoning by-law pertaining to property located at 6350 Dorchester Road. Should this proposed amendment be passed, it will have irreversible effects such as the ones mentioned on the petition that was developed and delivered to the Town Council by the neighbours surrounding the above-mentioned property.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Qua", with a long horizontal flourish extending to the right.

Nov 12/2003

Petition

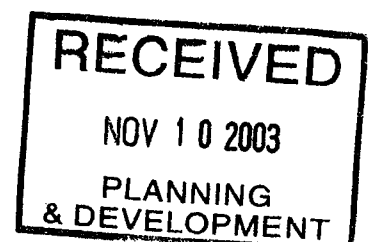
To: Niagara Falls City Council, City File: AM-36/2003

From: Neighbours surrounding 6350 Dorchester Road, formerly
Dorchester Manor long term care facility
City File: AM-36/2003

Neighbours and residents residing around 6350 Dorchester Road are distressed by the proposed zoning by-law amendment application to change this land from Institutional (I) to a site specific Residential Apartment zone (R5A). Neighbours and residents of mentioned land strongly oppose this zoning change and oppose the conversion of the existing building into 50 apartment dwelling units for the following reasons.

1. Property devaluation of surrounding homes and land.
2. Disruption of retirement plans for immediate neighbours.
3. Security and noise issues as a result of the owner's objective.
4. Safety issues for automobiles on busy Dorchester Road.
5. Privacy issues resulting from immediate neighbour's open backyards.

We, the undersigned, all agree that the above-mentioned items are truly a concern of ours and do strongly oppose the zoning by-law amendment application AM-36/2003 of Niagara Falls, Ontario. This notice is dated at Niagara Falls, Ontario this 29th day of October 2003.



**Petition against the proposed zoning by-law application
regarding converting Dorchester Manor into a 2 story 50 unit
complex.**

**I oppose converting Dorchester Manor into a 2 story 50 unit
building in our neighbourhood.**

Susan & Ted Bishop

6767 Corwen Cres

Niagara Falls, Ont

Paul Nicholls

6836 Corwen Cres

Niagara Falls, ON

Petition:

Niagara Falls Ontario City File AM-36/2003

No.	Surname	Given Name	Street Address in Niagara Falls, Ontario	Signature	Date
1.			6768 Homestead		
2.	WATSON	JAN	6759 Homestead		Oct 29
3.	GOODRICH	PETER	6759 Homestead		Oct 29
4.	FREID LENA	GIRARDO	6430 DORCHESTER RD	Lena Girardo	Oct 30-03
5.	Franco	Bella	6802 Corwin CR.		Oct 30-03
6.	come	Bella	6802 Corwin CR		Oct 30-03
7.	CARDUCCI	AMIA	6808 Corwin CR		Oct 30/03
8.	Conetta	Carducci	6808 Corwin Cres.		Oct 30/03
9.	Palmer	Jean	6749 Homestead Cres		Oct 30/03
10.	SUTTON	EARL	6758 HOMESTEAD CRES	Earl Sutton	Oct 30/03
11.	SUTTON	BARBARA	6758 HOMESTEAD CRES	Barbara Sutton	Oct 30/03
12.	FORDINCH	JANE	6435 DORCHESTER RD.	Jane Fordinich	Oct. 31/03
13.	MACDONALD	CHRIS	6819 Corwin CRES	Chris MacDonald	Nov 1/03
14.	MACDONALD	Gordon	6819 Corwin Cres	Gordon MacDonald	Nov 1/03
15.	D. D.	D. D.	6777 HOMESTEAD	D. D.	Nov. 10/03
16.	COURNOYER	BRET	6768 HOMESTEAD CRES		Nov. 5/03
17.	COURNOYER	Angela	6768 Homestead CRES.	Angela Cournoyer	Nov. 7/03
18.	COOKE	KENNY	6796 Corwin CRES.	Kenny Cooke	Nov 7/03
19.	Cooke	BETTY	6796 Corwin CRES	Betty Cooke	Nov 7/03
20.	Cooke	Aaron	6796 Corwin CRES.	Aaron Cooke	Nov 7/03

**Petition against the proposed zoning by-law application
regarding converting Dorchester Manor into a 2 story 50 unit
complex.**

**I oppose converting Dorchester Manor into a 2 story 50 unit
building in our neighbourhood.**

TOM VAN HELDEN 6451 DORCHESTER RD.

Jayce Goldfarb 6435 Dorchester Rd.

Mark Larone 6954 Coach Dr.

Shelagh Salento 6918 Coach Dr.

Peggy Sargherson 6943 Coach Dr.

Chris Collette 6219 DORCHESTER Rd

Ray Battaglia 6219 Dorchester Road

Michael Amos 7022 Coach Dr NF

**Petition against the proposed zoning by-law application
regarding converting Dorchester Manor into a 2 story 50 unit
complex.**

**I oppose converting Dorchester Manor into a 2 story 50 unit
building in our neighbourhood.**

Jack + Trudy Rempel 6833 STOKES ST.

Karin Rempel 6833 Stokes St.

ALBERTO ARMENTI 6886 STOKES ST

ANGELA ARTISTA 6860 CORWIN CRS

JOSEPHINE ROMANO 6852 CORWIN CRES.

MARIA BALDINELLI 6867 STOKES ST

GRAZIA BIAMONTE 6868 STOKES ST
over 6240 DORCHESTER

MICHAEL + ROSEMARY BALDINELLI 6867 STOKES ST

**Petition against the proposed zoning by-law application
regarding converting Dorchester Manor into a 2 story 50 unit
complex.**

**I oppose converting Dorchester Manor into a 2 story 50 unit
building in our neighbourhood.**

Laurel J. Donat 6028 Crown Ave. Niagara Falls.

JAMES BEAUPARLANT 6345 DORCHESTER NIAGARA FALLS

Mary Raven.
DARCY RAVEN 6345 DORCHESTER NIAG. FALLS

Mario G. Diomonte 6808
STOKES

Cheryl Slater 6243 Dorchester Rd. N.F.

Rita & Denis Halley 6278 Dorchester Rd. N.F.

Amia Traul-Fredrich 6837 STOKES ST NF

W. V. Fredrich 6837 Stokes St, N. F.

Robert Fredrich 6837 Stokes St, N. F.

**Petition against the proposed zoning by-law application
regarding converting Dorchester Manor into a 2 story 50 unit
complex.**

**I oppose converting Dorchester Manor into a 2 story 50 unit
building in our neighbourhood.**

Maud Casimir 6940 Coach Dr. NFO M Casimir

Ned Vorkapich 6940 Coach Dr. N Vorkapich

Peggy Farquharson 6943 Coach Dr. Peggy Farquharson

Jim Howard 6963 Coach Dr. ~~J Howard~~

NICOLA ZANGARI 6979 Coach Dr. Nicola Zangari

JERESA ZANGARI 6979 Coach Dr. Jeresa Zangari

Assunta Basile 7008 Coach Dr.

Basile 7008 Coach Dr.

Dr. Am 7007 Coach Dr

Petition

To: Niagara Falls City Council, City File: AM-36/2003

From: Neighbours surrounding 6350 Dorchester Road formerly
Dorchester Manor long term care facility
City File: AM-36/2003

Neighbours and residents residing around 6350 Dorchester Road are distressed by the proposed zoning by-law amendment application to change this land from Institutional (I) to a site specific Residential Apartment zone (R5A). Neighbours and residents of mentioned land strongly oppose this zoning change and oppose the conversion of the existing building into 50 apartment dwelling units for the following reasons.

1. Property devaluation of surrounding homes and land.
2. Disruption of retirement plans for immediate neighbours.
3. Security and noise issues as a result of the owner's objective.
4. Safety issues for automobiles on busy Dorchester Road.
5. Privacy issues resulting from immediate neighbour's open backyards.

We, the undersigned, all agree that the above-mentioned items are truly a concern of ours and do strongly oppose the zoning by-law amendment application AM-36/2003 of Niagara Falls, Ontario. This notice is dated at Niagara Falls, Ontario this 29th day of October 2003.

Petition:

Niagara Falls Ontario City File AM-36/2003

No.	Surname	Given Name	Street Address in Niagara Falls, Ontario	Signature	Date
	Mucciafione	Joe	6780 Corwin Cr	J. Mucciafione	Nov 11
	STROHAK	ED	6764 CORWIN CR.	E. Mucciafione	
	"	LUCY	" " "	Edward Strohak	"
	Sonnenca	Profeta	6772 "	Connie Profeta	"
	JONES	DAVID	6756 CORWIN CR	David Jones	NOV 11
	Giesbrecht	Teri-Lin	6740 Corwin Cres.	Teri-Lin Giesbrecht	NOV 11/03
	Roach	Donna	6740 CORWIN CRES	Donna Roach	NOV 11/03
	MADERE	AMELIA	6732 Corwin Cres.	Amelia Madere	Nov 11/03
	MADERE	RAY	6732 CORWIN CRES	Ray Madere	11-11-03
	GILL	THOMAS	6704 CORWIN CRES.	J. Gill	11-11-03
	STOODLEY	PAT	6699 CORWIN CRES	P. Stoodley	Nov 11/03
	STOODLEY	PAUL	"	C. Stoodley	Nov 11/03
	CARLAN	Lena	6699 Corwin Cres.	L. Carlan	Nov 11/03
	Masaldo	Fred	6747 "	Fred Masaldo	"
	BERTHA	DALÉ	6747. 1111.	Bertha Dale	"
	GLORIA	SHERIDAN	6757 Corwin Cres	Gloria Sheridan	NOV 11/03
	GEORGE	SHERIDAN	" "	George Sheridan	Nov 11/03
	Ted	Bishop	6767 Corwin Cr.	Ted Bishop	Nov 11/03
	Macdonald	Keith	6819 Corwin Cr	Keith Macdonald	Nov 11/03
	Burns	LIAM	5857 Symmes St	Liam Burns	Nov 11/03

Petition:

Niagara Falls Ontario City File AM-36/2003

No.	Surname	Given Name	Street Address in Niagara Falls, Ontario	Signature	Date
	BACON	SAM	6819 6712 CORWIN	<i>Samant Bacon</i>	Nov 11
	macdonald	Marlene	6819 Corwin	<i>Marlene Macdonald</i>	Nov 11
	MEREDITH	PAUL	6844 STOKES ST.	<i>Paul Meredith</i>	Nov 11
	MEREDITH	Gail	6844 Stokes St.	<i>Meredith</i>	Nov 11.
	LALIC	Leja	6784 Stokes St	<i>Ms Leja</i>	Nov 11
	LALIC	JOE	6784 STORES ST	<i>Joe Lalic</i>	NOV 11
	Buarasci	Tony	6772 STOKES ST.	<i>Tony Buarasci</i>	Nov 11
	Buarasci	Jennifer	6772 STOKES ST.	<i>Jennifer Buarasci</i>	Nov 11.
	OLIVEIRA	ANDRE	6238 CORWIN AVE.	<i>Ande Oliveira</i>	Nov. 11
	FRANCISEK	Tom	6238 Corwin Ave	<i>Tom Francisek</i>	Nov 11
	FRANCISEK	MILTONA	6238 Corwin Ave.	<i>Milada Francisek</i>	Nov 11
	Shanahan	Barbara	6220 CORWIN AVE	<i>Barbara Shanahan</i>	NOV 11
	Shanahan	Richard	6220 CORWIN AVE	<i>Richard P Shanahan</i>	NOV 11
	Cunnane	John	6210 Corwin Ave	<i>John Cunnane</i>	Nov 11
	Cunnane	Anne	6210 Corwin Ave	<i>Anne Cunnane</i>	
	Kessler	Peter	6200 Corwin Av.	<i>Peter Kessler</i>	Nov. 11
	Kessler	Manuela	6200 Corwin Av.	<i>Manuela Kessler</i>	Nov. 11
	Merante	Lia.	6181 Corwin Ave	<i>Lia Merante</i>	Nov 11
	Merante	Donna	6181 Corwin Ave	<i>Donna Merante</i>	Nov 11
	Susan	Martin	6193 Corwin Ave.		Nov 11

To: Neighbours surrounding 6350 Dorchester Rd.

Re: Proposed 50-unit apartment complex and zoning amendment application for 6350 Dorchester Rd.

Date: October 30, 2003.

In regards to the proposed 50-unit apartment complex being considered at the above mentioned location. In my professional opinion, I believe, approval of this application will cause an immediate erosion to the value of the homes and land immediately surrounding that location. Further, I believe that a disruption of the present peaceful living styles of the neighbours surrounding that location will be affected should this proposal be granted.

My present occupation is Real Estate Broker

Signature 

To: Neighbours surrounding 6350 Dorchester Rd. Niagara Falls, Ontario.

Re: Proposed 50-unit apartment complex and zoning amendment application for 6350 Dorchester Rd.

Date: October 30, 2003.

In regards to the proposed 50-unit apartment complex being considered at the above mentioned location. In my professional opinion, I believe, approval of this application will cause an immediate erosion to the value of the homes and land immediately surrounding that location. Further, I believe that a disruption of the present peaceful living styles of the neighbours surrounding that location will be affected should this proposal be granted.

My present occupation is CLERGYMAN

Signature ^x Rev. Peter H. Gould

November 10, 2003



CLERKS ✓ P.B.

Director of Planning and Development
City Hall
4310 Queen Street
Niagara Falls, Ontario L2E 6X5

Dear Sir/Madam:

Re: City File AM-36/2003

This letter is in reply to the Public Meeting Notice, Zoning By-Law Amendment Application, City File AM-36/2003 that I received in the mail. I am writing to you to inform you that I am not in favour of this application. I strongly oppose this application for the zoning to be changed from Institutional (I) to a site specific Residential Apartment zone (R5A). I do not want the zoning to change in order to accommodate a conversion of the existing building into 50 apartment dwelling units.

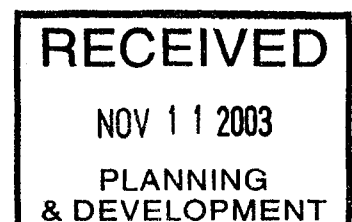
I have many reasons for this opposition but my main one would be traffic volume on Dorchester Road. Quite often, the traffic is backed up to this proposed site all the way from Lundy's Lane throughout the day. Currently, it takes us several minutes before we can enter onto Dorchester Road from our property. With safety in mind, children walk back and forth to school, as well, parents drive their children to and from school experiencing difficulty turning onto Stokes Road. Why a 50 unit apartment dwelling? Could the developer not use the existing building structure for a one storey apartment building? The thought of privacy lost to the property owners surrounding this building is disturbing.

We like our neighbourhood the way it is. We do not need apartment buildings built every time there is a property sold. Please keep our neighbourhood a residential one specific to single family dwellings.

I do plan on attending the upcoming meeting on Monday, November 17, 2003 at 6:00 p.m. in the Council Chambers. If further correspondence is needed by me to squash this application, please contact me. My telephone number is 905 354-0474.

Sincerely,

Cheryl Slater
6243 Dorchester Road





The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

**Re: PD-2003-108, Recommendation Report
Orchard Grove West Extension
Draft Plan of Subdivision 26T-11-2003-01 (Revised)
Zoning By-law Amendment Application AM-37/2003
Owner: 527786 Ontario Limited**

RECOMMENDATION:

It is recommended that:

- 1) the Orchard Grove West Extension Plan of Subdivision be draft approved subject to the conditions in the attached Appendix;
- 2) the Mayor or designate be authorized to sign the draft plan as "approved" 20 days after notice of Council's decision has been given as required by the Planning Act, provided no appeals of the decision have been lodged;
- 3) draft approval be given for three years, after which approval will lapse unless an extension is requested by the developer and, subject to review, granted by Council; and
- 4) the application to amend the Zoning By-law be approved as detailed in this report to provide the necessary land use regulations to guide the development of the subdivision.

BACKGROUND:

Proposal

The applicant proposes to subdivide a 1.68 hectare (4.15 acre) site into 28 lots for single-detached dwellings. The plan has been revised from the initial submission that provided 21 lots. The property is located west of Kalar Road and north of Lundy's Lane, on the south side of Feren Drive and is described as Block 99 within the recently registered Orchard Grove West plan of subdivision (59M-316) as shown on Schedule 1. The proposed roadway connects with Feren Drive and has two cul-de-sac bulbs. Schedule 2 illustrates the proposed subdivision layout.

The site is currently zoned Development Holding (DH-581) by Zoning By-law No. 79-200, as amended by site specific By-law No. 2002-113. The applicant has requested the zoning of the land be changed to a modified Residential Single Family 1E Density (R1E) category that retains the existing DH-581 requirements for an increased dwelling setback and limited dwelling height abutting the land to the west containing a campground. Special zoning provisions are requested to accommodate the proposed lot sizes and to allow the construction of dwellings with reduced front yard and exterior side yard setbacks as well as an increase to lot coverage. Requirements for an attached garage and greater minimum floor areas for the dwellings are also proposed in the zoning amendment.

Public Consultation

The Planning Act requires that a Public Meeting be held to receive input on subdivision proposals prior to making a decision. Council held the Public Meeting for this plan on November 17, 2003. A resident spoke at the meeting concerning the lack of active parkland in the neighbourhood. The required Public Meeting for the zoning amendment is satisfied through tonight's meeting and provides another opportunity for public comment.

Planning Review

Various matters were considered in assessing the proposed plan of subdivision and zoning amendment. Based on this analysis, approval is recommended subject to typical subdivision conditions and with minor modifications to the requested zoning standards. The review of the applications is addressed under the following headings.

Official Plan

The subdivision site and land to the north are designated Residential through Official Plan Amendment 31. There is a special policy included with this designation to address compatibility between proposed residential development and the surrounding uses (campground, railway, commercial, industrial, roadways). Specifically, single-detached lots are required along the campground boundary with appropriate mitigation measures such as distance separation and fencing. These compatibility matters were resolved during the review and approval of the Orchard Grove West subdivision and require special dwelling setbacks, the construction of an acoustic barrier along the railway line and noise fencing on the west and south boundaries of the initial plan. Warning clauses are registered on title with respect to CN Rail and potential noise and smoke from the campground and will be applied to the future lots proposed by the current subdivision application.

The Official Plan promotes a compatible mix of housing types and variety of lot sizes to provide a full range of housing opportunities. The revised subdivision proposes smaller single-detached lots that are an alternative to the larger single-detached lots in the new subdivision to the north. The development should be compatible with the surrounding uses.

Zoning Amendment

The majority of the lots are proposed with a minimum frontage of 10.65 metres (34.9 feet) and an area of over 350 square metres (3,767 square feet). These lot sizes are slightly under the R1E zoning provisions for an interior lot of 12 metres (39.4 feet) of frontage and 370 square metres (3,983 square

feet) of area. The requested zoning change to a minimum interior lot size of 310 square metres (3,337 square feet) in area and 9.7 metres (31.8 feet) in frontage allows for the pie-shaped and shallower lots on the east cul-de-sac. The minimum lot area for the corner lots is proposed at 430 square metres (4,629 square feet) with a minimum lot frontage of 13.6 metres (44.6 feet). Similar lot sizes have been developed in the City and staff considers these standards acceptable in this location and based on the relatively small scale of the development.

There is no change requested to the interior side yard and rear yard setback requirements of the R1E zone category. The developer has agreed to maintain the by-law standards for the exterior side yard width (4.5 metres/14.8 feet) as well as a 6 metre (19.7 foot) setback to the garage portion of the dwelling to ensure there is adequate space to park at least one vehicle in the driveway. The proposed setback from the street line to the dwelling of 4.5 metres (14.8 feet) is appropriate to allow flexibility in house designs and a consistent setback with the exterior side yard.

The inclusion of an increased minimum dwelling floor area provision (93 square metres/1,001 square feet) and a requirement for an attached garage are acceptable. Given the narrow frontage of the proposed lots, an attached garage is likely a necessity otherwise a minimum 2.4 metre (7.87 foot) side yard is required to provide a driveway/parking area beside the house.

A maximum lot coverage of 45% is requested compared to the 40% permitted in the R1E zone. In order to address housing policies of providing a variety of dwelling types/sizes and potential affordable housing, ideally smaller lot sizes should translate into proportionally smaller dwellings (building coverage). The developer anticipates standard home sizes (square footage) in response to market demand but on a smaller lot for consumers that desire less yard maintenance or open space. Since the depth of the rear yard amenity area is being maintained, and zoning regulations for side yard setbacks are to be followed to protect the separation between dwellings and the streetscape, staff does not object to the requested increase in lot coverage.

Lot 28 is the same size as the lots in the subdivision to the north and has frontage on an existing street. The standard R1E lot size and dwelling setback provisions are recommended for this lot to be consistent with the zoning and future dwellings on Feren Drive. The land bordering the campground will continue to be subject to the special 15 metre (49.2 foot) dwelling setback and dwelling height limits (1.5 storeys with a maximum finished ceiling height of 5.03 metres (16.5 feet) as established through the existing zoning (DH-581).

Subdivision Design

The southeast corner of the subdivision abuts a large property at the Lundy's Lane/Kalar Road intersection that is designated and zoned for future commercial use. There are side yards of two proposed lots located next to this land. As noted earlier, noise fencing is required by the original Orchard Grove West approval at this limit of the plan to address compatibility. Future commercial development on this abutting land would require landscaping and the location of any lighting, parking or loading facilities to minimize impacts. Subject to further planning approvals, an option exists in the future to create two additional lots accessing the subdivision street in this area utilizing Block 30 and possibly shifting the property line for Lot 7.

The proposed street connecting to Feren Drive affects Lot 10 in the abutting subdivision with respect to daylighting triangle requirements, dwelling setbacks as a future corner lot and its combination with Block 29. The developer acknowledged and agreed to these requirements at the beginning of the review process and has retained ownership of Lot 10, 59M-316 to enable the land dedication and ensure the dwelling on the land is built with a 4.5 metre (14.8 foot) setback to the future street.

Sidewalks are not recommended on the cul-de-sac in accordance with municipal practice due to anticipated low pedestrian and traffic volumes. The proposed roadway right-of-way width and cul-de-sac bulb radius meet minimum City requirements for local roads. The length of the street satisfies the Official Plan policy that internal streets terminating in a cul-de-sac shall not normally extend beyond 150 metres (492 feet). Emergency access issues for this road should be adequately addressed through pavement design, water supply system, hydrant locations and possible vehicle parking restrictions. An existing storm sewer servicing the subdivision to the north and running through proposed Lot 22 needs to be relocated.

The provision of active parkland for this area was considered during the processing of the Official Plan amendment several years ago. A site at the west boundary of this residential area would be central if the campground were ever to develop for residential use. However, based on input during the earlier application process and the campground's concern for security, cash-in-lieu of parkland dedication was previously taken for the overall Orchard Grove West development.

Regional Comments

The Regional Planning and Development Department requested revisions to the initial submission to increase the density of the plan. The Region indicates that the developer's redesign is a more efficient use of the land, adds to the housing mix in the area and allows for alternate dwelling designs and potential affordable housing. The proposal is in keeping with the "Smart Growth" objectives being promoted by the Region. Standard conditions for servicing have been requested by the Regional Public Works Department. The cul-de-sac turning radius is required to be a minimum 12.8 metres (42 feet) to accommodate waste collection trucks.

Regional Planning also reviewed the subdivision with regard to Provincial policies. An updated noise study is requested to determine any specific mitigation measures from the surrounding noise sources for the current development. A condition for the review and approval of plans for stormwater drainage, lot grading and sedimentation and erosion control is also requested.

Agency Comments

CN Rail has requested a standard warning clause for residential uses located near railway lines. Canada Post has indicated that the lots will be served by Community Mailboxes. In addition, the developer will be required to enter into separate agreements with several utility companies.

CONCLUSION:

The Orchard Grove West Extension Draft Plan of Subdivision is an appropriate development of the site. The application complies with the policies of the Official Plan. The smaller lot subdivision design improves the range of housing options in the area and mitigation measures should make the

residential development compatible with surrounding commercial uses. The recommended zoning by-law amendment will provide suitable regulations for the construction of the dwellings and ensure land use compatibility. The required conditions of approval are listed in the Appendix.

Prepared by:



Richard Wilson
Planner 2

Respectfully submitted:



for John MacDonald
Chief Administrative Officer

Recommended by:



for Doug Darbyson
Director of Planning & Development

Approved by:



Tony Ravenda
Executive Director of Corporate Services

RW:gd
Attach.

FILE: S:\PDR\2003\PD2003-108, Orchard Grove Extension.wpd

APPENDIX

Conditions for Draft Plan Approval

1. Approval applies to the Orchard Grove West Extension Draft Plan of Subdivision prepared by Matthews, Cameron, Heywood - Kerry T. Howe Surveying Ltd., revised November 13, 2003, showing 28 lots for single-detached dwellings.
2. The developer enter into a registered Subdivision Agreement with the City to satisfy all requirements, financial and otherwise, related to the development of the land. Note: Should any other body wish to have its conditions included in the Subdivision Agreement, they may be required to become party to the Subdivision Agreement for the purpose of enforcing such conditions.
3. The developer submit a Solicitor's Certificate of Ownership for the subdivision land to the City Solicitor prior to the preparation of the Subdivision Agreement.
4. The subdivision be designed and constructed in accordance with City standards which, in part, includes the following:
 - a) construction of 8.0 metre wide pavement on the straight roadway section with a 12.5 metre wide pavement radius (12.8 metre radius including curb/gutter) on the cul-de-sac bulbs;
 - b) dedication of the road allowance to the City as public highway and the streets named to the City's satisfaction;
 - c) provision of appropriate daylighting triangles at all intersections;
 - d) provision of water distribution, sanitary sewer and storm sewer systems including a major and minor storm sewer design concept;
 - e) weeping tile flow to be directed to the storm sewer by use of sump pumps;
 - f) provision of an overland stormwater flow route; and
 - g) application of the City's Lot Grading and Drainage Policy.
5. The developer submit a legal undertaking to the City agreeing to: i) provide the required daylighting triangle portion from Lot 10, 59M-316; ii) merge Block 29 in the draft plan with the abutting Lot 10, 59M-316 upon draft plan registration; and iii) either retain ownership of Lot 10, 59M-316 until the draft plan is registered or ensure any dwelling constructed on Lot 10 provides the required exterior side yard setback to the future street.
6. If necessary, the developer submit a legal undertaking to the Municipal Works Division - Traffic & Parking Services agreeing to restrict parking to one side of the roadway in the plan, which will be implemented through municipal by-law after plan registration.
7. The developer pay the Development Charges in force at the time of execution of the Subdivision Agreement.
8. The developer grant the City and Public Utilities any easements required to service the subdivision.

9. The developer enter into an agreement (Letter of Understanding) with Bell Canada complying with any underground servicing conditions imposed by the municipality, and if no such conditions are imposed, the developer shall advise the municipality of the arrangement made for such servicing.
10. The developer provide boulevard trees in accordance with City policy.
11. The Subdivision Agreement and all Offers of Purchase and Sale shall include the following warning clause:

"Warning: KOA Campground operates a camping facility immediately to the west of the subdivision land. The operation of this campground may affect the living environment of the residents in the vicinity as a result of normal camping activities, which, in part, include the creation of smoke and noise. The campground will not be responsible for any complaints or claims arising from the normal use of its property as a campground."
12. The developer receive final approval from the City to the zoning by-law amendment to provide land use regulations to guide the development of the subdivision.
13. The developer provide three calculated plans prepared by an Ontario Land Surveyor and a letter to Planning & Development confirming that all lots comply with the Zoning By-law.
14. The developer provide five copies of the pre-registration plan to Planning & Development and a letter stating how all the conditions imposed have been or are to be fulfilled.
15. The detailed design drawings for the water, sanitary sewer and storm sewer facilities for this plan be submitted to the Regional Public Works Department for review and approval.
16. The developer obtain Ministry of Environment Certificates of Approval to the satisfaction of the Regional Public Works Department for the necessary servicing for this development.
17. Immediately following notice of draft plan approval, the developer submit a letter to the Regional Planning and Development Department acknowledging that draft approval of this subdivision does not include a commitment of servicing allocation by the Region. Servicing allocation will be assigned instead at the time of final approval of the subdivision for registration purposes, and a similar clause be inserted in the subdivision agreement between the developer and the City.
18. Immediately following notice of draft plan approval, the developer provide the Regional Planning and Development Department with a written undertaking that all offers and agreements of purchase and sale which may be negotiated prior to registration of this subdivision shall contain a clause clearly indicating that a servicing allocation for this subdivision will not be assigned until the plan is granted final approval for registration.
19. Prior to approval of the final plan or any on-site grading, the developer submit two copies of the following plans to the Regional Planning and Development Department, designed and sealed by a suitably qualified professional engineer in accordance with the Ministry of the

Environment documents entitled "Stormwater Management Practices Planning and Design Manual", March 2003, and "Stormwater Quality Guidelines for New Development", May 1991, and the developer agree in the executed subdivision agreement to implement these approved plans:

- a) Detailed lot grading and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site;
- b) Detailed sedimentation and erosion control plans; and
- c) Revisions to the subdivision, if necessary, to implement approved lot grading and drainage plans.

Note: The Region will request the Niagara Peninsula Conservation Authority to review these plans on the Region's behalf and to submit comments on them to the Regional Planning and Development Department. The Regional Planning and Development Department is the clearance agency for this condition.

20. The developer submit a copy of an updated noise study, conducted by a qualified professional engineer, to the Regional Planning and Development Department for review and approval assessing the impact of railway and stationary noise on the subdivision and recommending appropriate measures to reduce noise levels and warning clauses advising of noise conditions within the development in accordance with the Ministry of Environment's noise criteria.
21. The recommendations of the approved noise study be implemented through the subdivision agreement to the satisfaction of the Regional Planning and Development Department.
22. The following warning clause shall be included in the Subdivision Agreement and inserted in all Offers to Purchase, Agreements of Purchase and Sale or Lease and in a Noise Impact Statement:

"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CN will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."

Clearance of Conditions

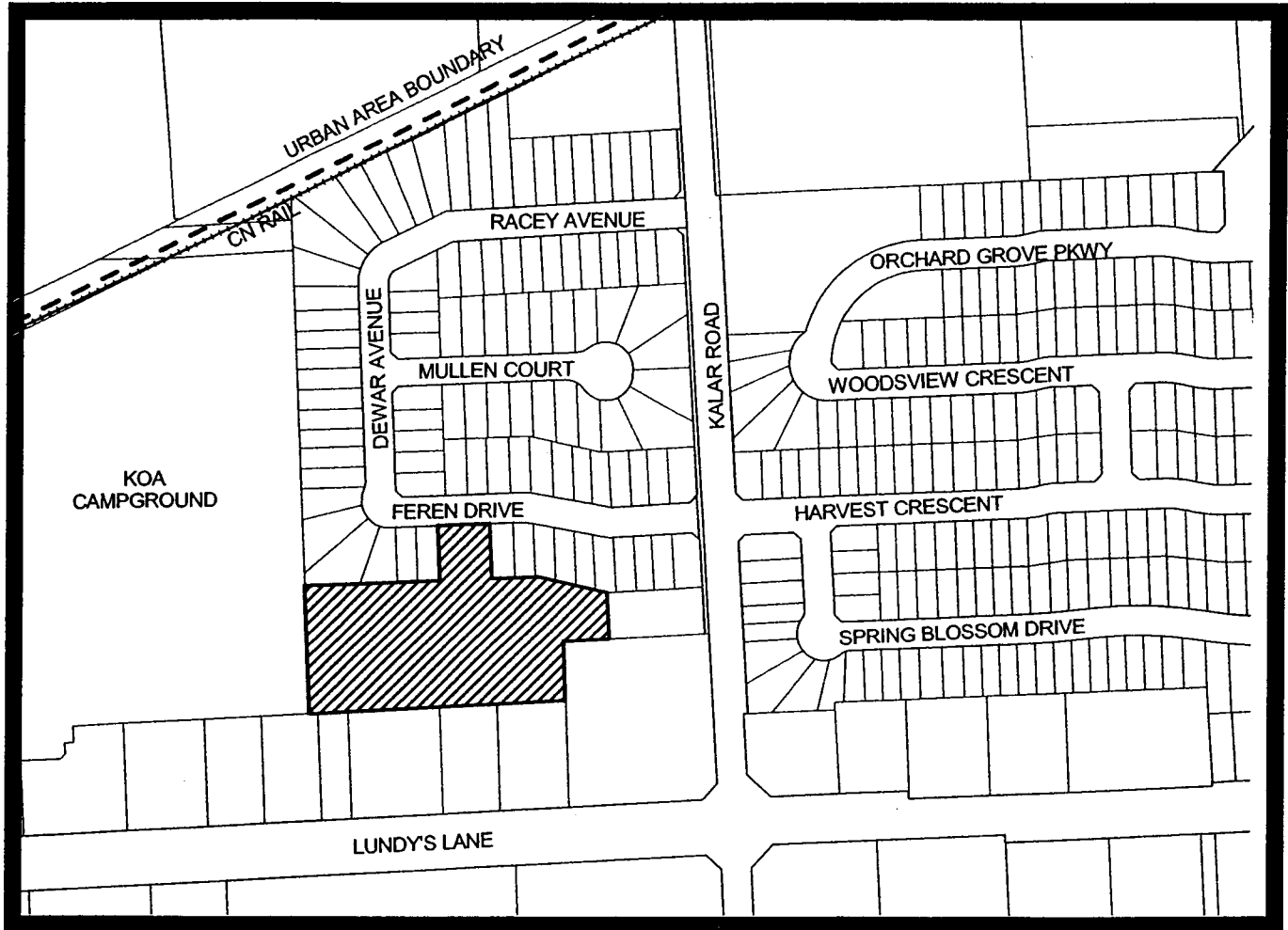
Prior to granting approval to the final plan, Planning & Development requires written notice from applicable City Divisions and the following agencies indicating that their respective conditions have been satisfied:

- Bell Canada for Condition 9
- Regional Niagara Public Works Department for Conditions 15 and 16
- Regional Niagara Planning and Development Department for Conditions 17, 18, 19, 20, and 21
- Canadian National Railway for Condition 22

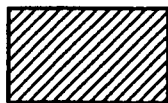
Proposed Plan of Subdivision & Zoning By-law Amendment

Orchard Grove West Extension 26T-11-2003-01 (Revised) & AM-37/2003

Location Map



Subject Land



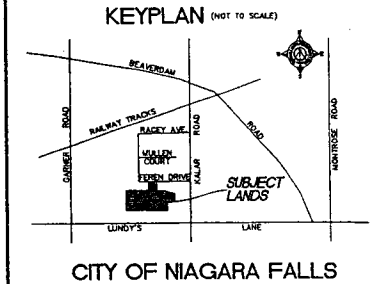
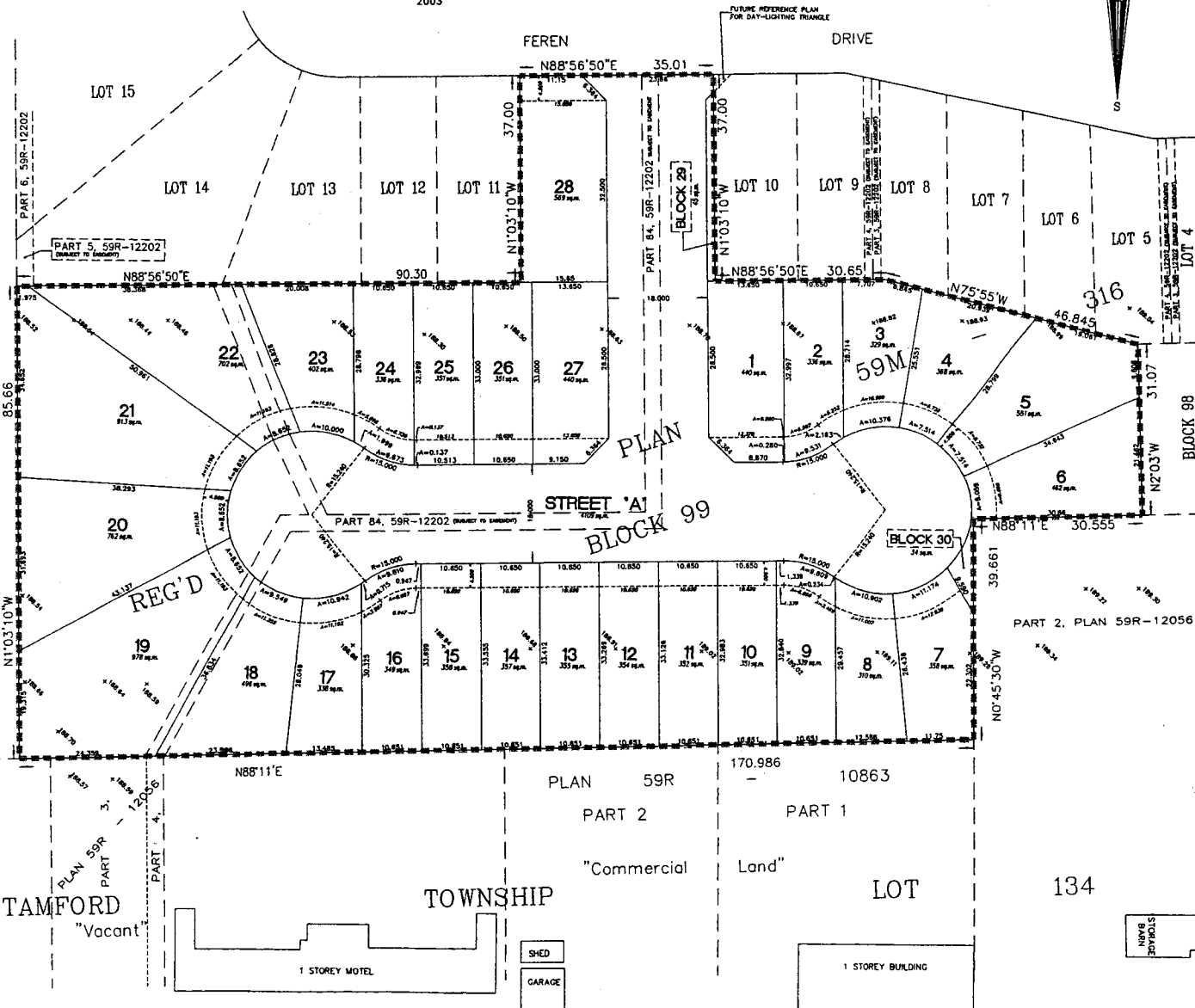
1: NTS

November 2003

ORCHARD GROVE WEST EXTENSION

being a Draft Plan of Subdivision of
 Block 99, Reg'd Plan 59M-316
CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 400
 Matthews, Cameron, Heywood - Kerry T. Howe
 SURVEYING LIMITED
 LLN: 34551
 2003



CITY OF NIAGARA FALLS

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT.

(A) AS SHOWN ON DRAFT PLAN
 (B) AS SHOWN ON DRAFT PLAN
 (C) AS SHOWN ON DRAFT AND KEY PLANS
 (D) SINGLE FAMILY RESIDENTIAL LOTS 1 TO 28
 (E) AS SHOWN ON DRAFT PLAN
 (F) AS SHOWN ON DRAFT PLAN
 (G) AS SHOWN ON DRAFT PLAN
 (H) MUNICIPAL PIPED WATER
 (I) CLAY LOAM
 (J) AS SHOWN ON DRAFT PLAN
 (K) ALL MUNICIPAL SERVICES
 (L) AS SHOWN ON DRAFT PLAN

RECEIVED
 NOV 11 2003
 PLANNING & DEVELOPMENT

LAND USE ANALYSIS

NUMBER OF LOTS:	28
NUMBER OF BLOCKS:	2
AREA OF SINGLE FAMILY LOTS:	1.261 ha (3.12 Acres)
AREA OF ROADS:	0.410 ha (1.01 acres)
AREA OF BLOCKS 29 & 30	0.008 ha. (0.02 acres)
TOTAL AREA OF SUBDIVISION =	1.679 ha (4.15 Acres)

***** denotes boundary of subdivision
 / denotes existing ground elevation

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MATTHEWS, CAMERON, HEYWOOD - KERRY T. HOWE SURVEYING LIMITED TO SUBMIT THIS PLAN TO THE CITY OF NIAGARA FALLS FOR THEIR APPROVAL.

Dated at Niagara Falls, Ontario
 This _____ day of August, 2003

527786 Ontario Limited
 Mr. Eric Henry, President
 (I have the authority to bind)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

November 13, 2003
 Date

ALLAN J. HEYWOOD
 Ontario Land Surveyor

Matthews, Cameron, Heywood - Kerry T. Howe Surveying Limited
 253 Steeles Avenue - Unit #1, Steeles Falls, Ontario L3T 2T2 Phone 905-881-1111 Fax 905-881-1112
 16 Church Street, St. Catharines, Ontario L2R 2S2 Phone 905-239-1111 Fax 905-239-1112

Drawn By: C. Gahery | Checked By: A. HEYWOOD

SCHEDULE 2

The City of
Niagara Falls
Canada



Planning & Development
4310 Queen Street
P.O. Box 1023
Niagara Falls, ON L2E 6X5
web site: www.city.niagarafalls.on.ca

Doug Darbyson
Director

Tel.: (905) 356-7521
Fax: (905) 356-2354
E-mail: planning@city.niagarafalls.on.ca

The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

**Re: PD-2003-106, Zoning By-law Amendment Application
AM-41/2003, 6170 Stanley Avenue
Applicant: Canop Investments
Agent: Peter Lesdow, Architect
Proposed Four-Storey Addition to the Fallsview Inn**

RECOMMENDATION:

It is recommended that Council approve the requested Zoning By-law amendment application for a proposed four-storey, 60 room addition to the Fallsview Inn at 6170 Stanley Avenue.

BACKGROUND:

Canop Investments have requested an amendment to the Zoning By-law to construct a four-storey, 60 room addition to the Fallsview Inn at 6170 Stanley Avenue. A second contiguous parcel, 5496 Robinson Street, is also to be included in order to provide surface parking for the development. The location of the lands is shown on Schedule 1; Schedule 2 provides details of the development.

The lands are currently zoned Tourist Commercial (TC). Site specific provisions are requested to be added to the lands to permit the proposed development.

Site Description and Surrounding Land Uses

6170 Stanley Avenue is currently occupied by a five-storey, 60 room hotel, the Fallsview Inn. The hotel was expanded from four to five storeys, about four years ago through a Committee of Adjustment application. 5496 Robinson Street is occupied by a 1 ½ storey single detached dwelling and detached garage, both of which will be demolished in order to construct the development.

Surrounding land uses are a variety of tourist commercial uses and some legal non-conforming dwellings.

Circulation Comments

Information regarding the application was circulated to City departments, government agencies and the public for comment.

- Municipal Works
 - Infrastructure - No objections.
 - Parking & Traffic
 - Dedication of a 9.6-foot road widening along Robinson Street.
 - Access to Robinson Street should be eliminated or shared with abutting lands to the west.
- Parks, Recreation & Culture - No objections.
- Regional Planning & Development - No objections from a Provincial and Regional planning perspective.

Planning Analysis

1. **The proposed addition complies with the Tourist Commercial policies of the Official Plan.**

The lands are designated Tourist Commercial in the Official Plan and are within the Fallsview subdistrict. The subdistrict is to function as the primary location for large-scale accommodations, entertainment, retail and cultural attractions. Buildings above four storeys are to be designed to promote the pedestrian environment and with a stepped built form that results in a reduction of building width with increasing height.

The proposed nine storey height is well within the City's Height Strategy being located in an area where heights up to 30 storeys can be considered subject to a site specific zoning amendment. The Design Criteria for High-Rise Buildings requires a 40-foot setback above the fourth floor to provide appropriate gaps between high-rise buildings. The building is currently set back just over 33 feet from the south property line. The addition is to continue at this setback to the top of the building. Staff is of the opinion that the 33-foot setback is acceptable because the deviation is minor and a step in the building cannot easily be accommodated structurally.

The Design Criteria also requires that buildings have a roof feature to provide a positive skyline element and to screen mechanical penthouses and stair towers. The plans submitted show that some architectural features are proposed at the top of the hotel. However, they are not acceptable because the stair towers are not integrated into the roof feature. The architect should address this further during site plan review.

Landscaping of the property is to be improved upon, with additional landscaping being constructed within the parking area and further tree planting along Stanley Avenue. The landscaping will then meet the minimum requirements of the Streetscape Master Plan.

2. **The requested amendment is appropriate.**

The subject properties are zoned TC. The applicant has requested site specific provisions to be applied to the lands to permit the proposed addition and to permit 5496 Robinson Street to be used to provide some of the required parking. During the review of the application, the applicant's agent advised that they were no longer interested in providing meeting rooms as their clientele has no need of such facilities. Accordingly, the amendment is also to site specifically not require meeting rooms to be provided within a hotel.

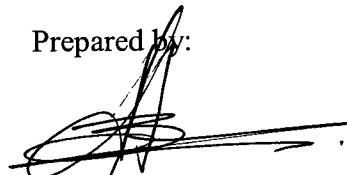
The requested amendment is appropriate. The proposed nine-storey height is in keeping with the City's Height Strategy and with new development within the Fallsview subdistrict. The elimination of the meeting rooms can also be supported as the Zoning By-law requirement to provide meeting rooms within hotels is now outdated and no longer needed as the standard of hotel accommodation has vastly improved since the inception of the Zoning By-law. Other hotel developments of this scale have previously had the meeting room requirement site specifically eliminated.

CONCLUSION:

Staff can recommend approval of the application because:

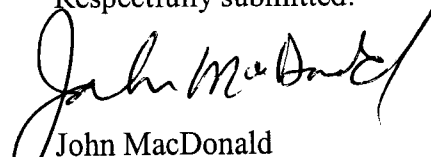
- the proposal complies with the intent and purpose of the Tourist Commercial policies;
- the deviation in setback from the requirements of the Design Criteria is considered minor; and
- the requested zoning amendment is appropriate.

Prepared by:



John Barnsley
Planner 2

Respectfully submitted:



John MacDonald
Chief Administrative Officer

Recommended by:



Doug Darbyson
Director of Planning & Development

Approved by:



T. Ravenda
Executive Director of Corporate Services

JB:gd

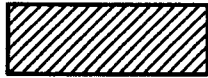
Attach.

S:\PDR\2003\PD2003-106, AM-41-03, 6170 Stanley Ave-Canop.wpd

SCHEDULE 1

LOCATION MAP

Subject Land



Amending Zoning By-law No. 79-200

Location: 6170 Stanley Avenue and 5496 Robinson Street

Applicant: Canop Investments



AM-41/2003

1:NTS

SCHEDULE 2



architect
Peter J. Lisdow

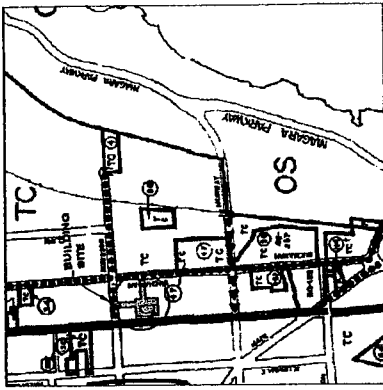
SITE PLAN

DATE	REVISIONS

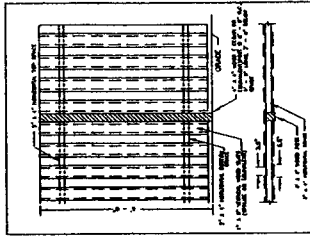
FALTSVIEW INN PHASE III 30 UNIT ADDITION
8170 Stacey Avenue
Niagara Falls, Ontario L2G 3Y4

DATE: Nov. 21, 2003
SCALE: AS NOTED
DRAWN BY: LL
CHECK: BRJ, P.L.

02 - 04
A-1



LOCATION PLAN



CLOSED BOARD FENCE DETAIL

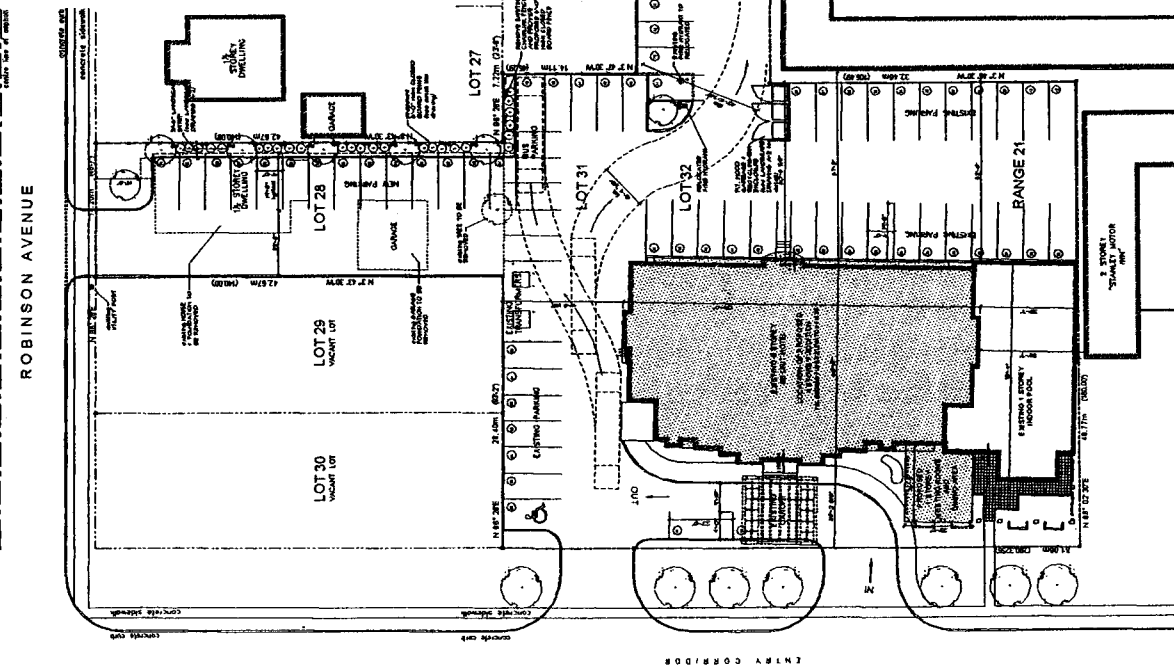
THIS SITE PLAN IS BASED ON A TYPICAL PLAN OF A 30-UNIT HOTEL IN NIAGARA FALLS, ONTARIO, CANADA. THE PLAN IS NOT TO BE CONSIDERED AS A SUBSTITUTE FOR THE LOCAL BY-LAW. THE CITY OF NIAGARA FALLS, ONTARIO, IS THE LOCAL AUTHORITY WITH JURISDICTION OVER THE DEVELOPMENT AND CONSTRUCTION OF THE PROPOSED HOTEL IN NIAGARA FALLS, ONTARIO, CANADA. THE CITY OF NIAGARA FALLS, ONTARIO, IS THE LOCAL AUTHORITY WITH JURISDICTION OVER THE DEVELOPMENT AND CONSTRUCTION OF THE PROPOSED HOTEL IN NIAGARA FALLS, ONTARIO, CANADA.

CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
PREPARED BY THE ARCHITECTURE OF
MATTHEWS, CAMERON,
CANILL & HEWWOOD LTD.
On the 6th day of MAY, 1987

CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
PREPARED BY THE ARCHITECTURE OF
MATTHEWS, CAMERON,
CANILL & HEWWOOD LTD.
On the 6th day of JUNE 1987

ONTARIO BUILDING CODE REFERENCE
3.2.2.5. Shop C, any height, any area
(1) Not to be less than 3.2.2.14.1. or 3.2.2.14.2. (any height or area)
(2) Not to be less than 3.2.2.14.3. (any height or area)
(3) Not to be less than 3.2.2.14.4. (any height or area)
(4) Not to be less than 3.2.2.14.5. (any height or area)
(5) Not to be less than 3.2.2.14.6. (any height or area)
(6) Not to be less than 3.2.2.14.7. (any height or area)
(7) Not to be less than 3.2.2.14.8. (any height or area)

ON THE 21ST DAY OF NOVEMBER, 2003
AND
ON THE 6TH DAY OF JUNE 1987



SITE PLAN LEGEND

- EXISTING BUILDING
- AREA OF ADDITION
- EXISTING TO BE REMOVED
- LOT LINE
- EXISTING CONCRETE CURB
- FENCE
- PARKING STALL NUMBER
- BUS TURNING RADIUS

FALTSVIEW BOULEVARD

PARKING REQUIREMENTS	
PROPOSED FLOOR:	6.0 Spaces
RESTAURANT:	120.24 sq. ft. / 56.2
MEETING ROOM 1:	121.62 sq. ft. / 55.2
MEETING ROOM 2:	6 UNITS / 2
5 UNITS:	2.5 Spaces
SECOND - RECEPTION:	15 units per floor
15 UNITS x 4 FLOORS:	60 UNITS / 2
30.0 Spaces	
Proposed Addition:	
SIXTH - MINUTE LOBBY:	15 units per floor
15 UNITS x 4 FLOORS:	60 UNITS / 2
TOTAL PARKING REQUIRED:	30.0 Spaces
PARKING PROVIDED:	72.5 Spaces
2 LOADING SPACES	
1 BUS SPACE	
TOTAL PARKING PROVIDED:	72.0 Spaces

SITE STATISTICS

LOT AREA	46,240.08 sq. ft.	4,206.01 m ²
BUILDING GROUND COVER (25% of Total Lot Area)	10,231.21 sq. ft.	950.48 m ²
LANDSCAPED AREA (7% of Total Lot Area)	3,196.55 sq. ft.	296.00 m ²
PAVED AREA	32,912.60 sq. ft.	3,057.87 m ²
BUILDING HEIGHT - 3 stories (to top of roof feature)	90'-10"	27.68 m
(Application for minor setback)	81'-10"	24.81 m
TOTAL GROSS FLOOR AREA see items:	71,896.66 sq. ft.	6,699.87 m ²
Dining Area	1,207.29 sq. ft.	111.78 m ²
Meeting Rooms	2,461.18 sq. ft.	228.03 m ²
Hotel Rooms	51,686.69 sq. ft.	4,821.39 m ²
Circulation	11,081.76 sq. ft.	1,029.60 m ²
TOTAL NUMBER OF HOTEL UNITS	125 UNITS	

RECEIVED
OCT 14 2003
PLANNING



PLANNING AND DEVELOPMENT DEPARTMENT

The Regional Municipality of Niagara
3550 Schmon Parkway, P.O. Box 1042
Thorold, Ontario L2V 4T7
Telephone: (905) 984-3630
Fax: (905) 641-5208
E-mail: plan@regional.niagara.on.ca



Clerks ✓ P.B.

November 14, 2003

D.10.M.11.23

Doug Darbyson, MCIP, RPP
Director of Planning and Development
City of Niagara Falls
4310 Queen Street
Niagara Falls, ON L2E 6X5

Dear Mr. Darbyson:

**RE: Zoning By-law Amendment Application
6170 Stanley Avenue and 5496 Robinson Street
Canop Investments
City of Niagara Falls
City File: AM-41/2003**

This application proposes to amend the City's Zoning By-law to permit a four storey addition to the existing Fallsview hotel together with additional parking. This will result in a total of 9 storeys and 120 rooms.

The site lies within the Region's Urban Area Boundary for Niagara Falls according to the Regional Policy Plan. The City of Niagara Falls Official Plan designates the property as part of the Fallsview Subdistrict that is within the Central Tourist District. This area is intended to function as the primary location for large scale accommodations, entertainment, retail and cultural. The proposed hotel addition will provide appropriate development for the area. The property has frontage on three streets (Stanley Ave., Robinson St. and Fallsview Ave.). The City should ensure that adequate landscaping is provided on the property to improve these streetscapes.

Regional Planning staff is not opposed to the proposed Zoning By-law amendment from a Regional and Provincial planning perspective. However, comments from the Regional Public Works Department should also be regarded as Stanley Avenue is under the Region's jurisdiction (Regional Road 102). These are being finalized and will be forwarded in the near future.

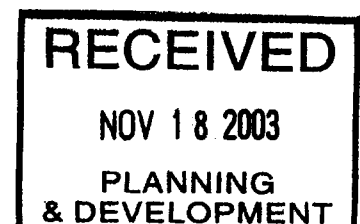
Please send notice of City Council's decision on this matter.

Yours truly,

for David J. Farley
Director of Planning Services

C: Councillor William Smeaton
Bill Stevens, Regional Public Works

M:\MSWORD\PC\NFzbla\6170StanleyRobinson.doc



The City of
Niagara Falls
Canada



Planning & Development
4310 Queen Street
P.O. Box 1023
Niagara Falls, ON L2E 6X5
web site: www.city.niagarafalls.on.ca

Tel.: (905) 356-7521
Fax: (905) 356-2354
E-mail: planning@city.niagarafalls.on.ca

Doug Darbyson
Director

The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

**Re: PD-2003-109, Request for Removal of Part Lot Control
Neighbourhoods of St. David's Plan of Subdivision
Blocks 35, 36, 39, 41 to 45 & 48, Registered Plan 59M-251
Applicant: Walker Community Development Corporation**

RECOMMENDATION:

It is recommended that :

- 1) Council repeal By-law 98-270, being an existing by-law designating the subject land and additional land in the subdivision as exempt from Part Lot Control;
- 2) Council approve the request and pass a new by-law to designate Blocks 35, 36, 39, 41 to 45 & 48, Registered Plan 59M-251, as exempt from Part Lot Control for five years; and
- 3) the applicant be required to notify the City when the separate deeds have been registered.

BACKGROUND:

The subject land is located within the Neighbourhoods of St. David's subdivision as shown on Schedule 1. Construction has proceeded since the registration of the plan in 1998. There are on-street townhouses built on some of the blocks but the majority of the subject land is vacant and proposed for future on-street townhouse dwellings. Council passed By-law No. 98-270 on December 14, 1998 to remove these properties and additional land in the subdivision from Part Lot Control. Other blocks in the plan have received the same approval. This process enables the division of lots or blocks within a registered plan of subdivision. The general intent of removing Part Lot Control is for the minor redesign of subdivision lots or the separation of semi-detached or on-street townhouse units. Approval of a Part Lot Control By-law is required to create property lines between units to allow each unit to be sold with a separate deed. The existing Part Lot Control By-law remains in force for five years from the date of passage and is about to expire.

In the attached letter dated November 5, 2003, the applicant's solicitor submitted a request to extend the Part Lot Control By-Law for the specified blocks for a minimum of three years, but preferably five years, as units have not been constructed and/or sold on the land. This additional time will

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allow for the marketing, construction and sale of the units. A period of five years is reasonable given the large size of the subdivision. Applying the by-law to all of the land at the same time permits flexibility in phasing of construction based on demand and scheduling real estate closing dates.

The subject land is zoned through site specific By-law No. 97-174 to permit single-detached dwellings and/or on-street townhouse dwellings. Block 39 at the entrance to the subdivision has additional approval to develop for apartments and/or neighbourhood commercial uses with or without dwelling units. The developer proposes to construct on-street townhouses on all the blocks subject to this application. Any change from townhouse dwellings will require further application and City review to consider the proper integration and compatibility of residential uses within each block and on adjacent land. The building permit review process will ensure compliance with all zoning requirements for each dwelling and lot to be created. Architectural features such as roof areas overhanging common walls along a property line will be addressed by the developer through maintenance easements between future property owners.

CONCLUSION:

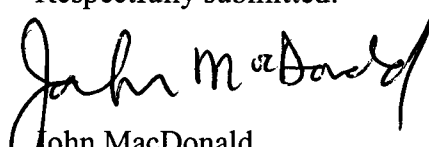
The removal of Part Lot Control will permit the division of the blocks to allow separate ownership of each on-street townhouse unit. The use of this Planning Act mechanism is appropriate in this case. Approval applies only for on-street townhouses and if a change from this intended use is proposed, a new application and By-law will be required. The applicant should advise the City when the separate deeds have been registered. If Council approves the recommendation of this report, the appropriate by-law to designate the land as exempt from Part Lot Control for a period of five years is included in tonight's Council agenda.

Prepared by:



Richard Wilson
Planner 2

Respectfully submitted:



John MacDonald
Chief Administrative Officer

Recommended by:



Doug Darbyson
Director of Planning & Development

Approved by:



T. Ravenda
Executive Director of Corporate Services

RW:pb

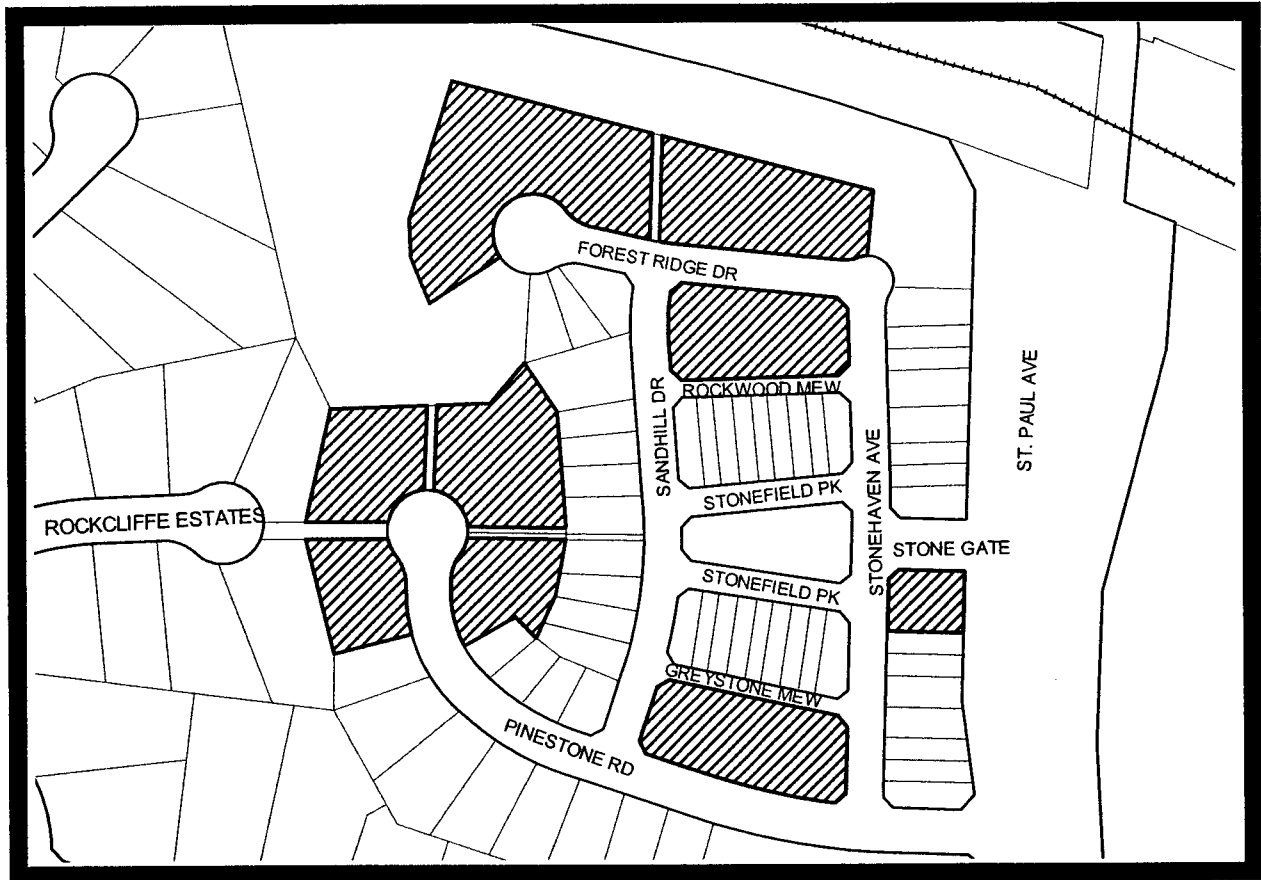
Attach.

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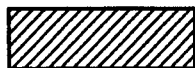
Removal of Part Lot Control

Neighbourhoods of St. David's Blocks 35, 36, 39, 41 to 45 & 48 Registered Plan 59M-251

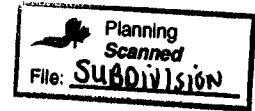
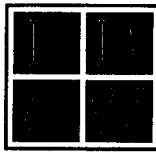
Location Map



Subject Land



1:NTS



Lancaster, Brooks & Welch
BARRISTERS AND SOLICITORS

PLEASE RESPOND TO WELLAND OFFICE

November 5, 2003

The Corporation of the City of Niagara Falls
Planning Department
City Hall
4310 Queen Street
Niagara Falls, Ontario
L2E 6X5

Attention: Mr. Rick Wilson

Dear Sir:

RE: Neighbourhoods of St. Davids
Plan 251, City of Niagara Falls

November 5, 2003.

This letter is further to our telephone conversation of

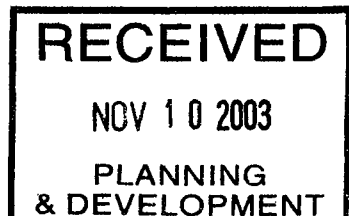
As I indicated to you, we are the solicitors for Walker Community Development Corporation, the developer of the above-mentioned subdivision. The subject By-law No. 98-270, registered on December 17, 1998 as instrument LT-130234, a copy of which is enclosed, for exemption from part lot control is set to expire on December 14, 2003. As such, we would like an extension of this by-law for at least three years but preferably five years.

In this regard, we enclose a cheque, payable to the City of Niagara Falls, in the amount of \$250.00 for your planning review fee as well as a schedule to be attached to the by-law setting out the description of the lands remaining which should be subject to this by-law. As I indicated to you, it is not necessary to renew the by-law on all the blocks as certain ones have already been conveyed off to the current residents.

I trust you will be able to get this on the agenda for the December 8, 2003 council meeting as per your indication.

Lancaster Brooks & Welch LLP

PO Box 790, 55 King Street, St. Catharines, Ontario L2R 6Z1 Tel. 905.641.1551, Fax 905.641.1830
PO Box 67, 247 East Main Street, Welland, Ontario L3B 5N9 Tel. 905.735.5684, Fax 905.735.3340
www.lbwlawyers.com



Rodger A. Gordon, QC
Bruce S. Wormald
Thomas A. Bielby
Kenneth W. Garland

Malte von Anrep, QC*
David L. Edwards
Robert W. P. Welch
Michael A. Mann

H. E. Thorsteinson, QC
H. Christina MacNaughton**
R. Bruce Smith
Leanne E. Standryk

Gary L. Black
Robert B. Reid
Thomas G. Hanrahan
Stanleigh E. Palka

Geoffrey F. Brooks, QC (retired); Robert S. K. Welch, OC, QC, LLD (1928 - 2000)

*Certified by the Law Society as a Specialist in Civil Litigation **Certified by the Law Society as a Specialist in Family Law

contact the undersigned.

If you need any further information please feel free to

operation in this matter.

We trust this is satisfactory and thank you for your co-

Yours very truly,

LANCASTER BROOKS & WELCH LLP

PER:

A handwritten signature in black ink, appearing to be "R. Bruce Smith", written over a horizontal line.

R. Bruce Smith

RBS:pm

Encls.



4310 Queen Street
P.O. Box 1023
Niagara Falls, ON L2E 6X5
web site: www.city.niagarafalls.on.ca

Tel.: (905) 356-7521
Fax: (905) 356-2354
E-mail: planning@city.niagarafalls.on.ca

Todd Barclay
Chair

The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

**Re: PD-2003-110, Matters Arising from
Municipal Heritage Committee (MHC) Meeting**

RECOMMENDATION:

It is recommended that Council:

- 1) authorize staff to proceed with initiating the designation process for All Saints Church;
- 2) endorse the recommendations of MHC for the former Post Office and Customs House, 4582 Zimmerman Avenue; and
- 3) approve a grant 4851 River Road, Doran House as outlined in this report.

BACKGROUND:

The following matters were recently discussed by the Municipal Heritage Committee and are brought forward for Council's consideration:

1. All Saints Anglican Church, 5850 Robinson Street

The Rector's Warden and People's Warden, on behalf of the congregation of All Saints Anglican Church, requested that All Saints Church, 5850 Robinson Street, be designated by Council under the Ontario Heritage Act. The property is contained in the City's inventory of Heritage Resource Properties. The Municipal Heritage Committee has reviewed the request, along with a detailed historical/architectural report written on the property (attached for information). A site visit was undertaken and the Heritage Committee completed their evaluation survey of the property finding that it is scored highly and is worthy of designation for its cultural significance to the City. The Committee adopted the following motion:

"That Council is requested to direct staff to initiate proceedings to designate the property at 5850 Robinson Street, All Saints Anglican Church, under Part IV of the Ontario Heritage Act, based on its social and architectural significance and the excellent rating obtained in the Committee's evaluation."

2. **Former Post Office and Customs House (Old Police Station), 4582 Zimmerman Ave.**

In 1885, a monumental limestone Post Office and Customs House was erected at the corner of Zimmerman Avenue and Park Street. The building is the work of Thomas Fuller, a nationally important architect employed by the Federal government. The building is an excellent example of the Romanesque Revival style of the late 19th century.

In 1932, a new post office opened on Queen Street at St. Clair and the Post Office on Zimmerman Avenue was acquired by the City for use as a police station. The police function ceased in 1970. The building was designated as being architecturally and historically significant in 1978. The City sold the building in 1984. The building, damaged by fire in December 1984, has been empty ever since and has slowly deteriorated. The building changed hands in 2002 and now the current owners wish to renovate the building through interpretive restoration to be a cultural attraction as an art gallery and café.

The new owners are seeking the concurrence of the City to proceed with the alterations to the building as required under the Ontario Heritage Act. They propose to use vinyl slate product which will have a similar appearance to the original roof. The owners wish to remove the exterior steel fire escape and install an internal fire escape which will necessitate a new exit door to be installed in the southeast wall where no opening previously existed. It is proposed that a second storey addition be erected on top of a one storey portion of the building on the east side. The owners have also requested permission to demolish approximately 12 feet of the east end of the one storey Customs House behind the Post Office building. Lastly, the proposal is to replace all of the windows in the building with modern units constructed to fit the openings. A sketch showing the south elevation depicting the roof, second storey addition and window treatment is attached.

At the meeting of the Municipal Heritage Committee, the following motion was adopted:

"THAT the City Council be advised that support in principle for the interpretive restoration concept for Old Post Office and Customs House as outlined:

- 1) slate tile is preferred for the replacement of the roof, however, a vinyl "slate" with a straight edge tile which most closely resembles the original tiles, may be considered as an alternative subject to design details being provided;
- 2) the replacements of all windows can be supported provided an alternate design is used based on a sketch provided by the Committee which features the original sash design, with final design details to be provided for approval;
- 3) the location of the fire exit door in the southeast wall of the building can be supported subject to design details being provided;

- 4) the second storey addition on the east side of the building based on the alternative (second) design submitted by Stan Szaflarski which follows the existing architectural detail of the building can be supported, subject to detailed design specifications being submitted; and
- 5) the partial removal of the one-storey service building (Customs House) at the rear of the property can be supported provided all stone is to be reclaimed for use elsewhere on the building for restoration."

3. **Doran/Marshall House - 4851 River Road**

At the November 12, 2003 meeting of the Municipal Heritage Committee, a grant application by the owner, Gary Burke, to restore the historic exterior paint colours, was reviewed by the Committee. Documentary evidence of the red paint colour used on the main portion of the home was provided, but none for the trim and sash. The Committee supported the application in principle, but recommended that approval be deferred until documentary evidence of the original paint colours was provided to support the colours used on the trim and sash, as outlined in the Guidelines.

At the November 26, 2003 Municipal Heritage Committee meeting, the following motion was adopted:

"THAT based on the information submitted, the Committee is satisfied that sufficient documentary evidence has been supplied for the red paint colour used and supports 50% of the labour costs submitted, but requires further documentary evidence to be provided for the trim colours, in accordance with the Designated Property Grant Guidelines, by December 15, 2003, prior to approving the balance of the expenses incurred."

CONCLUSION:

The Municipal Heritage Committee is requesting Council's concurrence on these matters.

Respectfully submitted,



Todd Barclay, Chair
Municipal Heritage Committee

AH:tc
Attach.

All Saints Church

HISTORY

All Saints Church replaced St. George's Drummondville. St. George's had stood on Portage Road, now Main Street, and was taken down in July 1856 due to overcrowding. The corner stone, at the northeast corner of All Saints, was laid in 1856 (Photograph 1). The congregation moved to All Saints and first worshipped there on November 1, (All Saints Day) 1857. All Saints Church sits on 1.12 acres in a pastoral churchyard with a cemetery (Photograph 2). The land is recorded as having been donated by Mrs. Murray, widow of Lt. General John Murray. John Murray was one of the promoters of the ill-fated City of the Falls Plan. The church was consecrated on July 19, 1863 by the Right Reverend John Strachan, Bishop of the Diocese of Toronto.

William Hay was the architect responsible for the design of All Saints Church. Hay was a prominent architect in the Province of Ontario. Marion Macrae and Anthony Adamson provide a brief biography of the architect in their book Hallowed Walls. William Hay was born in Crudin, Aberdeenshire, Scotland in 1818. He received his early architectural training under John Henderson of Edinburgh. In the early 1840's he joined the London office of George Gilbert Scott and his partner William Moffat. They sent the young William Hay to St. John's, Newfoundland, in 1848 to act as Clerk of Works on Scott's cathedral there. After four years of supervising and designing government projects in Newfoundland and Nova Scotia, Hay proceeded to Toronto. During the 1850's and 1860's he was responsible for designing a number of churches in Toronto as well as churches in Guelph, Newcastle and, obviously, Niagara Falls. Hay favoured the asymmetrical compositions of the Early English Gothic style of architecture, incorporating into his designs a bell tower set at one side and in line with the liturgical end, grouped lancet openings to form the major east and west windows and open timber ceilings. All these details are evident in the design of All Saints.

The builder of the church was William Russell. Russell was a stone mason and contractor. He was the owner and builder of Russell Brewery on Ferry Street. The brewery is described in the History of Niagara Falls, published by the Stamford Kiwanis, as the largest industry in Drummondville before it was destroyed by fire in 1886.

The first minister at All Saints was the most Reverend William Leeming. Reverend Leeming was born in Yorkshire, England, February 25, 1787 and was educated at St. Bede's, in Cumberland. He came to Canada in 1819 at the age of 22, as a missionary for the Society for the Propagation of the Gospel (S.P.G.). Leeming was appointed by the Bishop of Quebec to the Parish of Chippawa which then encompassed Stamford, Drummondville, Fort Erie, Thorold and St. Catharines. The Church of Holy Trinity, Chippawa, was completed in 1821. Mr. Leeming, at the age of 23, was appointed rector. He was appointed rector of a second church, St. John's Stamford, and was appointed to All Saints in Drummondville in 1856.

Reverend Leeming married Margaret Hickman Shaw (twice a widow and 10 years his senior) in 1823. His brother, Reverend Ralph Leeming of Ancaster, performed the service in Stamford. They resided in the house which belonged to his wife and it remained their personal property. The Leemings had no children of their own although and they adopted Thomas Brock Fuller the son of

Margaret's sister Mary. Fuller eventually became the first Bishop of Niagara.

Reverend Leeming's good works are well chronicled. He sought financial support for the rebuilding of Holy Trinity when rebels burned the church in 1839. His hospitality was well known, included among the reports is a description of an assembly which followed the opening of Holy Trinity in 1843 which went on to state, "When the congregation had dispersed, the Bishop and the other clergy repaired to the house on Lundy's Lane to enjoy the Rector's well known hospitality." Leeming died in June 1863. His obituary describes him as a man "without hypocrisy, the friend of the poor and the destitute and enemy of none." The History of Trinity Church Chippawa, 1820 - 1920 Hundredth Anniversary, describes Reverend Mr. Leeming as "the kind of man of which the church is proud. He was a zealous minister and he possessed a goodness of heart that made his long incumbency a happy one."

The second rector of All Saints Church was equally prominent. The Reverend Charles Leychester Ingles first came to the Niagara District as a travelling missionary in 1847. He had been educated at King's College, Windsor, and at the Theological College, Cobourg, Ontario. He was ordained by Bishop John Strachan on August 22, 1847.

In 1848, Ingles took charge of the Parish of Chippawa during an illness of the rector, Reverend Leeming, and then stayed on as assistant and curate. During this time, Reverend Ingles oversaw the building All Saint's Church. Ingles was married to Jemima Murray, daughter of Lieutenant-General Murray and his wife. It was Mrs. Murray who had donated the land to the church after the death of her husband. Upon the death of Reverend Leeming, Reverend Ingles became the rector of the parish of All Saint's Church, Niagara Falls South and St. John's Church, Stamford. He continued as rector for another 22 years until his death on November 3, 1885.

ARCHITECTURAL DESCRIPTION

The building is an excellent example of the Gothic Revival style typical of an English parish church. This form is apparent in the asymmetrical arrangement of the church, the steep roof pitch, low tower, simple lancet windows and simplicity of architectural detailing. All Saints Church is rectilinear, measuring approximately 35 feet in width and 90 feet long, and irregular in plan. The plan has the chancel, on the east end, stepped in from the main body of the church, projecting stone porches are located on the north and south sides and the bell tower is located on the north side where the nave and chancel meet. The nave of the church has a high profile. The chancel has a slightly lower roof. Both the nave and chancel have steeply-pitched roofs with a slight bellcast curve at the eaves.

The walls and foundations are constructed of limestone from the Niagara gorge. The limestone block foundation projects approximately 2 inches beyond the walls of the church. The limestone walls are laid in random course with a raised mortar to give the appearance, from a distance, of fine cut limestone. Stone quoins approximately 6 inches x 12 inches and 10 inches x 14 inches have been used on the corners of the building. The one anomaly is the use of a stone buttress at the south east

corner. Based on visual appearance, it seems that the buttress was a later alteration to stabilize the corner (Photograph 3). The workmanship on this corner appears slightly different than that found elsewhere and this is the only corner where a stone corbel is not used where the wall meets the roof.

The original roof would have been wood shingle. The roofing has been replaced with asphalt shingles. At the gable ends of the main roof are decorative copper crosses in a design associated with the English decorated style where the standard and arms have a fleur-des-lys appearance connected with a circle. A simple copper cross reminiscent of the English perpendicular style is located on the gable of the chancel roof; this cross may be a later replacement. At each of the corners of the church (except the south east), as already mentioned, the walls terminate in carved stone corbel from which the roof springs (Photograph 4). The eaves and raking cornice of the gable ends are wooden beams with chamfered edges.

A narthex forms the entrance at the east end of the north side. The door opening is a large pointed arch with chamfered stone surrounds and double planked doors (Photograph 5). A carved stone hoodmould caps the opening. The hoodmould has simple returns at the ends. The roof of the narthex has the same bellcast form as the main roof and has a decorative copper cross at the gable without the circle element. A pair of lancet openings with stained glass windows are placed in the west wall of the narthex.

The north wall of the church has 4 lancet arch window openings with a single lancet arch window opening in the north chancel wall. The windows are decorative stained glass memorial windows. The east wall forms the chancel end and has three lancet arch windows. The centre window is slightly taller (Photograph 6). Along the south side are 5 lancet windows in the body of the church and 2 lancet windows in the chancel wall. The easterly chancel window is shorter than any of the others. Again decorative memorial glass windows are present. Along the south wall is a small stone entrance porch which leads to the cellar area of the church. The roof is steeply pitched but does not have the bellcast curve at the eave. The chimney along the south side appears to be a later addition as it is not tied into the stonework of the walls. The lower portions of the chimney are stone erected in the form of a buttress with the upper portions of the chimney in red brick which steps in as it rises upward. The west facade is a little more decorative. A large lancet opening is decorated with stone tracery having two lancet windows and a quatrefoil window; a carved stone hood mould with simple returns has been used over the window (Photograph 7). Decorative stained glass windows fit the openings. A trefoil opening is set high in the gable wall.

The tower on the north side has a slightly truncated appearance and the presence of a low hip roof suggests that a minor alteration of the original design may have occurred. The tower is low and characteristic of the parish style with a square plan (Photograph 8). At approximately two-thirds of the height of the tower is a projecting cut stone band. On the west side is a lancet doorway which leads to the ground floor level; the door hugs the side wall of the church. This off-set of the door has been done to maintain the symmetrical alignment of openings in the tower above. Above the door is a quatrefoil opening with diamond patterned leaded glass, now partially blocked. The top-most level of the tower contains the bell(s). On each of four sides of the belfry are a pair of louvered

lancet openings with chamfered stone surrounds and a carved hoodmould. The ends of the hoodmould have decorative foliate patterned balls (Photograph 9). The ground floor level of the tower's north elevation has a single, narrow lancet arch opening above which is a quatrefoil opening. Both openings have diamond patterned leaded glass. The east elevation of the tower has a pair of lancet arch memorial glass windows at ground level with a quatrefoil opening with diamond patterned glass situated above it.

Inside, the church has a centre aisle with pews on either side. A decorative wood screen separates the sanctuary from the nave. The walls are painted plaster and the pulpit is in the south east end. The underside of the roof structure with wooden rafters is exposed and is a characteristic of William Hay's designs.

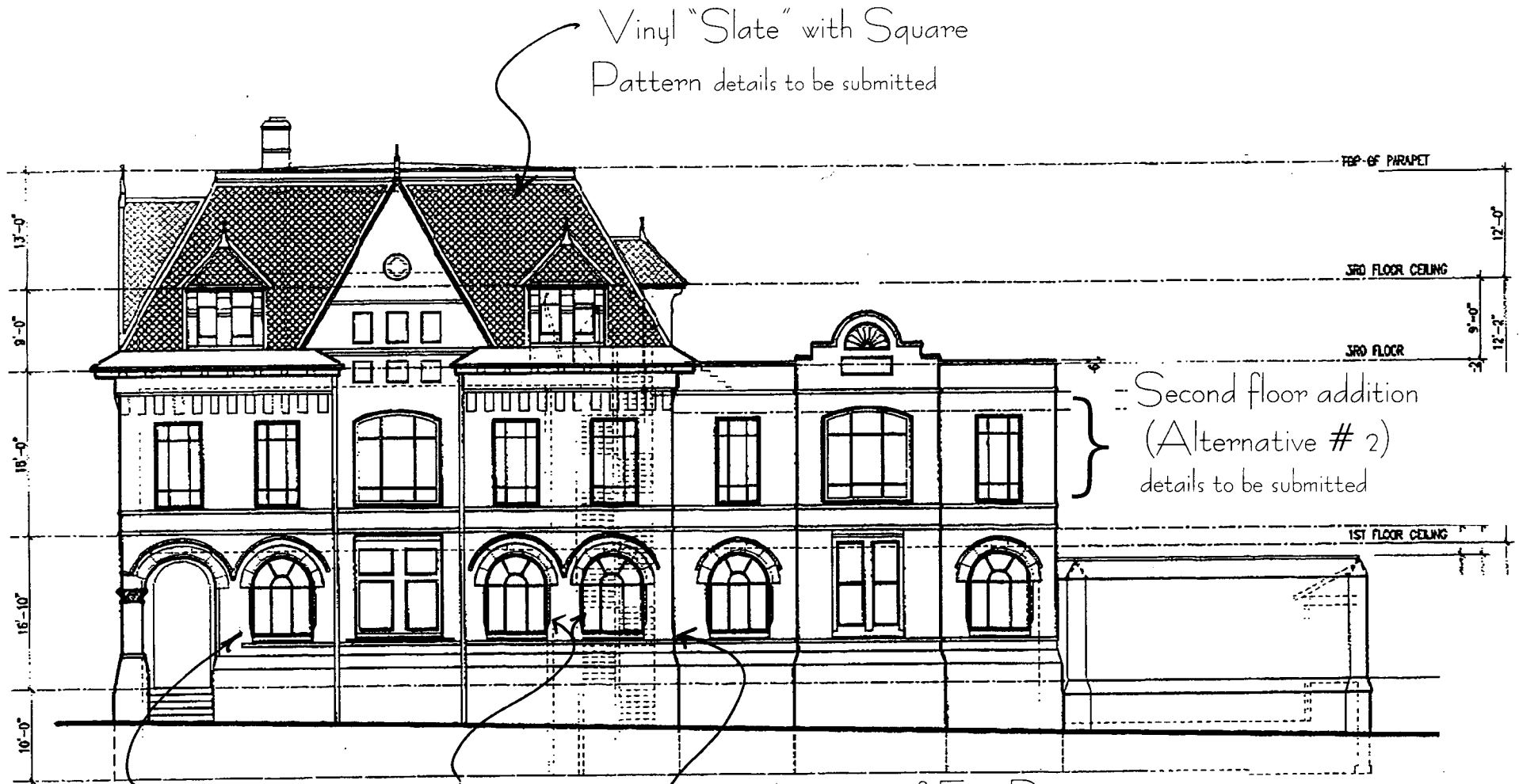
Surrounding the church on three sides is a small graveyard. The grounds provide a pastoral setting with sweeping lawns to Robinson Street and mature trees.

SIGNIFICANCE

All Saint's Church is an excellent example of Gothic Revival style architecture in the tradition of the English parish church. The church is little altered from its original form. The setting of the church is pastoral and holds a prominent position surrounded by a small graveyard. The church was built on land donated in 1856 by the locally prominent Mrs. Murray, widow of Lt. General John Murray. The architect responsible for the design of the church, William Hay, is a provincially important nineteenth century architect. The builder, William Russell was a locally prominent mason and an important businessman in the community. Reverends Leeming and Ingles were religious leaders in the community and province. The church is associated with the early social structure of the community and was a place of worship for many of the City's most influential early families.

Proposed Restoration Old
Post Office & Customs
House to Art Gallery

26 Nov 03 01:26p Stan Szatliarski SUD BRD 782U P.C



Vinyl "Slate" with Square
Pattern details to be submitted

Second floor addition
(Alternative # 2)
details to be submitted

Alternative Design
Requested for all Windows
details to be submitted

Location of Exit Door on
South East Side
details to be submitted

ATTACHMENT # 2

Dean Iorfida - Skylon New Years Eve Fireworks

From: "Nancy Benedict" <nbenedict@fxworxinc.com>
To: <diorfida@city.niagarafalls.on.ca>
Date: 12/3/2003 4:14 PM
Subject: Skylon New Years Eve Fireworks

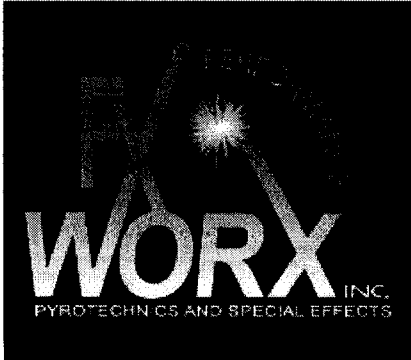
Dear Mr. Iorfida,

I would like to make application to City Council for a public fireworks display at the Skylon Tower for New Years Eve. I have submitted our application to Director Laur of Fire Prevention and will forward it to you as soon as I have recieved it.

Thank you for your attention.

Regards,

Nancy Benedict



Nancy Benedict
President
www.fxworxinc.com tel: 905-304-1348

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PLANNING MEETING DEC 08 2003



OFFICE OF THE REGIONAL CHAIR

DEBBIE M. ZIMMERMAN

The Regional Municipality of Niagara
2201 St. David's Road, P.O. Box 1042
Thorold, Ontario L2V 4T7
Telephone: 905-685-1571
Fax: 905-685-6243
E-mail: debbie.zimmerman@regional.niagara.on.ca

November 24, 2003

Mr. Dean Iorfida, Clerk
City of Niagara Falls
4310 Queen Street
Niagara Falls, Ontario
L2E 6X5

Dear Mr. Iorfida:

Re: *Niagara Children's Charter*

On behalf of Regional Council, I am pleased to inform you that Niagara's Children's Charter, based on the United Nations Convention on the Rights of the Child was endorsed by the Community and Health Services Committee and Regional Council on November 6, 2003 (refer to November 7, 2003 correspondence from Regional Clerk's office). Niagara's Charter was developed to provide a community-wide framework for decision making for all children from birth to 18 years of age.

I would personally like to take this opportunity to thank your Council for its response to Niagara's Children's Charter. Your support in the process of drafting, providing input and refining the three versions of the Charter was invaluable and demonstrates your commitment to Niagara's children. Seven of Niagara's twelve municipalities exceeded our expectations and endorsed the Charter in its entirety; five received the Charter for information, as requested in our correspondence of February 7 and 26, 2003.

As promised, we are forwarding you the final report and Charter and are requesting the City of Niagara Falls' endorsement of the Charter by December 24, 2003. We understand how busy the last part of the year is but would hope that early 2004 would have all of Niagara's elected officials endorsing the Children's Charter so that a community-wide launch could be undertaken to promote this significant milestone.

Next steps include a community-wide communication strategy and endorsement by a broad base of public and private sector representatives including school boards, businesses, service clubs, and the citizens of Niagara. The Business Education Council, newly appointed

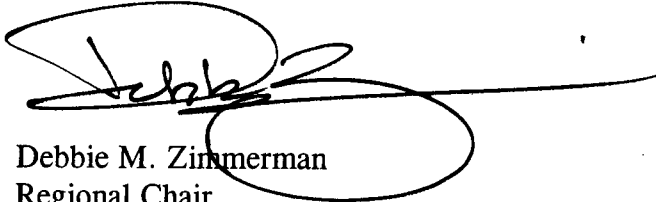
DEC 08 2003.2
PLANNING MEETING

organization for Early Years Niagara, will assume responsibility for the next steps of the Charter. One aspect of accountability will include an annual report card to provide ongoing monitoring of the Charter as it pertains to Niagara's children.

We would also request that you identify a contact within the City of Niagara Falls to participate in the planning of the launch and ongoing monitoring of the Children's Charter. Please correspond with Pat Heidebrecht, Director of Children's Services, Community Services Department, Regional Municipality of Niagara at (905) 9984-3707 or e-mail pat.heidebrecht@regional.niagara.on.ca for all matters pertaining to the Children's Charter.

Finally, we thank you for your ongoing support and look forward to your favourable response in endorsing a Children's Charter for Niagara.

Yours truly,



Debbie M. Zimmerman
Regional Chair

Encl.

- Committee Report
- Copy of Regional Clerk's Letter

c: Susan Reid, Commissioner of Community Services
Dr. Robin Williams, Medical Officer of Health, Public Health Department
Pat Heidebrecht, Director, Children's Services, Community Services Department

DZa401-03



OFFICE OF THE REGIONAL CLERK

The Regional Municipality of Niagara
2201 St. David's Road, P.O. Box 1042
Thorold, Ontario L2V 4T7
Telephone: 905-685-1571
Fax: 905-687-4977
E-mail: thomas.hollick@regional.niagara.on.ca

November 7, 2003

Mr. D. Iorfida, Clerk
City of Niagara Falls
4310 Queen Street
Niagara Falls, Ontario
L2E 6X5

Dear Mr. Iorfida:

CL 16-2003, November 6, 2003
Report PHD 70-2003/COM 49-2003
Children's Charter
Our File No. P.03.0999

The Council of the Regional Municipality of Niagara, at its meeting of November 6, 2003, approved the following recommendation of its Community and Health Services Committee:

"That Report PHD 70-2003/COM 49-2003, October 27, 2003, respecting Children's Charter, be received for information.

That the Children's Charter be adopted and endorsed by the Regional Municipality of Niagara; and

That the Children's Charter be forwarded to the twelve Municipal Councils in Niagara for adoption and endorsement."

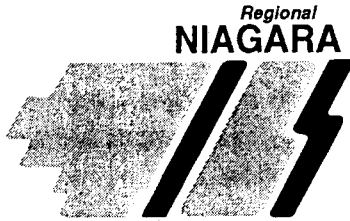
A copy of the background report is enclosed for your information.

For further information on this report, please contact Ms. Patricia Heidebrecht, Director, Children's Services at 905-984-6900, ext 707.

Yours truly,

Thomas R. Hollick
Regional Clerk

Cc: S. Reid, Commissioner, Corporate Services
P. Heidebrecht, Director, Children's Services
A. Biscaro, Public Health



REPORT TO: Chair and Members of
Community and Health Services Committee

SUBJECT: Children's Charter

RECOMMENDATIONS

That the Community and Health Services Committee recommend to Regional Council:

1. That this report be received for information;
2. That the Children's Charter be adopted and endorsed by the Regional Municipality of Niagara; and
3. That the Children's Charter be forwarded to the twelve Municipal Councils in Niagara for adoption and endorsement.

PURPOSE

The purpose of this report is to provide an update on feedback received from Niagara's twelve municipalities regarding the Children's Charter developed and to receive support to advance the Charter to the communities of Niagara.

BACKGROUND

Niagara's Children's Charter was developed to articulate a vision for the children of Niagara, based on the United Nations Convention on the Rights of the Child for children throughout the world. The United Nations Convention was supported by 191 countries who committed to recognizing children's fundamental dignity and ensuring their well-being and healthy development.

The evolution of Niagara's Charter included discussions with Public Health and Community Services Departments and the Early Years Action Group-Niagara Region with three versions developed. Grade four and grade nine students contributed to the three styles of Niagara's Children's Charter-Adult version, Teen Style, and Kid's Style.

This report outlines the next phase of the Children's Charter which included forwarding Committee report PHD 10-2003/COM 5-2003 (January 27, 2003) to Niagara's twelve municipalities for information and comment, as per Committee's motion.

REPORT

Niagara's Children's Charter has been developed as a statement of our community's commitment to the well-being of Niagara's children and provides a framework for accountability. Grade four and grade nine students volunteered their time and talents to translate in their words what the charter means to them. The Public Health and Community Services Departments shared the three versions of the Charter with the Early Years Action Group-Niagara Region who reviewed and endorsed Niagara's Children's Charter (see appendix one for membership listing).

Two previous committee reports outlined the background and process for developing Niagara's Charter to the Community and Health Services Committee with a request to forward the Committee Report and Charter to Niagara's twelve municipalities for comment, the process which is now complete.

Responses received were very positive with comments such as "*the charter will provide a useful framework for future decision-making*" (see appendix two for summary of responses). Seven of the twelve municipalities went beyond the request and provided full endorsement of the existing Charter with one municipality requesting that continued refinement be received from agencies and organizations operating in the child care sector. The remaining five municipalities received the Charter for information, requesting that the final version be forwarded to them for endorsement. One municipality requested that their Councillors send their feedback directly to the Region, which generated one response. This was the only correspondence received which had reservations about endorsement of a Children's Charter, citing concerns about the role of the family being undermined by endorsing a charter for children. This correspondence was followed up with another letter in efforts to address the issues raised.

Through this inclusive process, all levels of local and regional government have had opportunity to comment and provide valuable input into shaping a Charter that will provide a framework for Niagara's commitment to its children. Additionally, considerable feedback has been received by agencies and stakeholders in the community, including child care service providers.

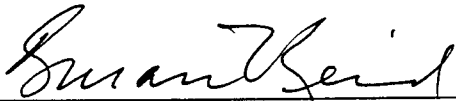
Upon final endorsement by the Community and Health Services Committee, Regional Council, and Niagara's twelve municipal Councils, the Early Years Action Group-Niagara Region is prepared to provide support in the distribution of the Children's Charter and endorsement across Niagara's School Boards, Service Clubs, the business community, and the broader community.

SUMMARY

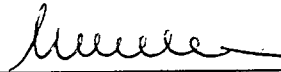
The development of Niagara's Children's Charter has been an inclusive, community-driven process that has benefited from thoughtful discussions and broad input. The adoption of a Children's Charter demonstrates the strength of Niagara's commitment to our children. It is anticipated that this Charter will be a catalyst for improving the lives of children from birth to eighteen years of age by acting as a reference document to guide decisions made on behalf of Niagara's children, our most precious resource.

Submitted by:

Submitted by:

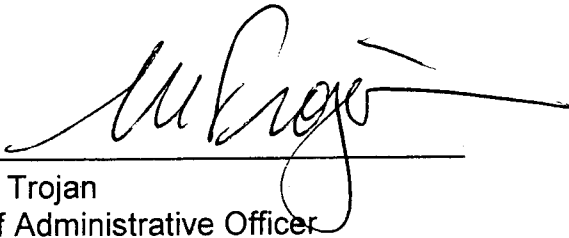


Susan R. Reid, Commissioner
Community Services Department



R. C. Williams, MD, DPH, FRCP (C)
Medical Officer of Health

Approved by:



Mike Trojan
Chief Administrative Officer

This report was prepared by Patricia Heidebrecht, Director, Children's Services and Anne Biscaro, Manager, Healthy Babies Healthy Children, Public Health Department.

Attached:

Appendix 1-	Early Years Action Group- Niagara Region membership
Appendix 2-	Summary of Municipal responses
Appendix 3-	Children's Charter (Three versions)

Appendix 1

Early Years Action Group – Niagara Region (EYAG-NR)
Executive Committee – June 23, 2003

Business

Business Education Council	Mr. Ted Palmer Chief Administrative Officer
Business Education Council	Ms. Kim Rose
Niagara Credit Union	Mr. Ken Janzen Manager, Commercial Services
OEB International	Mr. John Armstrong Vice President
R.V. Anderson Associates Ltd.	Mr. Vaino Raun Principal-Regional Manager

Education

Brock University	Dr. Fran Owen
District School Board of Niagara	Ms. Tillie Clapp Superintendent
Niagara Catholic District School Board	Ms. Lee Ann Forsyth-Sells
Niagara College	Mr. Dan Patterson President

Government

Human Resources Development Canada	Mr. Jim Williams Area Director
Ministry of Community, Family and Children's Services-Hamilton/Niagara	Ms. Karen Calligan Early Years Program Consultant
Regional Municipality of Niagara Community Services	Ms. Patricia Heidebrecht Director, Children's Services
Regional Municipality of Niagara Community Services	Ms. Susan Reid Commissioner
Regional Municipality of Niagara Public Health	Ms. Anne Biscaro Manager, Healthy Babies/Parent Child

Appendix 1 (Cont'd)

**Early Years Action Group – Niagara Region (EYAG-NR)
Executive Committee – June 23, 2003**

Regional Municipality of Niagara Public Health	Ms. Betsy Partington Director, Population Health
Regional Municipality of Niagara Public Health	Dr. Robin Williams Medical Officer of Health
<u>Private Sector</u>	
	Ms. Margaret Andrewes
	Ms. Hazel Ann Blew
	Mr. Art Wing
<u>Service Provider</u>	
A Child's World-Family Child Care Services of Niagara	Ms. Barb Sockovie Executive Director
Adolescents Family Support Services	Ms. Margaret Jarrell Executive Director
Centre de sante Communautaire Hamilton-Wentworth/Niagara Region	Mr. Robert Bisson
Early Childhood Community Development Centre	Ms. Tammy Ferguson Executive Director
Early Childhood Community Development Centre	Ms. Lori Walker
Family and Children's Services Niagara	Mr. William J. Charron Executive Director
Niagara Child Development Centre	Ms. Linda Langston Executive Director
Niagara District Health Council	Mr. Gary Zalot Executive Director
Niagara Peninsula Children's Centre	Mr. Timothy Wright Executive Director

Appendix 2

Summary of Children's Charter Endorsements by Municipality

Municipality	Date	Endorsement/ Comments
Town of Fort Erie	January 27, 2003	Endorsed
Grimsby	May 8, 2003	Received
Town of Lincoln	March 12, 2003	Received as correspondence at Community Services Committee. Council members encouraged to correspond directly with Region. Received one letter. Awaiting final endorsement by Region before endorsing.
City of Niagara Falls	June 9, 2003	Received with no additional comments. Indicated the Charter will provide a useful framework for future decision making. Requested clarification of role of Children's Champion.
Niagara-on-the-Lake	March 27, 2003	Endorsed
Town of Pelham	March 3, 2003	Received as correspondence
City of Port Colborne	May 26, 2003	Endorsed in principle, ..."subject to its continued refinement based on the input from agencies and organizations operating in the child care sector".
City of St. Catharines	June 9, 2003	Endorsed. Circulated to City's Youth Committee and Recreation staff for comments. Recreation staff supported the proposed Children's Charter, which was then forwarded to City Council which provided full endorsement
City of Thorold	February 18, 2003	Received for information
Township of Wainfleet	April 22, 2003	Endorsed
City of Welland	April 1, 2003	Endorsed
Township of West Lincoln	May 12, 2003	Endorsed

October, 2003

Appendix 3

NIAGARA CHILDREN'S CHARTER

Children, like other human beings, are entitled to fundamental rights and freedoms. Because of children's unique vulnerability, it is incumbent upon adults to ensure not only that children are safe from exploitation and neglect, but that they have access to a fair share of society's resources.

The preamble of the United Nations Convention on the Rights of the Child states that "...the family, as the fundamental group of society and the natural environment for the growth and well being of all its members and particularly children, should be afforded the necessary protection and assistance so that it can fully assume its responsibilities within the community..."¹ While parents have the primary responsibility for their children's care and upbringing, the United Nations Convention on the Rights of the Child makes it clear that governments have a duty to help families fulfill their responsibility and to protect the rights of children. Niagara's Children's Charter situates the provisions of the Convention in a local context.

This Charter is not intended to replace or pre-empt requirements under varying sources of legislation related to children. It constitutes a statement of principles rather than a legally binding document. The Children's Charter consolidates elements related to the fundamental rights of children from birth to eighteen years of age in one document.

When our children's fundamental needs are met, they are better able to meaningfully contribute towards creating a civic community. This Charter represents Niagara's commitment towards our future community leaders. To this end, all measures undertaken by communities within Niagara will ensure the fundamental rights and freedoms of our children.

All Niagara's children should have:

- *Healthy food, safe water, and clean air.*
- *Housing in dwellings that reflects the normal standard of our community.*
- *Healthy physical, intellectual, emotional and social development, well being and quality of life.*
- *Protection from physical, psychological and sexual abuse both in and out of the home.*
- *Time with their families and/or other nurturing and positive role models throughout their childhood.*
- *High quality early child development opportunities to meet their best interests.*
- *Resources to attain the highest attainable level of health and the assurance that the resources necessary to ensure life long good health are provided*
- *Primary and secondary education to enable them to reach their full potential.*

- *Recreational and leisure activities in the form of play, creative expression and skill development opportunities.*
- *Protection from racism and discrimination irrespective of the child's ethnic, cultural, spiritual, and/or religious identity.*

October 2003

¹ United Nations Convention on the Rights of the Child, as adopted by the General Assembly of the United Nations, November 20, 1989, Minister of Supply and Services Canada, 1991, page 1.

Appendix 3 (Cont'd)

**NIAGARA CHILDREN'S CHARTER
TEEN STYLE**

We as children believe that we should have the rights and freedoms as other human beings. Because children tend to be more naive, it is the adults' responsibility to make sure that we are not taken advantage of or ignored. It is also the adult's responsibility to make sure we have access to a fair share of our community's resources.

While parents must raise and care for their children, the United Nations Convention on the Rights of the Child makes it clear that the government must also help the families to carry out their responsibility of protecting the child's rights and caring for him/her.

When a community decides to make this charter one of their own, they will ensure the rights and freedoms of Niagara's children without discrimination.

All children of Niagara are entitled to:

- *Have food, shelter and time with our friends so we can develop physically, emotionally and intellectually, while also developing our well-being and a good quality of life.*
- *Have the right to live in a good home.*
- *Proper health care so that we can remain strong and healthy.*
- *The right to feel safe and protected from physical, psychological and sexual abuse everywhere and anywhere we might go.*
- *Spend time with our family and have a proper role model present throughout our childhood.*
- *Take part in high quality childcare and early school programs made to meet our best interests.*
- *Receive the schooling needed to reach our full capabilities.*
- *Have the opportunity to participate in extra curricular activities that allow us to be creative and express ourselves.*
- *Have a portion of the government's money spent towards us so we can live in a fun and safe community.*
- *The right to be who we are and believe what we want without being discriminated against.*

Victoria Krikorian
Chelsea Bolger
Nicole Burnett

November 2002

Appendix 3 (Cont'd)

NIAGARA CHILDREN'S CHARTER KID STYLE

Children should have basic rights and freedoms. Because children are young, adults have to look out for us and make sure we are safe. It is also the adults' responsibility to make sure the community's resources are available to us.

While parents care for us, the United Nations Convention on the Rights of the Child says the government also has to help families protect the rights of their kids.

This Charter means that Niagara will look after us because we will be the leaders of the future.

We, the kids of Niagara, should have:

- *A community that lets children grow up in freedom and peace.*
- *A strongly built house with a kitchen, a bathroom, bedrooms with beds to sleep in and other rooms with comfortable furniture.*
- *Healthy food, clean water and clean air.*
- *A good doctor and good medical help like specialists, nurses, dentists and ambulances.*
- *The right both at home and out of the home to be protected from harm.*
- *A family to always care for us support us and love us.*
- *Child care where we feel safe and have adults who encourage us and set a good example.*
- *The right to go to school and be taught the things we need to be good citizens and to have good jobs.*
- *The chance to play sports and to take lessons to develop good skills.*
- *A government that provides money to help our community be safe, clean, successful and beautiful for children to be our very best.*
- *The right to worship and keep our family traditions and never be forced to go against our beliefs.*

Mrs. Scott's grade 4 class, Vineland Public School
December 2002



Corporate Services Department

Clerk's Division
4310 Queen Street
P.O. Box 1023
Niagara Falls, ON L2E 6X5
web site: www.city.niagarafalls.on.ca

Dean Iorfida
City Clerk

Tel: (905) 356-7521
Fax: (905) 356-9083
E-mail: diorfida@city.niagarafalls.on.ca

June 9, 2003

Mr. Thomas R. Hollick, Regional Clerk
The Regional Municipality of Niagara
2201 St. David's Road, P.O. Box 1042
Thorold ON L2V 4T7

Dear Mr. Hollick:

Re: Children's Charter

The City of Niagara Falls has no additional comments regarding the proposed Children's Charter. As stated in some of the forwarding correspondences, the Charter will provide a useful framework for future decision making. Having our decision makers cognizant of the needs of the Region's children is to be encouraged.

The only item that we would ask for clarification on is the provision, not explicitly mentioned in the Charter, of a Children's Champion. Will such a position be voluntary? Would a member of Regional Council be appointed in this role? What would the roles, responsibilities and authority of the Children's Champion be? Clarification from the Community Services or Health Department on this position would be appreciated.

Sincerely,

ORIGINAL SIGNED

Dean Iorfida
City Clerk
Ext. 4271

c. Suzanne McPetrie, Community Services Department (via e-mail)

The City of
Niagara Falls
Canada



Clerk's Division
4310 Queen Street
P.O. Box 1023
Niagara Falls, ON L2E 6X5
web site: www.city.niagarafalls.on.ca

Tel.: (905) 356-7521
Fax: (905) 356-7404
E-mail: diorfida@city.niagarafalls.on.ca

Dean Iorfida
City Clerk

The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

Re: CD-2003-21
2004 Council Schedule

RECOMMENDATION:

That Council pass the by-law appearing on tonight's agenda adopting the attached schedule for 2004.

BACKGROUND:

Rule 2 of the Standing Rules of Council (By-law 89-155) state that " ...meetings of the Council shall be held in accordance" with a Schedule that forms part of the by-law. As a result, on an annual basis, a new schedule is put forward for Council's consideration for the upcoming calendar year.

Last year Council adopted a schedule that, for the most part, avoided meetings on consecutive Mondays, which allowed staff more preparation time. Also, with weekly meetings, staff's time was almost solely comprised of Council report and agenda activities, leaving little time for other responsibilities.

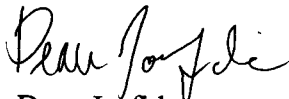
In addition to avoiding meetings on consecutive Mondays, for consistency purposes, staff has tried to hold the monthly Planning meeting as close to the 15th day of the month as possible. Of course, regularly scheduled holidays and conferences have to be also considered when devising the annual schedule, hence some exceptions to the guiding principles outlined above.

Finally, it should be stressed that if matters arise that require immediate attention, the Standing Rules allow the Head of Council to call a Special Council Meeting.


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Recommended by:


Dean Iorfida
City Clerk

Respectfully submitted:


for John MacDonald
Chief Administrative Officer

Approved by:


T. Ravenda
Executive Director of Corporate Services

Dean Iorfida - Committee of Adjustment-Membership

From: William Clark
To: Dean Iorfida
Date: 12/4/2003 12:06 PM
Subject: Committee of Adjustment-Membership
CC: Doug Darbyson; Sue Scerbo

Dean the Planning Div. is presently preparing bkgd information for you regarding the composition of the CofA and the Planning Act requirements.

This information is intended to assist and serve as background to your "committee report" to Council. These details will not be ready in time for the next Council mtg.

Therefore in order to accommodate the preparation of our background information, your subsequent report to Council and the time period necessary to process the appointment of committee members; Council will need to authorize the current committee members to continue with their responsibilities and duties to the Committee of Adjustment as an interim measure. It would be intended that this interim measure would be in place until a new Committee is appointed and its orientation is complete.

January 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
11	12 Ⓞ (6:00 PM) Council Meeting (Chambers)	13	14	15	16	17
18	19 Ⓞ (6:00 PM) Council/ Planning Meeting (Chambers)	20	21	22	23	24
25	26	27	28	29	30	31

March 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8 Ⓞ (6:00 PM) Council Meeting (Chambers)	9	10	11	12	13
14	15 Ⓞ (8:00 AM) March Break	16 Ⓞ (8:00 AM) March Break	17 Ⓞ (8:00 AM) March Break	18 Ⓞ (8:00 AM) March Break	19 Ⓞ (8:00 AM) March Break	20
21	22 Ⓞ (6:00 PM) Council/ Planning Meeting (Chambers)	23	24	25	26	27
28	29	30	31			

April 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5 Ⓞ (6:00 PM) Council Meeting (Chambers)	6	7	8	9 Ⓞ (8:30 AM) Good Friday	10
11	12 Ⓞ (8:30 AM) Easter Monday	13	14	15	16	17
18	19 Ⓞ (6:00 PM) Council/ Planning Meeting (Chambers)	20	21	22	23	24
25	26	27	28	29	30	

May 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Ⓞ (6:00 PM) Council Meeting (Chambers)	4	5	6	7	8
9	10	11	12	13	14	15
16	17 Ⓞ (6:00 PM) Council/ Planning Meeting (Chambers)	18	19	20	21	22
23	24 Ⓞ (8:30 AM) Victoria Day	25	26	27	28	29
30	31					

June 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11	12
13	14 Ⓞ (6:00 PM) Council/ Planning Meeting (Chambers)	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 ☉ (8:30 AM) Canada Day	2	3
4	5	6	7	8	9	10
11	12 ☉ (6:00 PM) Council/ Planning Meeting (Chambers)	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Ⓞ (8:30 AM) Civic Holiday	3	4	5	6	7
8	9	10	11	12	13	14
15	16 Ⓞ (6:00 PM) Council/ Planning Meeting (Chambers)	17	18	19	20	21
22	23 Ⓞ (8:30 AM) AMO Conference (Ottawa, Congress Centre)	24 Ⓞ (8:30 AM) AMO Conference (Ottawa, Congress Centre)	25 Ⓞ (8:30 AM) AMO Conference (Ottawa, Congress Centre)	26	27	28
29	30	31				

September 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6 ☉ (8:30 AM) Labour Day	7	8	9	10	11
12	13	14	15	16	17	18
19	20 ☉ (6:00 PM) Council/ Planning Meeting (Chambers)	21	22	23	24	25
26	27	28	29	30		

October 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 Ⓞ (6:00 PM) Council Meeting (Chambers)	5	6	7	8	9
10	11 Ⓞ (8:30 AM) Thanksgiving	12	13	14	15	16
17	18 Ⓞ (6:00 PM) Council/ Planning Meeting (Chambers)	19	20	21	22	23
24	25	26	27	28	29	30
31						

November 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Ⓞ (6:00 PM) Council Meeting (Chambers)	2	3	4	5	6
7	8	9	10	11	12	13
14	15 Ⓞ (6:00 PM) Council/ Planning Meeting (Chambers)	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6 Ⓞ (6:00 PM) Council/ Planning Meeting (Chambers)	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

The City of
Niagara Falls
Canada



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E-mail: diorfida@city.niagarafalls.on.ca

Dean Iorfida
City Clerk

The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

Re: CD-2003-22
Appointments to Committees

RECOMMENDATION:

It is recommended that Council:

- 1) delay the annual appointment of Council members and citizens to the various committees, boards and agencies.
- 2) allow a working group to come back with a report on the appropriate numbers (Council and public) for membership on the various committees, boards and agencies.
- 3) authorize current committee members to continue with their responsibilities and duties until staff comes back with its report.
- 4) allow staff to proceed with the advertising for appointments on the Greater Niagara Transit Commission.

BACKGROUND:

Number of Members

With the reduction of Council from thirteen (13) members to nine (9) members, it is obvious that it will be difficult to maintain the same level of Council composition on the myriad of committees that exist in the municipality. As a result, it may be necessary to reduce the Council complement on certain committees.

If there is a reduction in the Council complement, should it be offset by more citizen appointments? Or have the various committees grown too big in size and the loss of one or two members will have minimal impact? Do some committees need a Council member when a staff member already fulfills the liaison role on the committee?

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It is necessary for staff to investigate these issues and, with the change in Council, now is an opportune time to review and revamp our committee structure.

Numbers of Committees/ Appointments

Staff has done a quick perusal of the various agencies, boards, committees and commissions for which Council appoints members, either from within its own ranks or from interested members of public. There are approximately 50 (fifty) such bodies for which Council could make appointments to "on the books"!

Some of these bodies are internal committees (i.e. under the control and authority of the municipal council), such as the Arts & Culture Commission, Recreation Commission, Sports Wall of Fame, amongst others. Some appointments occur because of legislation (Transit Commission, Business Improvement Areas, Public Library Board, Disability Advisory Committee, Fence Viewers). Often, external groups request a Council member or a Council appointee from the public on their board (Chamber of Commerce, Humane Society, Boys & Girls Club, Niagara District Airport Commission). Finally, some committees are formed on an ad hoc basis to deal with a specific issue (Stanley Avenue Business Park Association).

Regardless of the reason for the committee or appointment, there clearly seems to be a plethora of them; therefore, it would be valuable to review these appointments to determine whether they are necessary. During the last Council term, this writer prepared a report on Council attendance on various committees. There were a number of committees that rarely met. Also, there is a report on tonight's agenda from the Environmental, Planning & Greening Committee requesting Council's support to amalgamate that committee with the Park in the City and Trillium Awards Committee.

Review of Committee and Appointments

It is proposed that current committees continue with their existing membership where possible until staff has completed its review and Council has an appropriate opportunity to choose successors. A working group will speak to staff liaisons to various committees and Council representatives to get an idea on appropriate numbers. There will also be an opportunity to ensure that all internal committees have appropriate terms of reference and authorizing by-laws.

Niagara Falls Hydro Board

The review of this body will be done separately. Council can expect a report in January.

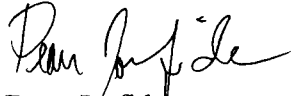
The Greater Niagara Transit Commission

The appointments to the Transit Commission, unfortunately, can not wait. The Commission needs to fill vacancies to have a meeting to allow them to come forward with their annual request to Council in January; therefore, advertisements will occur for the three vacancies on the Commission, so Council can make appointments at the first meeting in January.

CONCLUSION:

With the change of Council, now is an opportune time to do a thorough review of committees and appointments.

Recommended by:



Dean Lorfida
City Clerk

Respectfully submitted:



for John MacDonald
Chief Administrative Officer

Approved by:



T. Ravenda
Executive Director of Corporate Services

The City of
Niagara Falls
Canada



Legal Services
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Fax: (905) 371-2892
E-mail: rkallio@city.niagarafalls.on.ca

R.O. Kallio
City Solicitor

The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

Re: L-2003-76
Niagara Falls Hydro Holding Corporation
Niagara Falls Hydro Inc.
Niagara Falls Hydro Services Inc.
Annual Resolutions
Our File No. 2002-56

RECOMMENDATION:

That the Mayor, being the shareholder's representative of Niagara Falls Hydro Holding Corporation, Niagara Falls Hydro Inc. and Niagara Falls Hydro Services Inc., be authorized to execute the Annual Resolutions of these three (3) Corporations for the year ended December 31, 2002, as set out in Appendices 1, 2 and 3 and further that the Mayor be authorized to execute any and all subsequent Annual Resolutions of these three (3) Corporations.

BACKGROUND:

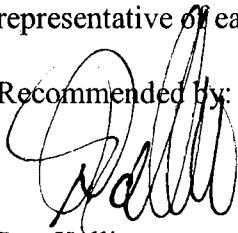
Annual Resolutions for each of the three (3) above-mentioned Corporations are required pursuant to the *Ontario Business Corporations Act*. Attached hereto as Appendix "A" is a copy of the Report approved by Council on December 2, 2002 whereby Council authorized the Mayor to execute the Annual Resolutions for each of the three (3) Corporations for the year ended December 31, 2001.

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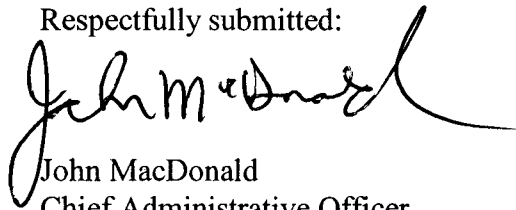
The execution of these Resolutions will be an annual requirement by the Mayor, as the shareholder's representative of each of the three (3) Corporations.

Recommended by:



Ray Kallio
City Solicitor

Respectfully submitted:



John MacDonald
Chief Administrative Officer

Approved by:



T. Ravenda
Executive Director of Corporate Services

ROK/sm
Attachments

**Annual Resolution of the Shareholder
Of
Niagara Falls Hydro Holding Corporation**

APPENDIX " I "

Resolved that:

1. Approval of Financial Statements

The consolidated and non-consolidated financial statements of the Corporation for the financial year ending December 31, 2002 with the report dated March 6, 2003 of the Auditor thereon are hereby acknowledged to have been presented to the shareholder of the Corporation and are hereby approved and adopted.

2. Appointment of the Auditor

Crawford, Smith & Swallow be and is hereby appointed the Auditor of the Corporation, to hold office until the next annual meeting of the shareholder of the Corporation unless such Auditor is earlier duly removed from office, at a remuneration to be fixed by the Board of Directors and the Board being hereby authorized to fix such remuneration.

3. Confirmation of Acts of Directors and Officers

All acts, contracts, by-laws, resolutions, proceedings, appointments, elections and payments enacted, taken, passed, made and done by the directors and officers of the Corporation since Incorporation dated April 1, 2000 to the date hereof are hereby approved, ratified and confirmed.

The foregoing resolution is hereby consented to by the signature of the Shareholder's representative as set out in original Shareholder Declaration, Section 6 pursuant to Section 7 signed and dated May 8, 2000.

Dated the of , 2003

Mayor Ted Salci, City of Niagara Falls

**Annual Resolution of the Shareholder
Of
Niagara Falls Hydro Inc.**

APPENDIX "2"

Resolved that:

1. Approval of Financial Statements

The financial statements of the Corporation for the financial year ending December 31, 2002 with the report dated March 6, 2003 of the Auditor thereon are hereby acknowledged to have been presented to the shareholder of the Corporation and are hereby approved and adopted.

2. Appointment of the Auditor

Crawford, Smith & Swallow be and is hereby appointed the Auditor of the Corporation, to hold office until the next annual meeting of the shareholder of the Corporation unless such Auditor is earlier duly removed from office, at a remuneration to be fixed by the Board of Directors and the Board being hereby authorized to fix such remuneration.

3. Confirmation of Acts of Directors and Officers

All acts, contracts, by-laws, resolutions, proceedings, appointments, elections and payments enacted, taken, passed, made and done by the directors and officers of the Corporation since Incorporation dated April 1, 2000 to the date hereof are hereby approved, ratified and confirmed.

The foregoing resolution is hereby consented to by the signature of the Shareholder's representative as set out in original Shareholder Declaration, Section 6 pursuant to Section 7 signed and dated May 8, 2000.

Dated the of , 2003

Mayor Ted Salci, City of Niagara Falls

**Annual Resolution of the Shareholder
Of
Niagara Falls Hydro Services Inc.**

Resolved that:

1. Approval of Financial Statements

The financial statements of the Corporation for the financial year ending December 31, 2002 with the report dated March 6, 2003 of the Auditor thereon are hereby acknowledged to have been presented to the shareholder of the Corporation and are hereby approved and adopted.

2. Appointment of the Auditor

Crawford, Smith & Swallow be and is hereby appointed the Auditor of the Corporation, to hold office until the next annual meeting of the shareholder of the Corporation unless such Auditor is earlier duly removed from office, at a remuneration to be fixed by the Board of Directors and the Board being hereby authorized to fix such remuneration.

3. Confirmation of Acts of Directors and Officers

All acts, contracts, by-laws, resolutions, proceedings, appointments, elections and payments enacted, taken, passed, made and done by the directors and officers of the Corporation since Incorporation dated April 1, 2000 to the date hereof are hereby approved, ratified and confirmed.

The foregoing resolution is hereby consented to by the signature of the Shareholder's representative as set out in original Shareholder Declaration, Section 6 pursuant to Section 7 signed and dated May 8, 2000.

Dated the of , 2003

Mayor Ted Salci, City of Niagara Falls

The City of
Niagara Falls
Canada



Corporate Services Department

Legal Services
310 Queen Street
P.O. Box 1023
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Fax: (905) 371-2892
E-mail: rkallio@city.niagarafalls.on.ca

L-2002-66

R.O. Kallio
City Solicitor

The recommendation(s)
contained in this report were
adopted by City Council
on December 2, 2002.

October 21, 2002

His Worship Mayor Wayne Thomson
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

Re: L-2002-66
Niagara Falls Hydro Holding Corporation
Niagara Falls Hydro Inc.
Niagara Falls Hydro Services Inc.
Annual Meetings
Our File No. 2002-56

RECOMMENDATION:

That the Mayor, being the shareholder's representative of Niagara Falls Hydro Holding Corporation, Niagara Falls Hydro Inc. and Niagara Falls Hydro Services Inc., be authorized to execute the annual resolutions of these three (3) corporations, as set out in Appendices 1, 2 and 3 and further that the Mayor be authorized to attend any annual meetings called with respect to these three (3) corporations.

BACKGROUND:

The Corporation of the City of Niagara Falls is the sole shareholder of Niagara Falls Hydro Holding Corporation, Niagara Falls Hydro Inc. and Niagara Falls Hydro Services Inc. Each year, annual resolutions and annual meetings are required for these companies, as well as any other private corporation incorporated pursuant to the *Ontario Business Corporations Act*.

In that regard, Niagara Falls Hydro held an information meeting on September 5, 2002, at the Sheraton Fallsview Hotel and invited all Members of Council and senior staff to attend.

At the information meeting, Niagara Falls Hydro staff presented the Financial Statements, the activities of the corporations and other matters affecting the corporations. The auditor presented his report and made a brief presentation.

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APPENDIX "A"

October 21, 2002

- 2 -

L-2002-86

Niagara Falls Hydro is now requesting that the shareholder, being the City, execute the annual resolutions of the shareholders of these three (3) corporations. The shareholder's representative is represented by the Mayor of the City.

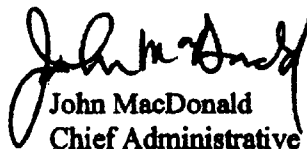
These resolutions will be required from the City on an annual basis.

Recommended by:



Ray Kallio
City Solicitor

Respectfully submitted:



John MacDonald
Chief Administrative Officer

Approved by:



T. Ravenda
Executive Director of Corporate Services

ROK/sm

**Annual Resolution of the Shareholder
Of
Niagara Falls Hydro Holding Corporation**

Resolved that:

1. Approval of Financial Statements

The consolidated and non-consolidated financial statements of the Corporation for the financial year ending December 31, 2001 with the report dated May 30, 2002 of the Auditor thereon are hereby acknowledged to have been presented to the shareholder of the Corporation and are hereby approved and adopted.

2. Appointment of the Auditor

Crawford, Smith & Swallow be and is hereby appointed the Auditor of the Corporation, to hold office until the next annual meeting of the shareholder of the Corporation unless such Auditor is earlier duly removed from office, at a remuneration to be fixed by the Board of Directors and the Board being hereby authorized to fix such remuneration.

3. Confirmation of Acts of Directors and Officers

All acts, contracts, by-laws, resolutions, proceedings, appointments, elections and payments enacted, taken, passed, made and done by the directors and officers of the Corporation since Incorporation dated April 1, 2000 to the date hereof are hereby approved, ratified and confirmed.

The foregoing resolution is hereby consented to by the signature of the Shareholder's representative as set out in original Shareholder Declaration, Section 6 pursuant to Section 7 signed and dated May 8, 2000.

Dated the of , 2002

Mayor Wayne Thomson, City of Niagara Falls

**Annual Resolution of the Shareholder
Of
Niagara Falls Hydro Inc.**

Resolved that:

1. Approval of Financial Statements

The financial statements of the Corporation for the financial year ending December 31, 2001 with the report dated May 30, 2002 of the Auditor thereon are hereby acknowledged to have been presented to the shareholder of the Corporation and are hereby approved and adopted.

2. Appointment of the Auditor

Crawford, Smith & Swallow be and is hereby appointed the Auditor of the Corporation, to hold office until the next annual meeting of the shareholder of the Corporation unless such Auditor is earlier duly removed from office, at a remuneration to be fixed by the Board of Directors and the Board being hereby authorized to fix such remuneration.

3. Confirmation of Acts of Directors and Officers

All acts, contracts, by-laws, resolutions, proceedings, appointments, elections and payments enacted, taken, passed, made and done by the directors and officers of the Corporation since Incorporation dated April 1, 2000 to the date hereof are hereby approved, ratified and confirmed.

The foregoing resolution is hereby consented to by the signature of the Shareholder's representative as set out in original Shareholder Declaration, Section 6 pursuant to Section 7 signed and dated May 8, 2000.

Dated the of , 2002

Mayor Wayne Thomson, City of Niagara Falls

**Annual Resolution of the Shareholder
Of
Niagara Falls Hydro Services Inc.**

Resolved that:

1. Approval of Financial Statements

The financial statements of the Corporation for the financial year ending December 31, 2001 with the report dated May 30, 2002 of the Auditor thereon are hereby acknowledged to have been presented to the shareholder of the Corporation and are hereby approved and adopted.

2. Appointment of the Auditor

Crawford, Smith & Swallow be and is hereby appointed the Auditor of the Corporation, to hold office until the next annual meeting of the shareholder of the Corporation unless such Auditor is earlier duly removed from office, at a remuneration to be fixed by the Board of Directors and the Board being hereby authorized to fix such remuneration.

3. Confirmation of Acts of Directors and Officers

All acts, contracts, by-laws, resolutions, proceedings, appointments, elections and payments enacted, taken, passed, made and done by the directors and officers of the Corporation since Incorporation dated April 1, 2000 to the date hereof are hereby approved, ratified and confirmed.

The foregoing resolution is hereby consented to by the signature of the Shareholder's representative as set out in original Shareholder Declaration, Section 6 pursuant to Section 7 signed and dated May 8, 2000.

Dated the of , 2002

Mayor Wayne Thomson, City of Niagara Falls



Parks, Recreation & Culture
4310 Queen Street
P.O. Box 1023
Niagara Falls, ON L2E 6X5
web site: www.city.niagarafalls.on.ca

Adele Kon
Director

Tel.: (905) 356-7521
Fax: (905) 356-7404
E-mail: akon@city.niagarafalls.on.ca

The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

**Re: R-2003-81 Actions Stemming from the Environmental
Planning & Greening Committee Meeting of October 29, 2003**

RECOMMENDATION:

That Council endorse the actions of the October 29, 2003 meeting of the Environmental Planning & Greening Committee which recommends the Environmental Planning & Greening Committee amalgamate with The Park in the City Committee and the Trillium Awards Committee to form one Committee.

BACKGROUND:

Due to an expansion of work of the Environmental Planning & Greening Committee, staff was requested to review the structure of the Committee and look at any duplication as a result of The Park In The City Committee and the Trillium Awards Committee.

At the October 29, 2003, meeting of the Environmental Planning & Greening Committee, the Committee reviewed the background information on each of the Committees and supported the amalgamation of the Environmental Planning & Greening Committee with The Park In The City Committee and the Trillium Awards Committee.

Staff was asked to prepare a simplified Terms of Reference to include the categories from the Communities In Bloom Program and that membership on the Committee include members from the BIA's and other groups involved in beautification. The Terms of Reference are being prepared and will be ready for consideration by the Committee and Council in the new year.

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Restructuring the Committees would enable for streamlined action and decision making. As well, fewer volunteers and staff resources would be necessary. The three Committees involved in beautification, heritage and environmental matters would be better served by a simplified structure.

Council's endorsement of the above recommendation would be appreciated.

Respectfully submitted:



Alderman Selina Volpatti, Chair
Environmental Planning & Greening Committee

LA/das

The City of
Niagara Falls
Canada



Finance Division
4310 Queen Street
P.O. Box 1023
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web site: www.city.niagarafalls.on.ca

Kenneth E. Burden
Director

Tel.: (905) 356-7521
Fax: (905) 356-2016
E-mail: kburden@city.niagarafalls.on.ca

The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship, Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members: Re: F-2003-55 - Municipal Accounts

RECOMMENDATION:

That Council approve the municipal accounts totalling \$5,979,760.95 for the period ending December 8, 2003.

That Council request Staff to review the policy and procedure for the municipal accounts by-law.

BACKGROUND:

The City's municipal accounts by-law is brought to City Council for approval and release of payments. City Council has used this opportunity to review the payments and question staff as to the purpose of the payment. The actual process of releasing cheques has had to necessitate an early release approval by the Director of Finance in order to facilitate making contractual payments, payroll withholdings, discounts, employee expenses, tax refunds, in a timely manner. With the Council's permission, it is the intention of Staff to review both the policy and procedure for the municipal accounts by-law.

The December 8, 2003 accounts have been reviewed by the Director of Finance and the by-law authorizing payment is listed on tonight's Council agenda.

Recommended by:

K. E. Burden
Director of Finance

Respectfully submitted:

John MacDonald
Chief Administrative Officer

Approved by:

T. Ravenda
Executive Director of Corporate Services

CITY OF NIAGARA FALLS
MUNICIPAL ACCOUNTS



Supplier Name	Cheque No	Cheque Date	Purpose	Amount
126 NIAGARA FALLS OPTIMIST CADET SQUADRON BAND	279704	18-Nov-2003	REMITTANCE	200.00
150 TIGER SQUADRON	279705	18-Nov-2003	REMITTANCE	450.00
407 ETR EXPRESS TOLL ROUTE	280341	02-Dec-2003	REMITTANCE	13.50
A N MYER S S	279716	18-Nov-2003	REMITTANCE	100.00
ABBRUSCATO,TOMMASINA	279706	18-Nov-2003	REMITTANCE	160.00
ACA ENGINEERING SERVICES	280177	25-Nov-2003	CONSULTING SERVICES	321.00
ACASTER,CARRIE	279708	18-Nov-2003	REMITTANCE	160.00
ACASTER,JANICE	279707	18-Nov-2003	REMITTANCE	160.00
ADT SECURITY SERVICES CANADA INC	280178	25-Nov-2003	CONTRACT SERVICES	83.59
ADVANTAGE FLOORING NIAGARA LTD	279709	18-Nov-2003	MAINTENANCE AND REPAIRS	1,160.95
ADVANTAGE FLOORING NIAGARA LTD	280179	25-Nov-2003	MAINTENANCE AND REPAIRS	6,184.60
AIR CARE SERVICES	280342	02-Dec-2003	MAINTENANCE AND REPAIRS	8,730.60
AIR LIQUIDE CANADA INC	279710	18-Nov-2003	MATERIALS	89.13
AJAX PICKERING SEA & NAVY LEAGUE CADETS	279711	18-Nov-2003	REMITTANCE	400.00
ALESSANDRINE,LOUISE	280343	02-Dec-2003	MATERIALS	15.00
ALL GREEN IRRIGATION	280181	25-Nov-2003	MATERIALS	23.54
ALLAN,SANDRA	280344	02-Dec-2003	MATERIALS	5.00
ANDERSON,ROSALIND	279712	18-Nov-2003	REMITTANCE	140.00
ANDERSON,TINA	279713	18-Nov-2003	REMITTANCE	160.00
ANDREWS,FAITH	279714	18-Nov-2003	REMITTANCE	140.00
ANGELONE,ANNE	279715	18-Nov-2003	REMITTANCE	100.00
ANGER,RONALD	280345	02-Dec-2003	MATERIALS	15.00
ANTONELLO,MAUREEN	279717	18-Nov-2003	REMITTANCE	160.00
ANTONIO,ARVILLA	279718	18-Nov-2003	REMITTANCE	160.00
ANTONIO,LISA	279719	18-Nov-2003	REMITTANCE	100.00
ANTONIO,LISA	279720	18-Nov-2003	REMITTANCE	520.00
ARAMARK REFRESHMENT SERVICES	279721	18-Nov-2003	SUPPLIES	245.72
ARCHAEOLOGICAL SERVICES INC	279722	18-Nov-2003	CONSULTING SERVICES	486.14
ARCHER TRUCK SERVICES LTD	279723	18-Nov-2003	MATERIALS	796.89
ATKINS,LEON	279724	18-Nov-2003	REMITTANCE	288.90
AUDIBERT,NINA	279725	18-Nov-2003	REMITTANCE	140.00
AUDIBERT,VINCE	279726	18-Nov-2003	REMITTANCE	160.00
AUTOLAND CHRYSLER LTD	280182	25-Nov-2003	EQUIPMENT	44,493.50
AZON CANADA LTD	280183	25-Nov-2003	MATERIALS	323.77
B & B LIFTRUCK SERVICE	279727	18-Nov-2003	MATERIAL	96.61
BAILEY,GEORGE	279728	18-Nov-2003	REMITTANCE	100.00
BALDASSARO,VINCE	280184	25-Nov-2003	REMITTANCE	45.00
BANKS,LYNN	279729	18-Nov-2003	REMITTANCE	75.00
BARCLAY & TODD'S	279730	18-Nov-2003	SUPPLIES	79.92
BARCLAY & TODD'S	280185	25-Nov-2003	SUPPLIES	287.87
BARCLAY & TODD'S	280346	02-Dec-2003	SUPPLIES	120.52
BARRY,JANIECE	279731	18-Nov-2003	REMITTANCE	140.00
BATEMAN,DOLORES	280347	02-Dec-2003	MATERIALS	15.00
BATEMAN,DOLORES	280348	02-Dec-2003	ADMINISTRATIVE	72.00
BBP ENTERPRISES	280349	02-Dec-2003	REMITTANCE	500.00
BCE EMERGIS INC	279732	18-Nov-2003	UTILITIES	75.25
BCE EMERGIS INC	280186	25-Nov-2003	UTILITIES	65.20
BCE EMERGIS INC	280350	02-Dec-2003	UTILITIES	76.01
BEAULIEU,JULIETTE	280351	02-Dec-2003	MATERIALS	15.00
BEAUPIT,GARY	280352	02-Dec-2003	MATERIALS	15.00
BEDNARCZYK,AREK	279734	18-Nov-2003	REFUND	91.99
BELL,DOLORES	279736	18-Nov-2003	REMITTANCE	160.00
BELL,TIM	279738	18-Nov-2003	REMITTANCE	75.00
BELL CANADA	279735	18-Nov-2003	UTILITIES	2,167.50
BELL CANADA	280187	25-Nov-2003	UTILITIES	4,689.67
BELL CANADA	280353	02-Dec-2003	UTILITIES	295.99
BELL MOBILITY	279737	18-Nov-2003	UTILITIES	1,690.52
BELL MOBILITY	280355	02-Dec-2003	UTILITIES	60.08
BELLEFONTAINE,MARGARET	280354	02-Dec-2003	MATERIALS	15.00

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Supplier Name	Cheque No	Cheque Date	Purpose	Amount
BEN BERG FARM & INDUSTRIAL EQUIPMENT LTD	279739	18-Nov-2003	EQUIPMENT	3,823.75
BENNETT,CATHERINE	280356	02-Dec-2003	MATERIALS	15.00
BENNETT,DAN	280188	25-Nov-2003	CONSULTING SERVICES	496.85
BENSON,CLARA	279741	18-Nov-2003	REMITTANCE	160.00
BENSON,DAWSON	279740	18-Nov-2003	REMITTANCE	160.00
BERARDI,FRANCESCA	279742	18-Nov-2003	REMITTANCE	75.00
BICKLE MAIN INDUSTRIAL SUPPLY	280357	02-Dec-2003	MATERIALS	478.98
BIGGARS KEY SHOP	279743	18-Nov-2003	MATERIALS	98.98
BIGGINS,B	280189	25-Nov-2003	MATERIALS	145.64
BIRD,VERNA	279744	18-Nov-2003	REMITTANCE	160.00
BIRMINGHAM,JOHN	279745	18-Nov-2003	REMITTANCE	300.00
BITNER,LAURIE	279746	18-Nov-2003	REMITTANCE	75.00
BLODGETT,JOHN	280190	25-Nov-2003	REFUND	100.00
BOB ROBINSON & SON	280191	25-Nov-2003	LEASES AND RENTS	535.00
BOONE,GORDON	279747	18-Nov-2003	REFUND	100.00
BORDEN LADNER GERVAIS	280193	25-Nov-2003	CONSULTING SERVICES	1,165.25
BORYS,LAURA	279748	18-Nov-2003	REMITTANCE	75.00
BOSCO,LARRY	280358	02-Dec-2003	REFUND	500.00
BOYD,BRENT	279749	18-Nov-2003	REMITTANCE	160.00
BOYS & GIRLS CLUB OF NIAGARA	280194	25-Nov-2003	GRANT	15,991.67
BOYS & GIRLS CLUB OF NIAGARA	280359	02-Dec-2003	LEASES AND RENTS	973.70
BREThERIC,JAMES	280360	02-Dec-2003	MATERIALS	15.00
BRIANT,ROBERT	280361	02-Dec-2003	MATERIALS	15.00
BRINKS CANADA LTD	280195	25-Nov-2003	CONTRACT SERVICES	802.71
BROCK AUTOMOTIVE	280196	25-Nov-2003	MATERIALS	309.22
BROWN,JIM	279751	18-Nov-2003	REMITTANCE	100.00
BROWNS SEPTIC SERVICE LTD	280197	25-Nov-2003	MAINTENANCE AND REPAIRS	942.00
BRYCE,ANDREW	279752	18-Nov-2003	REMITTANCE	75.00
BUNTIN REID	279753	18-Nov-2003	SUPPLIES	478.47
BUNTIN REID	280198	25-Nov-2003	SUPPLIES	1,977.77
BUNTIN REID	280362	02-Dec-2003	SUPPLIES	147.13
BURKE,ALICE	280363	02-Dec-2003	MATERIALS	15.00
BURKE,PATRICK	280199	25-Nov-2003	MATERIALS	137.62
BUSINESS EDUCATION COUNCIL OF NIAGARA	280364	02-Dec-2003	REMITTANCE	40,540.00
C N WATSON AND ASSOCIATES LTD	280380	02-Dec-2003	CONSULTING SERVICES	2,263.05
CAHILL,MELBA	279754	18-Nov-2003	REMITTANCE	330.00
CAJA,SANDY	279755	18-Nov-2003	REMITTANCE	200.00
CAMERON,JAMES	279756	18-Nov-2003	REMITTANCE	50.00
CAMPBELL,CORY	279758	18-Nov-2003	REMITTANCE	50.00
CAMPBELL,WAYNE	279757	18-Nov-2003	REMITTANCE	100.00
CAMPISANO,BILL	280365	02-Dec-2003	REMITTANCE	100.00
CANADA BUILDING MATERIALS CO	280200	25-Nov-2003	MATERIALS	1,557.45
CANADIAN DOOR DOCTOR	279761	18-Nov-2003	MAINTENANCE AND REPAIRS	3,767.47
CANADIAN DOOR DOCTOR	280366	02-Dec-2003	MAINTENANCE AND REPAIRS	1,256.18
CANADIAN HOME REMODELLING	279762	18-Nov-2003	REFUND	750.00
CANADIAN LINEN AND UNIFORM SERVICE	279763	18-Nov-2003	MATERIALS	80.36
CANADIAN LINEN AND UNIFORM SERVICE	280201	25-Nov-2003	MATERIALS	166.88
CANADIAN MUSICAL REPRODUCTION RIGHT AGENCY LTD	280202	25-Nov-2003	MATERIALS	24.04
CANADIAN PORTABLE SERVICES	279764	18-Nov-2003	MATERIALS	280.88
CANALI,KAREN	279759	18-Nov-2003	REMITTANCE	75.00
CANDELORO,ROSALIND	279760	18-Nov-2003	REMITTANCE	160.00
CARL BRAY & ASSOC LTD	280203	25-Nov-2003	CONSULTING SERVICES	3,273.96
CARTER CAR & TRUCK RENTALS	280368	02-Dec-2003	LEASES AND RENTS	723.35
CASCADE INTERNATIONAL	279765	18-Nov-2003	MATERIALS	5,192.80
CASHWAY BUILDING CENTRES	280369	02-Dec-2003	MATERIALS	17.98
CASTRILLI,JOHN	280370	02-Dec-2003	ADMINISTRATIVE	233.43
CAVEZZA,TONY	279767	18-Nov-2003	REMITTANCE	160.00
CERIDIAN LIFEWORKS SERVICES	279768	18-Nov-2003	CONSULTING SERVICES	2,253.42
CHAMBERLAIN,ROSEMARIE	279770	18-Nov-2003	REMITTANCE	160.00

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CHAMBERS,MARYBETH	280372	02-Dec-2003	MATERIALS	15.00
CHAMBERS,TERRY	279769	18-Nov-2003	REMITTANCE	75.00
CHARETTE,JERRY	280373	02-Dec-2003	MATERIALS	15.00
CHARLES JONES INDUSTRIAL LTD	279771	18-Nov-2003	MATERIALS	1,202.98
CHARLES JONES INDUSTRIAL LTD	280204	25-Nov-2003	MATERIALS	257.44
CHARLES JONES INDUSTRIAL LTD	280374	02-Dec-2003	MATERIALS	244.60
CHASRO CONSTRUCTION MANAGEMENT	279772	18-Nov-2003	REFUND	750.00
CHIPPAWA AUTOBODY LTD	279773	18-Nov-2003	MAINTENANCE AND REPAIRS	212.16
CHIPPAWA LIONS CLUB	279774	18-Nov-2003	REMITTANCE	100.00
CHRIS CRISTELLI & ASSOCIATES INC	279775	18-Nov-2003	CONSULTING SERVICES	703.53
CHRIST CHURCH	279776	18-Nov-2003	REMITTANCE	75.00
CIBC	279777	18-Nov-2003	REFUND	78.55
CIBC	279778	18-Nov-2003	REMITTANCE	1,317.49
CIBC	280205	25-Nov-2003	REMITTANCE	499.97
CIBC	280376	02-Dec-2003	REFUND	310.50
CIBPA NIAGARA	280377	02-Dec-2003	MATERIALS	200.00
CIT FINANCIAL LTD	279779	18-Nov-2003	LEASES AND RENTS	108.58
CIT FINANCIAL LTD	280206	25-Nov-2003	LEASES AND RENTS	233.29
CITICORP VENDOR FINANCE LTD	279780	18-Nov-2003	LEASES AND RENTS	98.33
CITICORP VENDOR FINANCE LTD	279781	18-Nov-2003	LEASES AND RENTS	21,001.88
CITRIGNO,THERESA	279782	18-Nov-2003	REMITTANCE	160.00
CITY OF NIAGARA FALLS	279783	18-Nov-2003	MATERIALS	670.44
CITY OF NIAGARA FALLS	280207	25-Nov-2003	REMITTANCE	24,205.20
CITY OF NIAGARA FALLS	280378	02-Dec-2003	MATERIALS	162,024.51
CLASS A FIRE & RESCUE	280208	25-Nov-2003	MATERIALS	275.48
CLAYTON,NANCY	279784	18-Nov-2003	REMITTANCE	160.00
CLENDENNIN,ROBERT	280379	02-Dec-2003	MATERIALS	15.00
CLUB ITALIA LADIES AUXILIARY	279785	18-Nov-2003	REMITTANCE	100.00
COGECO CABLE CANADA INC	280209	25-Nov-2003	UTILITIES	158.98
COGECO CABLE CANADA INC	280381	02-Dec-2003	UTILITIES	206.15
COLBOURNE,LINDA	280382	02-Dec-2003	REFUND	100.00
COMMISSIONAIRES	279787	18-Nov-2003	CONTRACT SERVICES	14,056.79
COMMISSIONAIRES	280213	25-Nov-2003	CONTRACT SERVICES	1,698.31
COMMISSIONAIRES	280383	02-Dec-2003	CONTRACT SERVICES	14,112.17
COMPRESSOR SYSTEMS INTERN INC	280384	02-Dec-2003	EQUIPMENT	7,802.99
COMPUTER MEDIA GROUP	279788	18-Nov-2003	MATERIALS	81.77
CON CAST PIPE	280214	25-Nov-2003	MATERIALS	954.50
COOPER,GEORGE	279789	18-Nov-2003	REMITTANCE	140.00
COPYMAN PRINT SHOP	279790	18-Nov-2003	SUPPLIES	27.60
COPYMAN PRINT SHOP	280215	25-Nov-2003	SUPPLIES	831.45
COPYMAN PRINT SHOP	280385	02-Dec-2003	SUPPLIES	27.60
CORFIELD,PETE	279791	18-Nov-2003	REMITTANCE	100.00
CORT,KAREN	279792	18-Nov-2003	REMITTANCE	140.00
COSTELLO,ANGELA	279794	18-Nov-2003	REMITTANCE	160.00
COSTELLO,BRIAN	279793	18-Nov-2003	ADMINISTRATIVE	185.00
COSTELLO,DARLENE	279795	18-Nov-2003	REMITTANCE	160.00
COTTON INC	279796	18-Nov-2003	MATERIALS	1,004.10
COURT,ALYSON	279797	18-Nov-2003	REMITTANCE	650.00
COWAN,HEIDI	279799	18-Nov-2003	REMITTANCE	75.00
CRABBE,CATHY	279800	18-Nov-2003	REMITTANCE	75.00
CREATIVE IRRIGATION SOLUTIONS INC	279801	18-Nov-2003	CONSULTING SERVICES	1,284.00
CRISYS LTD	279802	18-Nov-2003	MATERIALS	986.06
CROTEAU,ROSEMARY	279803	18-Nov-2003	REMITTANCE	160.00
CROWN,DONNA	279804	18-Nov-2003	REMITTANCE	140.00
CROWN DEFENDERS FLUTE BAND	279805	18-Nov-2003	REMITTANCE	700.00
CROWN LANDSCAPING LTD	279806	18-Nov-2003	CONSULTING SERVICES	11,181.50
CULLIGAN	279807	18-Nov-2003	MAINTENANCE AND REPAIRS	196.88
CUMMINGS,DIANE	279808	18-Nov-2003	REMITTANCE	160.00
CUPE LOCAL 133	279809	18-Nov-2003	REMITTANCE	2,936.96

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CUPE LOCAL 133	280216	25-Nov-2003	REMITTANCE	2,919.65
CUPE LOCAL 133	280387	02-Dec-2003	REMITTANCE	2,935.72
DADASOVIC,BRANKO	280388	02-Dec-2003	REFUND	100.00
DALIMONTE,JOE	279810	18-Nov-2003	REFUND	100.00
DALKE,DORIS	280389	02-Dec-2003	MATERIALS	15.00
DAVEY,MARGARET	279811	18-Nov-2003	REMITTANCE	160.00
DAWDY,LLOYD	280390	02-Dec-2003	MATERIALS	15.00
DEANGELIS,JACK	279812	18-Nov-2003	REMITTANCE	160.00
DELL COMPUTER CORPORATION	279813	18-Nov-2003	EQUIPMENT	18,712.80
DELL COMPUTER CORPORATION	280217	25-Nov-2003	EQUIPMENT	31,103.49
DELL COMPUTER CORPORATION	280392	02-Dec-2003	EQUIPMENT	5,902.95
DELLA MARCA,ENZO	280391	02-Dec-2003	REMITTANCE	100.00
DELUCA,FRANK	280393	02-Dec-2003	REMITTANCE	100.00
DEMERS,ROGER PAUL	279814	18-Nov-2003	REFUND	750.00
DEMIZIO,LORETTA	279815	18-Nov-2003	REMITTANCE	160.00
DESORMIERS,HELENE	279818	18-Nov-2003	REMITTANCE	580.00
DESORMIERS,JOANNE	279816	18-Nov-2003	REMITTANCE	330.00
DESORMIERS,VICTOR	279817	18-Nov-2003	REMITTANCE	580.00
DIGIOACCHINO,DIANNE	279819	18-Nov-2003	REMITTANCE	140.00
DIODATI,DOMENIC	280394	02-Dec-2003	MATERIALS	15.00
DIODATI,JIM	279820	18-Nov-2003	REMITTANCE	100.00
DIRISIO,ENRICO	280218	25-Nov-2003	REFUND	500.00
DOBBIN,DEBI	279821	18-Nov-2003	REMITTANCE	380.00
DOERING & BROWN CORP	280219	25-Nov-2003	MATERIALS	241.29
DOMSON ENGINEERING & INSPECTION LTD	280396	02-Dec-2003	MAINTENANCE AND REPAIRS	2,782.00
DOUGLAS,JAMIE	280397	02-Dec-2003	ADMINISTRATIVE	663.70
DRAFTCON CONST LTD	280220	25-Nov-2003	CONTRACT SERVICES	40,848.38
DREW CANADA	280221	25-Nov-2003	CONTRACT SERVICES	328.90
DREW CANADA	280398	02-Dec-2003	CONTRACT SERVICES	286.76
DROLET,MARC	279822	18-Nov-2003	REFUND	97.56
DUCKETT,DIANNE	279823	18-Nov-2003	REMITTANCE	140.00
DUJLOVIC,ED	280399	02-Dec-2003	ADMINISTRATIVE	84.56
DUTCHYN,LYNN	279824	18-Nov-2003	REMITTANCE	370.00
E L CROSSLEY MARCHING BAND	279828	18-Nov-2003	REMITTANCE	600.00
E3 LABORATORIES	280222	25-Nov-2003	CONTRACT SERVICES	2,043.12
EARL,JANINE	279825	18-Nov-2003	REMITTANCE	160.00
EARTH TECH CANADA INC	279826	18-Nov-2003	CONSULTING SERVICES	7,013.85
ECOLE SECONDAIRE JEAN VANIER	280400	02-Dec-2003	REMITTANCE	100.00
ELIA,CHRISTINE	279829	18-Nov-2003	REMITTANCE	300.00
ELIA,THERESA	279830	18-Nov-2003	REMITTANCE	330.00
EMCOMP CONSULTANTS INC	279832	18-Nov-2003	CONSULTING SERVICES	1,043.25
EMERALD	279833	18-Nov-2003	MAINTENANCE AND REPAIRS	321.00
EMERALD	280224	25-Nov-2003	MAINTENANCE AND REPAIRS	214.00
EMERALD	280401	02-Dec-2003	MAINTENANCE AND REPAIRS	240.75
ENBRIDGE	279834	18-Nov-2003	UTILITIES	445.71
ENBRIDGE	280225	25-Nov-2003	UTILITIES	4,226.33
ERICKSON,JOHN	279835	18-Nov-2003	REMITTANCE	140.00
ERINDALE MACHINE REPAIR INC	279836	18-Nov-2003	MATERIALS	416.30
ETHERINGTON,DAVE	280403	02-Dec-2003	ADMINISTRATIVE	54.39
EVANS UTILITY SUPPLY LTD	280226	25-Nov-2003	MATERIALS	1,396.68
FALLS AUTO BODY INC	279837	18-Nov-2003	MAINTENANCE AND REPAIRS	2,836.85
FALLS AUTO BODY INC	280404	02-Dec-2003	MAINTENANCE AND REPAIRS	1,495.86
FALLS ELECTRIC INC	280227	25-Nov-2003	MAINTENANCE AND REPAIRS	66.07
FALLS ELECTRIC INC	280405	02-Dec-2003	MAINTENANCE AND REPAIRS	813.74
FALLS WHOLESale LTD & ZIPPO CANADA SALES	279840	18-Nov-2003	SUPPLIES	719.01
FALLS WHOLESale LTD & ZIPPO CANADA SALES	280228	25-Nov-2003	SUPPLIES	1,296.95
FALLS WHOLESale LTD & ZIPPO CANADA SALES	280406	02-Dec-2003	SUPPLIES	471.67
FALLSVIEW BRETHEN CHURCH	279838	18-Nov-2003	REMITTANCE	100.00
FALLSWAY SUPPLY	279839	18-Nov-2003	EQUIPMENT	11,665.52

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FALZONE,JOANNE	280407	02-Dec-2003	MATERIALS	15.00
FAMILY RENTALS	280408	02-Dec-2003	REFUND	750.00
FANSOLATO,SUSAN	279841	18-Nov-2003	REMITTANCE	160.00
FARRELL,JANET	279842	18-Nov-2003	REMITTANCE	160.00
FEDEROW,ART	279843	18-Nov-2003	REMITTANCE	100.00
FEHRS TROPHY & ENGRAVING	279844	18-Nov-2003	MATERIALS	75.00
FEOR,JOSEPH	279845	18-Nov-2003	REMITTANCE	160.00
FERA,FRANK	279846	18-Nov-2003	REMITTANCE	100.00
FEREN,KEN	279847	18-Nov-2003	REMITTANCE	100.00
FERRAIUOLO,VICTOR	280409	02-Dec-2003	REMITTANCE	100.00
FERRANTE,PRISCILLA	280410	02-Dec-2003	MATERIALS	15.00
FERRO,PATRICIA	279848	18-Nov-2003	REMITTANCE	140.00
FINKBEINER,LOIS	279849	18-Nov-2003	REMITTANCE	140.00
FIRE 2000	279850	18-Nov-2003	ADMINISTRATIVE	10,000.00
FIRE MONITORING OF CANADA INC	279851	18-Nov-2003	MAINTENANCE AND REPAIRS	82.71
FIRESERVICE MANAGEMENT LTD	280229	25-Nov-2003	MATERIALS	1,044.57
FIRST VANCOUVER FINANCE	280230	25-Nov-2003	MATERIALS	2,277.06
FISHER,SHIRLEY	279852	18-Nov-2003	REMITTANCE	100.00
FISHERS REGALIA	280411	02-Dec-2003	MATERIALS	52.33
FITKIN,RUTH ANN	279853	18-Nov-2003	REMITTANCE	160.00
FLEMING,MARTHA	279854	18-Nov-2003	REMITTANCE	160.00
FLEXO PRODUCTS LTD	280231	25-Nov-2003	MATERIALS	506.92
FLEXO PRODUCTS LTD	280412	02-Dec-2003	MATERIALS	93.15
FLOWER,ANGELA	279855	18-Nov-2003	REMITTANCE	140.00
FOHR,MARINA	279856	18-Nov-2003	REMITTANCE	160.00
FOSTER,ARCHIBALD& FOSTER, MABEL	280413	02-Dec-2003	REFUND	162.00
FOUR SEASONS CONST	280232	25-Nov-2003	REFUND	1,000.00
FRANCOTYP POSTALIA TELESSET	279857	18-Nov-2003	MATERIALS	21,400.00
FRANK J ZAMBONI & CO LTD	280233	25-Nov-2003	MATERIALS	962.38
FREEMAN,SHELLY	280414	02-Dec-2003	MATERIALS	15.00
FRETZ,LINDA	280415	02-Dec-2003	MATERIALS	15.00
G & K SERVICES CANADA INC	280239	25-Nov-2003	MATERIALS	74.94
GAGLIARDI,TONY	280416	02-Dec-2003	REFUND	20.00
GALES GAS BARS	280234	25-Nov-2003	MATERIALS	309.50
GALLARDI,ASHLEY	279858	18-Nov-2003	REMITTANCE	150.00
GALT KNIFE CO LTD	280235	25-Nov-2003	MAINTENANCE AND REPAIRS	278.30
GARRATT,TRACY L	280417	02-Dec-2003	REFUND	750.00
GATES,WAYNE	279859	18-Nov-2003	REMITTANCE	100.00
GAULD NURSERIES LTD	280418	02-Dec-2003	MATERIALS	4,945.00
GB ENVIRONMENTAL SERVICES NIAGARA LTD	279860	18-Nov-2003	MATERIALS	394.68
GB ENVIRONMENTAL SERVICES NIAGARA LTD	280419	02-Dec-2003	MATERIALS	565.11
GERRIE ELECTRIC WHOLESALE LTD	280420	02-Dec-2003	MATERIALS	551.45
GIANG PHAM,SARAH	280236	25-Nov-2003	REFUND	14,600.00
GIBSON,DANIELLE	279861	18-Nov-2003	REMITTANCE	160.00
GIDNEY,RYAN	280237	25-Nov-2003	REMITTANCE	45.00
GIRHNEY,FRANK	280238	25-Nov-2003	REFUND	1,116.92
GLADDING SALES AGENCY LTD	279862	18-Nov-2003	MATERIALS	241.86
GOFORTH,HANYA	280240	25-Nov-2003	ADMINISTRATIVE	192.55
GOOLD,GLORIA	279863	18-Nov-2003	REMITTANCE	140.00
GORDON,HARVEY	280421	02-Dec-2003	REMITTANCE	100.00
GRAFTON UTILITY SUPPLY LTD	280241	25-Nov-2003	MATERIALS	1,752.60
GRAHAM,JEAN	279864	18-Nov-2003	REMITTANCE	140.00
GRASSWORKS LAWN MAINTENANCE	279865	18-Nov-2003	CONTRACT SERVICES	1,337.50
GRAYBAR ELECTRIC LTD	279866	18-Nov-2003	MATERIALS	1,086.17
GRAYBAR ELECTRIC LTD	280242	25-Nov-2003	MATERIALS	122.32
GRAYBAR ELECTRIC LTD	280422	02-Dec-2003	MATERIALS	200.34
GREATER NIAGARA GENERAL HOSPITAL EQUIPMENT FUND	280243	25-Nov-2003	REMITTANCE	73.40
GRICE,JANICE	279867	18-Nov-2003	REMITTANCE	160.00
GROUND AERIAL MAINTENANCE LTD	279868	18-Nov-2003	MAINTENANCE AND REPAIRS	992.55

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Supplier Name	Cheque No	Cheque Date	Purpose	Amount
GROUNDLOOP PRODUCTIONS	279869	18-Nov-2003	MATERIALS	963.00
GT FRENCH PAPER LIMITED	279870	18-Nov-2003	MATERIALS	2,358.65
GT FRENCH PAPER LIMITED	280244	25-Nov-2003	MATERIALS	1,678.54
GUEYURIEVE,GEORGE	280423	02-Dec-2003	REFUND	750.00
GUILLEVIN INTERNATIONAL INC	280245	25-Nov-2003	MATERIALS	1,844.91
HACHEY,DARLENE	280424	02-Dec-2003	MATERIALS	15.00
HAGAN,DAVID	280425	02-Dec-2003	MATERIALS	15.00
HAGEN,MARIE	280426	02-Dec-2003	MATERIALS	15.00
HALF WAY SAND PIT LIMITED	279871	18-Nov-2003	MATERIALS	1,925.68
HALLAM,COLLEEN	279873	18-Nov-2003	REMITTANCE	160.00
HALLAM,HEATHER	279872	18-Nov-2003	REMITTANCE	160.00
HAMDANI DRYCLEANERS LTD	280427	02-Dec-2003	MAINTENANCE AND REPAIRS	40.77
HANTZIAGELIS,ANTHONY	279874	18-Nov-2003	REMITTANCE	140.00
HANTZIAGELIS,LENA	279875	18-Nov-2003	REMITTANCE	160.00
HARPER DETROIT DIESEL ALLISON	279876	18-Nov-2003	MATERIALS	4,006.54
HARRIS BROWN,GLENDA	279877	18-Nov-2003	REMITTANCE	140.00
HAVERKAMP,KAYE	279878	18-Nov-2003	REMITTANCE	160.00
HEAD,GERALDINE	280429	02-Dec-2003	MATERIALS	15.00
HEART NIAGARA INC	280430	02-Dec-2003	REMITTANCE	50.00
HEASLIP,PETER	279879	18-Nov-2003	REMITTANCE	529.54
HECO	279880	18-Nov-2003	MAINTENANCE AND REPAIRS	6,905.00
HECZKO,JOSEPHINE	280431	02-Dec-2003	REFUND	750.00
HEIN,ERNST	279881	18-Nov-2003	REMITTANCE	160.00
HEIN,JANICE	279882	18-Nov-2003	REMITTANCE	160.00
HENRY,STEVE	280432	02-Dec-2003	REFUND	203.00
HENRY W JOSEPH REALTY CORP LTD	279883	18-Nov-2003	CONSULTING SERVICES	5,082.50
HEUSER,JOAN	280433	02-Dec-2003	MATERIALS	15.00
HICKEY,NEAL	280247	25-Nov-2003	REFUND	80.49
HILL BOLES LTD	279884	18-Nov-2003	MATERIALS	573.02
HILL BOLES LTD	280248	25-Nov-2003	MATERIALS	668.58
HILTON,JIM	279885	18-Nov-2003	REMITTANCE	160.00
HOLMAN,GEOFF	280434	02-Dec-2003	ADMINISTRATIVE	128.23
HOPKINS,GLEN	279886	18-Nov-2003	REMITTANCE	160.00
HOPKINS,JAMES	279887	18-Nov-2003	REMITTANCE	160.00
HORAN,GRETA	279888	18-Nov-2003	REMITTANCE	160.00
HOUDE,JERRY	280435	02-Dec-2003	REMITTANCE	45.00
HUDSON,PATRICIA	279889	18-Nov-2003	REMITTANCE	160.00
HUGHES,MARY	279890	18-Nov-2003	REMITTANCE	160.00
HUMAN RESOURCES DEVELOPMENT CANADA	280249	25-Nov-2003	REMITTANCE	385.84
HUMMELL,HAROLD	279891	18-Nov-2003	ADMINISTRATIVE	343.00
HUNSBURGER,EVA	279892	18-Nov-2003	REMITTANCE	140.00
ICI CANADA INC	279893	18-Nov-2003	MATERIALS	88.36
INTEGRATED MUNICIPAL SERVICES	279894	18-Nov-2003	CONTRACT SERVICES	830,606.44
INTERNATIONAL BINDING & LAMINATING SYSTEMS INC	279895	18-Nov-2003	SUPPLIES	230.05
IOANNONI,CAROLYNN	279896	18-Nov-2003	REMITTANCE	100.00
IORFIDA,RAE	279898	18-Nov-2003	REMITTANCE	160.00
IORFIDA,SAM	279897	18-Nov-2003	REMITTANCE	160.00
IRWIN,JEANNE	280436	02-Dec-2003	MATERIALS	15.00
ISOKAIT,ROBERT	280437	02-Dec-2003	MATERIALS	15.00
J W IVES ENTERPRISES	279906	18-Nov-2003	MATERIALS	46.62
JACKSON,DAVE	280438	02-Dec-2003	ADMINISTRATIVE	222.72
JACKSON,GILBERT	280439	02-Dec-2003	MATERIALS	15.00
JACKSON,MAGGIE	279899	18-Nov-2003	REMITTANCE	160.00
JAGGER HIMS LIMITED	280250	25-Nov-2003	CONTRACT SERVICES	6,646.89
JANASZEK,LYNDA	279900	18-Nov-2003	REMITTANCE	25.00
JANVARY-POOL,PAISLEY	279901	18-Nov-2003	REMITTANCE	100.00
JARDINE,DANIEL	280440	02-Dec-2003	MATERIALS	15.00
JESSOP,JIM	280251	25-Nov-2003	MATERIALS	42.01
JOE BIAMONTE CONTRACTING LTD	280441	02-Dec-2003	REFUND	750.00

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Supplier Name	Cheque No	Cheque Date	Purpose	Amount
JOE SACCO PRODUCTIONS	279902	18-Nov-2003	MATERIALS	267.50
JOE SALVATORE ELECTRICAL & MECHANICAL	280252	25-Nov-2003	REFUND	750.00
JONES,BARRIE	279903	18-Nov-2003	REMITTANCE	140.00
JONES,ELIZABETH	279904	18-Nov-2003	REMITTANCE	160.00
JONES,KAREN	279905	18-Nov-2003	REMITTANCE	1,500.00
JONES,REG	280442	02-Dec-2003	REMITTANCE	100.00
KAN DU POOLS LTD	280254	25-Nov-2003	CONTRACT SERVICES	3,204.65
KAY,JOHN	279907	18-Nov-2003	REMITTANCE	140.00
KEARNS,PHILLIP	279908	18-Nov-2003	REMITTANCE	160.00
KEENAN,LIZ	279909	18-Nov-2003	REMITTANCE	140.00
KENNEDY,DOROTHY	279910	18-Nov-2003	REMITTANCE	140.00
KENNEDY,MARILYN	279911	18-Nov-2003	REMITTANCE	160.00
KERANOVICH,DEANNA	279912	18-Nov-2003	REMITTANCE	160.00
KERRIO,VINCE	279913	18-Nov-2003	REMITTANCE	100.00
KIDD,JOHN	279914	18-Nov-2003	REMITTANCE	140.00
KINGSVILLE ESSEX ASSOCIATED BAND	279915	18-Nov-2003	REMITTANCE	1,200.00
KIWANIS CLUB OF STAMFORD INC	279916	18-Nov-2003	MATERIALS	856.00
KNAPMAN,PATRICIA	279917	18-Nov-2003	REMITTANCE	160.00
KNM NURSERIES INC	279918	18-Nov-2003	CONTRACT SERVICES	535.00
KNM NURSERIES INC	280255	25-Nov-2003	CONTRACT SERVICES	973.70
KOLUK,TERESA	279919	18-Nov-2003	REMITTANCE	140.00
KON,ADELE	279920	18-Nov-2003	ADMINISTRATIVE	333.43
KRONSTEIN,MARK	280443	02-Dec-2003	REFUND	15.00
KUIPERS,JANET	280444	02-Dec-2003	ADMINISTRATIVE	42.17
KWIK MIX MATERIALS LIMITED	279921	18-Nov-2003	MATERIALS	895.80
LAFARGE CANADA INC	280256	25-Nov-2003	MATERIALS	6,988.04
LANCASTER HOUSE	280257	25-Nov-2003	MATERIALS	294.25
LANG DRYWALL & ACOUSTICS LTD	280445	02-Dec-2003	MAINTENANCE AND REPAIRS	173.34
LASLO,TONY	280446	02-Dec-2003	REFUND	15.00
LATOPLAST LTD	279922	18-Nov-2003	MATERIALS	246.33
LEBRETON,HAROLD	280447	02-Dec-2003	REFUND	500.00
LEE,ANNA	280448	02-Dec-2003	REFUND	2,554.09
LEGALT,LINDA	280449	02-Dec-2003	REFUND	15.00
LEONARD,STEVE	280450	02-Dec-2003	REMITTANCE	100.00
LETOURNEAU,JUSTIN	279923	18-Nov-2003	REMITTANCE	140.00
LEYLAND,IRENE	279924	18-Nov-2003	REMITTANCE	140.00
LIGHTNING EQUIPMENT SALES LTD	280452	02-Dec-2003	MATERIALS	4,520.68
LINCOLN & WELLAND REGIMENT BAND	279927	18-Nov-2003	REMITTANCE	800.00
LOCKHART,ELIZABETH	279928	18-Nov-2003	REMITTANCE	140.00
LOCOCO,BRENDA	279930	18-Nov-2003	REMITTANCE	160.00
LOCOCO,PHILIP	279929	18-Nov-2003	REMITTANCE	140.00
LONG,FRANK	279931	18-Nov-2003	REFUND	1,498.00
LUCIANI,PATRICK	279932	18-Nov-2003	REMITTANCE	140.00
LUNDY'S LANE UNITED CHURCH	279933	18-Nov-2003	REMITTANCE	75.00
LUPEIN,CECILIA	280453	02-Dec-2003	REFUND	15.00
M & L SUPPLY FIRE AND SAFETY	279969	18-Nov-2003	EQUIPMENT	18,725.00
MACCARTHY,GERRY	279934	18-Nov-2003	REMITTANCE	160.00
MACDONALD,JOHN	280454	02-Dec-2003	ADMINISTRATIVE	204.45
MACDONNELL,SHARON	279935	18-Nov-2003	REMITTANCE	160.00
MACLEAN,JASON	279936	18-Nov-2003	ADMINISTRATIVE	311.38
MACVEIGH,ELEANOR	279937	18-Nov-2003	REMITTANCE	140.00
MACWHIRTER,RICK	280260	25-Nov-2003	REFUND	91.99
MADDIGAN,JANET	279938	18-Nov-2003	REMITTANCE	140.00
MADDIGAN,RON	279939	18-Nov-2003	REMITTANCE	160.00
MALTBY & ASSOCIATES INC	279940	18-Nov-2003	CONTRACT SERVICES	3,251.76
MANCUSO,MARY	279941	18-Nov-2003	REMITTANCE	140.00
MANCUSO,SAMUEL	279942	18-Nov-2003	REMITTANCE	160.00
MARKARIAN,JIM	280455	02-Dec-2003	REFUND	1,050.00
MARRAMA,ESTELLE	279943	18-Nov-2003	REMITTANCE	140.00

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MARSILLO,RITA	279944	18-Nov-2003	REMITTANCE	140.00
MARTIN ENGINEERING INC	280261	25-Nov-2003	CONSULTING SERVICES	369.10
MARTIN ENGINEERING INC	280456	02-Dec-2003	CONTRACT SERVICES	106.84
MASON,HAROLD	279945	18-Nov-2003	REMITTANCE	160.00
MASON,KATHLEEN	279946	18-Nov-2003	REMITTANCE	160.00
MATSON,BILL	279947	18-Nov-2003	REMITTANCE	160.00
MATSON,HEATHER	279948	18-Nov-2003	REMITTANCE	160.00
MATSON,LESLEY	279949	18-Nov-2003	REMITTANCE	580.00
MATTHEWS CAMERON HEYWOOD KERRY T HOWE SURVEYING	280263	25-Nov-2003	CONSULTING SERVICES	2,210.00
MATURI,SYLVANO	280457	02-Dec-2003	REFUND	15.00
MAVES,DIANE	280458	02-Dec-2003	REFUND	93.00
MAVES,KEVIN	279950	18-Nov-2003	REMITTANCE	100.00
MAXTEL WIRELESS INC	280264	25-Nov-2003	CONTRACT SERVICES	966.00
MAYER,NANCY	279951	18-Nov-2003	REMITTANCE	160.00
MAYHEW & ASSOCIATES (BURLINGTON) INC	280459	02-Dec-2003	MATERIALS	343.85
MCALLISTER,PETER	279952	18-Nov-2003	REMITTANCE	160.00
MCANDREWS AIR LTD	279953	18-Nov-2003	MAINTENANCE AND REPAIRS	317.79
MCBURNEY,PAUL	280460	02-Dec-2003	REFUND	750.00
MCCANN,JOHN	279954	18-Nov-2003	REMITTANCE	100.00
MCCLURG,ROBERT	279955	18-Nov-2003	REFUND	100.00
MCCONNELL,LUCILLE	280461	02-Dec-2003	REFUND	93.00
MCDONALD,ANN	279957	18-Nov-2003	REMITTANCE	160.00
MCDONALD,ROB	279956	18-Nov-2003	REMITTANCE	75.00
MCG PRODUCTIONS LIGHTING & SOUND	280464	02-Dec-2003	LEASES AND RENTS	4,958.38
MCGEAN,WAYNE	280462	02-Dec-2003	REFUND	15.00
MCGOWAN,NOEL	280463	02-Dec-2003	REFUND	15.00
MCKENZIE,JOANNE	279958	18-Nov-2003	REMITTANCE	160.00
MCNAMARA,SUSAN	280465	02-Dec-2003	REFUND	93.00
MCRAE,ORALD	279959	18-Nov-2003	REMITTANCE	160.00
ME OLSEN TITLES INC	280265	25-Nov-2003	CONTRACT SERVICES	346.91
MEANEY,BEATRICE	279961	18-Nov-2003	REMITTANCE	160.00
MEANEY,BELINDA	279960	18-Nov-2003	REMITTANCE	140.00
MEDCON MECHANICAL LTD	280466	02-Dec-2003	MAINTENANCE AND REPAIRS	512.38
MERCER,GLEN	280467	02-Dec-2003	REMITTANCE	100.00
MERRITT,MARGERLY	279962	18-Nov-2003	REMITTANCE	140.00
METRO PLUMBING & HEATING	280468	02-Dec-2003	CONTRACT SERVICES	11,529.63
MICHALCZYK,ED	279963	18-Nov-2003	REMITTANCE	100.00
MICRON INSTALLATIONS LIMITED	280469	02-Dec-2003	CONTRACT SERVICES	9,508.73
MINGLE,MARGARET	279964	18-Nov-2003	REMITTANCE	160.00
MINISTER OF FINANCE	279966	18-Nov-2003	ADMINISTRATIVE	9,600.00
MINISTER OF FINANCE	280175	21-Nov-2003	ADMINISTRATIVE	6,248.36
MINISTER OF FINANCE	280176	21-Nov-2003	ADMINISTRATIVE	1,095.66
MINISTER OF FINANCE	280266	25-Nov-2003	REMITTANCE	342.11
MINISTER OF FINANCE	280268	25-Nov-2003	REMITTANCE	42,570.91
MINISTER OF FINANCE	280269	25-Nov-2003	REMITTANCE	200.00
MINISTER OF FINANCE	280471	02-Dec-2003	MATERIALS	135.36
MINISTRY OF ATTORNEY GENERAL	279965	18-Nov-2003	REMITTANCE	1,509.64
MINISTRY OF ATTORNEY GENERAL	280267	25-Nov-2003	REMITTANCE	1,509.64
MINISTRY OF ATTORNEY GENERAL	280470	02-Dec-2003	REMITTANCE	1,509.64
MISENER,ROB	279967	18-Nov-2003	REMITTANCE	200.00
MISS ALL CANADIAN	279968	18-Nov-2003	REMITTANCE	650.00
MOBILE COMMUNICATION SERVICES	280270	25-Nov-2003	CONTRACT SERVICES	138.00
MODERN LANDFILL INC	279970	18-Nov-2003	CONTRACT SERVICES	2,482.48
MODERN LANDFILL INC	280271	25-Nov-2003	CONTRACT SERVICES	763.15
MOLNAR,HELEN	279971	18-Nov-2003	REMITTANCE	140.00
MONCHALIN,DARLENE	279973	18-Nov-2003	REMITTANCE	140.00
MONCHALIN,HOLLY	279972	18-Nov-2003	REMITTANCE	140.00
MONTAGUE,ROSE	280472	02-Dec-2003	REFUND	15.00
MONTEITH PLANNING CONSULTANTS	280272	25-Nov-2003	CONSULTING SERVICES	13,414.02

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MORANDIN,MARK	279974	18-Nov-2003	REFUND	1,050.00
MORELLATO,GAIL	279975	18-Nov-2003	REMITTANCE	160.00
MORI NURSERIES LIMITED	279976	18-Nov-2003	MATERIALS	1,011.15
MOROCCO,JOHN	280473	02-Dec-2003	ADMINISTRATIVE	97.66
MOROCCO,JOYCE	279979	18-Nov-2003	REMITTANCE	100.00
MOROCCO,RITA	279978	18-Nov-2003	REMITTANCE	380.00
MOROCCO,SHEILA	279977	18-Nov-2003	REMITTANCE	75.00
MOUNTAIN PARK CHURCH	279980	18-Nov-2003	REMITTANCE	100.00
MTC LEASING INC	279981	18-Nov-2003	LEASES AND RENTS	277.87
MUIR,THELMA	279982	18-Nov-2003	REMITTANCE	140.00
MUNICIPAL EQUIPMENT SALES	279983	18-Nov-2003	EQUIPMENT	3,450.00
MUNICIPAL RISK SERVICES LTD	280273	25-Nov-2003	REMITTANCE	46.95
MUNICIPAL WORLD INC	280474	02-Dec-2003	MATERIALS	575.40
MURAWSKI,CHESTER	280475	02-Dec-2003	REFUND	15.00
MURRAY,ROBERT	279984	18-Nov-2003	REMITTANCE	100.00
MY COUNTRY DELICATESSEN	280274	25-Nov-2003	ADMINISTRATIVE	101.54
NEDCO	279985	18-Nov-2003	REMITTANCE	5.57
NEDCO	280476	02-Dec-2003	MATERIALS	138.00
NESS,BARBARA	279986	18-Nov-2003	REMITTANCE	100.00
NEW ICE	280275	25-Nov-2003	CONTRACT SERVICES	194.81
NEW ICE	280477	02-Dec-2003	CONTRACT SERVICES	491.29
NEWNUT FOODS O/A TIM HORTONS	280478	02-Dec-2003	MATERIALS	50.00
NIAGARA BLOCK INC	279987	18-Nov-2003	MATERIALS	557.48
NIAGARA COLLEGE BROADCASTING DEPARTMENT	279988	18-Nov-2003	REMITTANCE	500.00
NIAGARA CREDIT UNION	279989	18-Nov-2003	REMITTANCE	13,679.00
NIAGARA CREDIT UNION	280277	25-Nov-2003	REMITTANCE	13,679.00
NIAGARA CREDIT UNION	280480	02-Dec-2003	REMITTANCE	13,579.00
NIAGARA DISTRICT GIRLS HOCKEY ASSOCIATION	280278	25-Nov-2003	DONATION	165.00
NIAGARA ECONOMIC & TOURISM CORPORATION	280279	25-Nov-2003	MATERIALS	1,070.00
NIAGARA FALLS PROFESSIONAL FIRE FIGHTERS ASSOC	279996	18-Nov-2003	REMITTANCE	1,745.17
NIAGARA FALLS PROFESSIONAL FIRE FIGHTERS ASSOC	280284	25-Nov-2003	REMITTANCE	1,745.17
NIAGARA FALLS PROFESSIONAL FIRE FIGHTERS ASSOC	280484	02-Dec-2003	REMITTANCE	3,284.63
NIAGARA FALLS PROFESSIONAL FIRE FIGHTERS ASSOC	280485	02-Dec-2003	REMITTANCE	1,745.17
NIAGARA FALLS HUMANE SOCIETY	279990	18-Nov-2003	CONTRACT SERVICES	30,083.37
NIAGARA FALLS HUMANE SOCIETY	279991	18-Nov-2003	CONTRACT SERVICES	910.00
NIAGARA FALLS HYDRO	279992	18-Nov-2003	REMITTANCE	2,925.47
NIAGARA FALLS HYDRO	279993	18-Nov-2003	UTILITIES	2,648.14
NIAGARA FALLS HYDRO	280281	25-Nov-2003	REMITTANCE	3,888.30
NIAGARA FALLS HYDRO	280482	02-Dec-2003	REMITTANCE	9,357.76
NIAGARA FALLS HYDRO	280483	02-Dec-2003	UTILITIES	93,839.20
NIAGARA FALLS OPTIMIST CLUB	279994	18-Nov-2003	REMITTANCE	300.00
NIAGARA FALLS STN 6 VOLUNTEER FIREFIGHTERS ASSOC	279998	18-Nov-2003	REMITTANCE	75.00
NIAGARA FALLS TOURISM	279997	18-Nov-2003	GRANT	80,416.63
NIAGARA HEALTH SYSTEM	280285	25-Nov-2003	ADMINISTRATIVE	1,595.57
NIAGARA HEALTH SYSTEM	280486	02-Dec-2003	REMITTANCE	1,635.00
NIAGARA INFLATABLES	279999	18-Nov-2003	REMITTANCE	395.75
NIAGARA NEWSPAPER GROUP	280000	18-Nov-2003	ADMINISTRATIVE	1,294.84
NIAGARA REGIONAL HOUSING	280002	18-Nov-2003	REMITTANCE	75.00
NIAGARA REGIONAL POLICE SERVICE	280001	18-Nov-2003	CONTRACT SERVICES	75.00
NIAGARA REGIONAL POLICE SERVICE	280286	25-Nov-2003	ADMINISTRATIVE	75.00
NIAGARA SAW SALES AND SERVICE	280487	02-Dec-2003	MATERIALS	40.18
NIAGARA SHEET METAL	280003	18-Nov-2003	MATERIALS	1,955.00
NIAGARA SHEET METAL	280287	25-Nov-2003	MATERIALS	3,565.00
NIAGARA SOUND SYSTEMS	280004	18-Nov-2003	EQUIPMENT	588.50
NIAGARA SOUND SYSTEMS	280488	02-Dec-2003	MATERIALS	381.23
NIAGARA SPRING SERVICE LTD	280005	18-Nov-2003	MATERIALS	3,584.32
NIAGARA TRANSIT	280489	02-Dec-2003	GRANT	150,000.00
NIAGARA WORSHIP CENTRE	280006	18-Nov-2003	REMITTANCE	100.00
NIAGARA WORSHIP CENTRE	280288	25-Nov-2003	REFUND	750.00

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NIAGARA.COM	280276	25-Nov-2003	CONTRACT SERVICES	42.75
NIAGARA.COM	280479	02-Dec-2003	CONTRACT SERVICES	42.75
NICHOLSON,ROB	280007	18-Nov-2003	REMITTANCE	100.00
NIEMCYK,EWELINA	280008	18-Nov-2003	REMITTANCE	140.00
NIEMI,ANNETTE	280009	18-Nov-2003	REMITTANCE	140.00
NIEUWESTEEG,ED	280010	18-Nov-2003	REMITTANCE	100.00
NORJOHN LTD	280490	02-Dec-2003	CONTRACT SERVICES	48,526.26
NORM'S VACUUM	280491	02-Dec-2003	EQUIPMENT	586.50
O'FLYNN,JOHN	280013	18-Nov-2003	REMITTANCE	1,481.78
OATLEY,EUGENE	280012	18-Nov-2003	REMITTANCE	140.00
OFLYNN,GUDRUN	280014	18-Nov-2003	REMITTANCE	160.00
OGRYZLO,DAVID& OGRYZLO, LAURIE	280492	02-Dec-2003	REFUND	197.00
OLDTIMERS' HOCKEY CHALLENGE	280289	25-Nov-2003	REMITTANCE	267.50
OLSEN,LILLY	280015	18-Nov-2003	REMITTANCE	160.00
OMERS	280493	02-Dec-2003	REMITTANCE	99,973.80
ONTARIO POWER GENERATION INC	280494	02-Dec-2003	LEASES AND RENTS	2,140.00
OPTIMIST CLUB	280290	25-Nov-2003	ADMINISTRATIVE	250.00
OPTIMIST CLUB	280495	02-Dec-2003	DONATION	250.00
OREILLY,TERRY	280496	02-Dec-2003	REMITTANCE	100.00
ORR,JUDY	280016	18-Nov-2003	REMITTANCE	100.00
ORTNER,KURT	280497	02-Dec-2003	REFUND	1,050.00
OUTDOOR OPPORTUNITES INC	280291	25-Nov-2003	CONSULTING SERVICES	1,605.00
PARENT,ELIZABETH	280017	18-Nov-2003	REMITTANCE	160.00
PARKER,HENRY	280018	18-Nov-2003	REMITTANCE	140.00
PARKER,SHEILA	280019	18-Nov-2003	REMITTANCE	160.00
PARKSMART	280498	02-Dec-2003	CONTRACT SERVICES	5,606.25
PATERSON,DAVID	280020	18-Nov-2003	REMITTANCE	160.00
PATTERSON,LYNDA	280021	18-Nov-2003	REMITTANCE	140.00
PAUCO,ANNA	280022	18-Nov-2003	REMITTANCE	140.00
PAULA BERKETO	280499	02-Dec-2003	CONTRACT SERVICES	7,045.36
PEACEFULL,IAN	280292	25-Nov-2003	REFUND	42.85
PEAK PERFORMANCE SYSTEMS	280293	25-Nov-2003	ADMINISTRATIVE	12,348.01
PECK,DOUG	280023	18-Nov-2003	REMITTANCE	100.00
PECK,FRED	280024	18-Nov-2003	REMITTANCE	100.00
PENINSULA COMMUNICATION SYSTEMS INC	280025	18-Nov-2003	MATERIALS	806.55
PENINSULA COMMUNICATION SYSTEMS INC	280500	02-Dec-2003	CONTRACT SERVICES	104.33
PENINSULA PEST CONTROL LTD	280294	25-Nov-2003	CONTRACT SERVICES	210.79
PERRI,PASQUALE	280027	18-Nov-2003	REFUND	100.00
PERRIER,TONY-LYNN	280026	18-Nov-2003	REMITTANCE	75.00
PETURA,MARY	280028	18-Nov-2003	REMITTANCE	160.00
PHILIPS ENGINEERING	280029	18-Nov-2003	CONTRACT SERVICES	1,566.03
PHILIPS ENGINEERING	280295	25-Nov-2003	CONTRACT SERVICES	4,794.15
PHILLIPS,ANNE CATHERINE	280030	18-Nov-2003	REMITTANCE	160.00
PICCA,ANNA	280031	18-Nov-2003	REMITTANCE	140.00
PICCA,VITO	280032	18-Nov-2003	REMITTANCE	160.00
PIETRANGELO,NICK	280296	25-Nov-2003	REFUND	100.00
PIETRANGELO,VICTOR	280033	18-Nov-2003	REMITTANCE	100.00
PIRKO,ARLENE	280034	18-Nov-2003	REMITTANCE	160.00
PIRKO,CHARLES	280035	18-Nov-2003	REMITTANCE	140.00
PIRKO,KATHLEEN	280036	18-Nov-2003	REMITTANCE	160.00
PITUL,GEORGE	280037	18-Nov-2003	REMITTANCE	160.00
PITUL,SUSIE	280038	18-Nov-2003	REMITTANCE	160.00
PORTAGE BAKERY LIMITED	280502	02-Dec-2003	MATERIALS	500.00
POTRZ,VIVIAN	280039	18-Nov-2003	REMITTANCE	160.00
POTTER,JUDITH	280041	18-Nov-2003	REMITTANCE	140.00
POTTER,WAYNE	280040	18-Nov-2003	REMITTANCE	140.00
PRAXAIR	280042	18-Nov-2003	MATERIALS	74.00
PRECISE PARK LINK INC	280043	18-Nov-2003	CONTRACT SERVICES	1,681.40
PRITCHARD,JENNIFER	280044	18-Nov-2003	REMITTANCE	580.00

CITY OF NIAGARA FALLS
MUNICIPAL ACCOUNTS



Supplier Name	Cheque No	Cheque Date	Purpose	Amount
PROFESSIONAL CARPET SYSTEMS	280504	02-Dec-2003	MATERIALS	148.30
PROJECT SHARE	280045	18-Nov-2003	GRANT	7,916.63
PROVINCIAL LANDSCAPING	280297	25-Nov-2003	CONTRACT SERVICES	6,887.59
PUMP IT UP CONCRETE RAISING	280046	18-Nov-2003	CONTRACT SERVICES	17,976.00
PURE WATER	280298	25-Nov-2003	MATERIALS	139.50
PURE WATER	280505	02-Dec-2003	MATERIALS	36.00
PUROLATOR COURIER	280047	18-Nov-2003	ADMINISTRATIVE	59.51
PUROLATOR COURIER	280299	25-Nov-2003	ADMINISTRATIVE	87.97
PUROLATOR COURIER	280506	02-Dec-2003	ADMINISTRATIVE	85.92
PUTNEY,KIM	280048	18-Nov-2003	REMITTANCE	140.00
PUTTICK,NORMAN	280049	18-Nov-2003	REMITTANCE	100.00
QUARANTA VINCENT	280050	18-Nov-2003	REMITTANCE	100.00
RACEY,SANDY	280051	18-Nov-2003	REMITTANCE	160.00
RACO AUTO SUPPLY LTD	280052	18-Nov-2003	MATERIALS	537.00
RACO AUTO SUPPLY LTD	280300	25-Nov-2003	MATERIALS	1,128.09
RADICE,MARGEURITA	280053	18-Nov-2003	REMITTANCE	140.00
RANDY HILES - CNE	280054	18-Nov-2003	CONSULTING SERVICES	561.75
RANDY HILES - CNE	280301	25-Nov-2003	CONSULTING SERVICES	468.25
RANDY HILES - CNE	280507	02-Dec-2003	CONSULTING SERVICES	561.75
RANKIN CONSTRUCTION INC	280302	25-Nov-2003	CONTRACT SERVICES	1,042,148.37
RAVENDA,TONY	280303	25-Nov-2003	ADMINISTRATIVE	101.63
RCI CONSULTING	280056	18-Nov-2003	CONSULTING SERVICES	10,252.27
RCI CONSULTING	280305	25-Nov-2003	CONSULTING SERVICES	7,762.34
RCI CONSULTING	280509	02-Dec-2003	CONSULTING SERVICES	1,841.18
RECEIVER GENERAL	280055	18-Nov-2003	REMITTANCE	128,643.47
RECEIVER GENERAL	280304	25-Nov-2003	REMITTANCE	167,000.04
RECEIVER GENERAL	280508	02-Dec-2003	REMITTANCE	134,794.94
REED,ROSE	280057	18-Nov-2003	REMITTANCE	370.00
RENTOKIL INITIAL CANADA LIMITED	280058	18-Nov-2003	MATERIALS	404.07
RESQTECH SYSTEMS INC	280059	18-Nov-2003	MATERIALS	3,881.25
RICHARD,MARY	280060	18-Nov-2003	REMITTANCE	140.00
RIDGEMOUNT QUARRIES LIMITED	280309	25-Nov-2003	MATERIALS	148.50
ROBBINS,ADALINE	280061	18-Nov-2003	REMITTANCE	160.00
ROBBINS,JANE	280511	02-Dec-2003	REFUND	15.00
ROBERT LAND ACADEMY	280063	18-Nov-2003	REMITTANCE	300.00
ROBERTSON,BRIAN	280062	18-Nov-2003	REFUND	80.49
ROBINSON,DON	280064	18-Nov-2003	REMITTANCE	160.00
ROCHESTER MIDLAND LIMITED	280065	18-Nov-2003	MATERIALS	1,086.65
RODGERS,GARY	280512	02-Dec-2003	ADMINISTRATIVE	45.00
ROGERS WIRELESS INC	280066	18-Nov-2003	UTILITIES	247.69
ROGERS WIRELESS INC	280310	25-Nov-2003	UTILITIES	85.56
ROONEY,BARBARA	280067	18-Nov-2003	REMITTANCE	140.00
ROSBERG STORES LTD	280068	18-Nov-2003	REFUND	3,125.03
ROSE,MAUREEN	280069	18-Nov-2003	REMITTANCE	140.00
ROSS,PHILIP	280513	02-Dec-2003	ADMINISTRATIVE	45.00
ROTELLA,MARY	280070	18-Nov-2003	REMITTANCE	140.00
ROYAL CANADIAN LEGION BRANCH 51	280311	25-Nov-2003	MATERIALS	63.00
ROZON,BARBARA	280071	18-Nov-2003	REMITTANCE	160.00
ROZON,DENVER	280072	18-Nov-2003	REMITTANCE	160.00
RUBERTO,JEAN	280514	02-Dec-2003	REFUND	15.00
RUDELL,LINDA	280073	18-Nov-2003	REMITTANCE	160.00
SAFETY EXPRESS LTD	280515	02-Dec-2003	MATERIALS	109.02
SALCI,TED	280074	18-Nov-2003	REMITTANCE	200.00
SANDULEAC,SHIRLEY	280075	18-Nov-2003	REMITTANCE	370.00
SAVOY,ROY	280516	02-Dec-2003	REFUND	100.00
SAVRIGA,KATHY	280076	18-Nov-2003	REMITTANCE	160.00
SAWYER,MELINDA	280077	18-Nov-2003	REMITTANCE	140.00
SCERBO,SUSAN	280078	18-Nov-2003	REMITTANCE	75.00
SCHUG,BARBARA	280080	18-Nov-2003	REMITTANCE	160.00

CITY OF NIAGARA FALLS
MUNICIPAL ACCOUNTS



Supplier Name	Cheque No	Cheque Date	Purpose	Amount
SCORDINO,AL	280517	02-Dec-2003	REMITTANCE	100.00
SCOTIABANK	280081	18-Nov-2003	ADMINISTRATIVE	2,525.20
SCOTIABANK	280312	25-Nov-2003	REMITTANCE	155,554.33
SCOTIABANK	280313	25-Nov-2003	REMITTANCE	552.00
SCOTT,CORRINE	280082	18-Nov-2003	REMITTANCE	140.00
SCOTT,GLORIA-JEAN	280083	18-Nov-2003	REMITTANCE	140.00
SCOTT,JOANNE	280518	02-Dec-2003	REFUND	15.00
SECCO,BERNADETTE	280084	18-Nov-2003	REMITTANCE	25.00
SEITI,DAVE	280085	18-Nov-2003	REMITTANCE	140.00
SEKULIC,MARY	280086	18-Nov-2003	REMITTANCE	160.00
SERIANNI CONSTRUCTION LTD	280519	02-Dec-2003	CONTRACT SERVICES	16,572.90
SHADOW GRAPHIC	280520	02-Dec-2003	MATERIALS	2,960.10
SHARPE,CARRIE	280087	18-Nov-2003	REMITTANCE	140.00
SHARPE,JOHN	280088	18-Nov-2003	REMITTANCE	160.00
SHARPE,LESLEY	280089	18-Nov-2003	REMITTANCE	160.00
SHRINER'S CREEK COOPERATIVE HOMES INC	280090	18-Nov-2003	REMITTANCE	75.00
SHWEDYK,DOLORES	280091	18-Nov-2003	REMITTANCE	140.00
SICO INC	280092	18-Nov-2003	MATERIALS	124.02
SICO INC	280521	02-Dec-2003	MATERIALS	425.92
SIECK,WILLIAM	280522	02-Dec-2003	REFUND	15.00
SIMPLEX GRINNELL	280523	02-Dec-2003	CONTRACT SERVICES	272.85
SKELDING,JOAN	280093	18-Nov-2003	REMITTANCE	160.00
SLEE,CATHY	280094	18-Nov-2003	REMITTANCE	75.00
SLOAN,PETER	280095	18-Nov-2003	REFUND	750.00
SMEATON,BILL	280096	18-Nov-2003	REMITTANCE	100.00
SMITH,ERNEST	280097	18-Nov-2003	REMITTANCE	160.00
SMITH,MAUREEN	280098	18-Nov-2003	REMITTANCE	140.00
SMITH,ROSE	280099	18-Nov-2003	REMITTANCE	160.00
SMITH,SPENCER	280100	18-Nov-2003	REFUND	64.39
SOMMISE,ANGELA	280101	18-Nov-2003	REMITTANCE	140.00
SOUTHWEST BINDING SYSTEMS LTD	280316	25-Nov-2003	MATERIALS	205.18
SPARKMAN,MARION	280102	18-Nov-2003	REMITTANCE	190.00
SPENCER-BOGAR,THERESA	280103	18-Nov-2003	REMITTANCE	160.00
SPREITZER,ARLENE	280104	18-Nov-2003	REMITTANCE	160.00
ST ANDREW'S UNITED CHURCH	280105	18-Nov-2003	REMITTANCE	100.00
ST ANN'S ROMAN CATHOLIC CHURCH	280524	02-Dec-2003	LEASES AND RENTS	100.00
ST GEORGE SERBIAN ORTHODOX HALL	280109	18-Nov-2003	REMITTANCE	100.00
ST JOHN THE EVANGELIST CHURCH	280110	18-Nov-2003	REMITTANCE	100.00
ST MARY'S UKRANIAN CATHOLIC CHURCH	280111	18-Nov-2003	REMITTANCE	75.00
ST MICHAEL SECONDARY SCHOOL	280112	18-Nov-2003	REMITTANCE	100.00
ST PATRICK'S CHURCH	280113	18-Nov-2003	REMITTANCE	100.00
ST PAUL HIGH SCHOOL	280114	18-Nov-2003	REMITTANCE	100.00
STAPLETON,TARA	280106	18-Nov-2003	REMITTANCE	160.00
STEENBURG,BONNIE	280107	18-Nov-2003	REMITTANCE	160.00
STEVENSON,JOHN	280108	18-Nov-2003	REMITTANCE	140.00
STEVENSVILLE LAWN SERVICE INC	280525	02-Dec-2003	CONTRACT SERVICES	34,226.79
STOKES INTERNATIONAL	280526	02-Dec-2003	MATERIALS	194.12
SUN LIFE OF CANADA	280115	18-Nov-2003	ADMINISTRATIVE	218,835.44
SUNCOR ENERGY PRODUCTS INC	280318	25-Nov-2003	MATERIALS	1,597.73
SUPERIOR PROPANE INC	280117	18-Nov-2003	MATERIALS	25.88
SUPERPAGES	280528	02-Dec-2003	CONTRACT SERVICES	64.20
SURLA,AMY	280529	02-Dec-2003	REFUND	750.00
SZATKOWSKI,RYSZARD	280530	02-Dec-2003	REFUND	20.00
TALARICO,JOE	280118	18-Nov-2003	REMITTANCE	100.00
TALK WIRELESS INC	280119	18-Nov-2003	MATERIALS	598.00
TAYLOR,ALEX	280531	02-Dec-2003	REFUND	15.00
TAYLOR,BARBARA	280532	02-Dec-2003	REFUND	15.00
TAYLOR,JANET	280120	18-Nov-2003	REMITTANCE	140.00
TAYLOR,TONY	280319	25-Nov-2003	REFUND	100.00

CITY OF NIAGARA FALLS
MUNICIPAL ACCOUNTS



Supplier Name	Cheque No	Cheque Date	Purpose	Amount
TELUS MOBILITY	280320	25-Nov-2003	CONTRACT SERVICES	310.46
TELUS MOBILITY	280533	02-Dec-2003	MATERIALS	110.36
TELUS NATIONAL SYSTEMS INC	280321	25-Nov-2003	CONTRACT SERVICES	1,932.00
TELUS NATIONAL SYSTEMS INC	280534	02-Dec-2003	CONTRACT SERVICES	34,557.20
TERRYBERRY,LEONA	280122	18-Nov-2003	REMITTANCE	160.00
TESKEY,BERNADETTE	280535	02-Dec-2003	REFUND	15.00
THE BANFF ACADEMY FOR BUSINESS	280123	18-Nov-2003	MATERIALS	245.03
THE CAMERA PLACE FOTO SOURCE	280322	25-Nov-2003	MATERIALS	476.10
THE PEPSI BOTTLING GROUP	280125	18-Nov-2003	MATERIALS	664.54
THE PEPSI BOTTLING GROUP	280323	25-Nov-2003	MATERIALS	1,325.74
THE PEPSI BOTTLING GROUP	280536	02-Dec-2003	MATERIALS	2,564.46
THE REGIONAL MUNICIPALITY OF NIAGARA	280306	25-Nov-2003	ADMINISTRATIVE	924,064.47
THE REGIONAL MUNICIPALITY OF NIAGARA	280307	25-Nov-2003	ADMINISTRATIVE	535,393.81
THE REGIONAL MUNICIPALITY OF NIAGARA	280308	25-Nov-2003	CONTRACT SERVICES	6,152.50
THE REGIONAL MUNICIPALITY OF NIAGARA	280510	02-Dec-2003	MATERIALS	4,783.98
THE REVIEW	280126	18-Nov-2003	ADMINISTRATIVE	9,173.46
THE REVIEW	280324	25-Nov-2003	ADMINISTRATIVE	408.84
THE SALVATION ARMY EVENTIDE HOME	280127	18-Nov-2003	REMITTANCE	75.00
THE SALVATION ARMY ST CATHARINES CITADEL BAND	280128	18-Nov-2003	REMITTANCE	300.00
THE SENIORS REVIEW	280314	25-Nov-2003	REMITTANCE	401.25
THE STANDARD	280325	25-Nov-2003	ADMINISTRATIVE	280.88
THE TRIBUNE	280326	25-Nov-2003	ADMINISTRATIVE	76.40
THE UNIFORM GROUP INC	280537	02-Dec-2003	MATERIALS	1,872.66
THE V&S ENGINEERING GROUP LTD	280129	18-Nov-2003	CONSULTING SERVICES	12,537.59
THISTLE,JOHN	280130	18-Nov-2003	REMITTANCE	160.00
THISTLEWAITE,HARRY	280539	02-Dec-2003	CONTRACT SERVICES	1,216.83
THISTLEWAITE YARDWORKS	280538	02-Dec-2003	CONTRACT SERVICES	404.46
THOMPSON,TRAVIS	280131	18-Nov-2003	REMITTANCE	160.00
THOMSON,WAYNE	280132	18-Nov-2003	REMITTANCE	200.00
TOMIC,MARJORIA	280540	02-Dec-2003	REFUND	15.00
TONG,SI-KI	280327	25-Nov-2003	REFUND	100.00
TORONTO SIGNALS BAND	280133	18-Nov-2003	REMITTANCE	1,600.00
TORONTO STAMP INC	280541	02-Dec-2003	SUPPLIES	32.71
TOTH,ALEXANDRA	280134	18-Nov-2003	REMITTANCE	50.00
TOTHFALUSE,JOSEPH	280135	18-Nov-2003	REMITTANCE	160.00
TOTTEN SIMS HUBICKI ASSOCIATES	280136	18-Nov-2003	CONTRACT SERVICES	1,667.48
TOUCHSTONE SITE CONTRACTORS	280137	18-Nov-2003	CONTRACT SERVICES	13,548.35
TOWN OF NIAGARA ON THE LAKE	280139	18-Nov-2003	REMITTANCE	2,142.00
TOWNSEND'S AMUSEMENTS	280140	18-Nov-2003	REMITTANCE	1,000.00
TRI CITY CURB CUTTING INC	280329	25-Nov-2003	CONTRACT SERVICES	840.03
TROW CONSULTING ENGINEERS LTD	280542	02-Dec-2003	CONSULTING SERVICES	1,511.38
TYNDALL,MARION	280543	02-Dec-2003	REFUND	15.00
UNITED PARCEL SERVICE	280331	25-Nov-2003	REMITTANCE	16.62
UNITED WAY	280330	25-Nov-2003	REMITTANCE	1,412.00
UNUM LIFE INSURANCE COMPANY	280141	18-Nov-2003	ADMINISTRATIVE	1,110.46
VACCA,MARIA	280142	18-Nov-2003	REMITTANCE	160.00
VAIL,TIM	280333	25-Nov-2003	REFUND	63.05
VALERI,LOUIE	280143	18-Nov-2003	REMITTANCE	140.00
VALLEY BLADES LIMITED	280144	18-Nov-2003	MATERIALS	2,651.90
VAN ALSTINE,DON	280145	18-Nov-2003	REMITTANCE	140.00
VAN ALSTINE,SALLY	280146	18-Nov-2003	REMITTANCE	160.00
VANDERBERG,J	280334	25-Nov-2003	REFUND	39.43
VANDERWEYDEN,PAULA	280147	18-Nov-2003	REMITTANCE	160.00
VANHELSDINGEN,CATHARINE	280149	18-Nov-2003	REMITTANCE	160.00
VANHELSDINGEN,FRANCES	280148	18-Nov-2003	REMITTANCE	140.00
VANHELSDINGEN,WILLIAM	280150	18-Nov-2003	REMITTANCE	160.00
VERNON DIRECTORIES	280151	18-Nov-2003	MATERIALS	6,253.70
VILLAMIL,BERNIE	280544	02-Dec-2003	REMITTANCE	100.00
VINELAND QUARRIES	280335	25-Nov-2003	MATERIALS	1,644.91

CITY OF NIAGARA FALLS
MUNICIPAL ACCOUNTS



Supplier Name	Cheque No	Cheque Date	Purpose	Amount
VIPARI,ANTONINETTE	280152	18-Nov-2003	REMITTANCE	160.00
VISENTIN,GLORIA	280153	18-Nov-2003	REMITTANCE	370.00
VOLPATTI,SELINA	280154	18-Nov-2003	REMITTANCE	100.00
VORMITAG,FAY	280155	18-Nov-2003	REMITTANCE	140.00
W & T ENGINEERING LTD WILLIAM W. K. WONG	280547	02-Dec-2003	CONTRACT SERVICES	577.80
WALKER BROTHERS QUARRIES LTD	280336	25-Nov-2003	MATERIALS	1,981.43
WALTON,LINDA	280156	18-Nov-2003	REMITTANCE	140.00
WANCHA,JACKQUILENE	280157	18-Nov-2003	REMITTANCE	160.00
WARD,BRUCE	280158	18-Nov-2003	REMITTANCE	100.00
WARNER,BILL	280159	18-Nov-2003	REMITTANCE	500.00
WATT,DAVID	280545	02-Dec-2003	ADMINISTRATIVE	187.06
WEAVER,DIANE	280160	18-Nov-2003	REMITTANCE	140.00
WEAVER,SANDRA	280161	18-Nov-2003	REMITTANCE	160.00
WEBSTER,SHELLIE	280162	18-Nov-2003	REMITTANCE	160.00
WESTBURNE/RUDDY	280337	25-Nov-2003	MATERIALS	830.39
WESTLAND SECONDARY SCHOOL	280163	18-Nov-2003	REMITTANCE	400.00
WHALEN,RICHARD	280546	02-Dec-2003	REFUND	15.00
WHAT'S UP KIDS MAGAZINE LTD	280164	18-Nov-2003	ADMINISTRATIVE	529.65
WILLOUGHBY VOLUNTEER FIREFIGHTERS ASSOCIATION	280165	18-Nov-2003	REMITTANCE	75.00
WILSON,LYNNE	280166	18-Nov-2003	REMITTANCE	140.00
WING,JANICE	280168	18-Nov-2003	REMITTANCE	100.00
WINGER,TERRI	280167	18-Nov-2003	ADMINISTRATIVE	65.00
WOLF,SANDRA	280169	18-Nov-2003	REMITTANCE	160.00
WOMEN'S PLACE OF SOUTH NIAGARA INC	280170	18-Nov-2003	GRANT	2,083.37
WRIGHT FUELS INC	280338	25-Nov-2003	MATERIALS	12,940.99
WSIB	280171	18-Nov-2003	ADMINISTRATIVE	11,868.13
WSIB	280339	25-Nov-2003	ADMINISTRATIVE	14,535.48
WYLIE,BRENDA	280549	02-Dec-2003	ADMINISTRATIVE	422.67
YARNELL OVERHEAD DOOR	280550	02-Dec-2003	MAINTENANCE AND REPAIRS	589.04
YEATES,VALARIE	280172	18-Nov-2003	REMITTANCE	140.00
YMCA	280173	18-Nov-2003	GRANT	7,500.00
YMCA	280340	25-Nov-2003	REMITTANCE	631.59
ZAVERUCHA,EVA	280174	18-Nov-2003	REMITTANCE	50.00
Total:				5,979,760.96



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The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of City Council
City of Niagara Falls, Ontario

Members:

Re: F-2003-56 - General Insurance Report

RECOMMENDATION:

1. That Council approve the 2004 Comprehensive Insurance Program from Frank Cowan Co. Ltd. at an annual premium of \$678,469 (2003 -\$684,315), plus applicable taxes.
2. That Council direct staff to undertake a review of the City's Risk Management practices in conjunction with Frank Cowan Company Limited.
3. That Council refer to the 2004 Budget, the process of funding a new reserve fund for insurance claim payments.

BACKGROUND:

The City's comprehensive insurance program is reviewed annually for the purpose of updating and revising the type and amount of insurance. The cost analysis schedule compares the annual premiums for 2004 and 2003 and shows a decrease of approximately 1% or \$5,846. (Refer to Appendix I.)

The annual review showed several reasons why the annual premium has decreased.

- 1) Through Council's direction, staff has implemented a risk management program to improve the City's experience with liability claims. The most recent claims data reports a decrease in the claims received during the past year. Although many factors influenced the number of claims, Frank Cowan Company has advised Staff that the annual premium reflects the City's risk management practices. However, the annual premium is based on the City's five-year experience for liability claims. The impact of claims from previous years has caused the 2004 premiums to remain high. Staff recommends that a review of the City's Risk Management practices in conjunction with Frank Cowan Company.

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- 2) Frank Cowan Company has advised staff that the costs for insurance have increased due to the changes in the insurance marketplace. Insurance providers are still working through the unprecedented claims arising out of past events and have significantly adjusted their costing of insurance policies. The insurance marketplace has also been impacted by the shifting of responsibilities of government services. The downloading of services from provincial to regional and local municipal levels of government has caused a shifting of liability. Increased insurance responsibilities and the associated costs for liability claims, have caused some insurance providers to withdraw their exposure in the insurance marketplace for municipalities. Although these significant changes have an impact on the City's premium, Frank Cowan Company advised that once the marketplace has adjusted, the City's premium should reduce.

- 3) Staff requested from Frank Cowan Company a comparative analysis of changing the insurance deductible on the City's policy to a higher amount (from \$10,000 up to \$25,000 or \$50,000). Frank Cowan Company advised that the increased deductible would result in savings of \$114,993 to the municipality. Through Staff's discussion with Frank Cowan Company, it was determined that the City would require a substantial reserve fund in order to offset the increased liability of the City for the higher deductible. Staff recommends that the deductible be increased and that the process of funding a new reserve fund be included in the 2004 Budget.

The City of Niagara Falls comprehensive insurance program has not been changed. Staff recommends that the City maintain the existing insurance policies as they provide the necessary protection.

Recommended by:



K.E. Burden
Director of Finance

Respectfully submitted:



for John MacDonal
Chief Administrative Officer

Approved by:



T. Ravenda
Executive Director of Corporate Services

COST ANALYSIS

	EXPIRING PROGRAM <u>2003-2004 TERM</u>	RENEWAL PROGRAM <u>2004-2005 TERM</u>
PART A - CASUALTY		
MUNICIPAL LIABILITY	\$404,910	381,823
ERRORS AND OMISSIONS	41,982	39,971
NON-OWNED AUTOMOBILE	333	333
FOLLOW FORM EXCESS LIABILITY	17,500	24,319
ENVIRONMENTAL LIABILITY	42,400	45,277
COMPREHENSIVE CRIME	3,993	3,993
COUNCILLORS' ACCIDENT	806	806
FIREFIGHTERS' ACCIDENT	4,800	4,800
CONFLICT OF INTEREST	1,170	1,170
LEGAL EXPENSE	5,738	5,738
GENERAL LIABILITY (RECREATION AFFILIATES)	11,800	13,569
NON-OWNED AUTOMOBILE (RECREATION AFFILIATES)	100	100
PART B - PROPERTY		
PROPERTY/DATA PROCESSING	58,732	59,822
BOILER AND MACHINERY	5,000	5,375
PART C - AUTOMOBILE		
OWNED AUTOMOBILE	82,120	87,699
GARAGE AUTOMOBILE	1,841	2,116
EXCESS AUTOMOBILE (OWNED AND GARAGE)	1,090	1,558
ANNUAL PREMIUM	\$684,315	678,469
	PLUS APPLICABLE TAXES	



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4310 Queen Street
P.O. Box 1023
Niagara Falls, ON L2E 6X5
web site: www.city.niagarafalls.on.ca

R. O. Kallio
City Solicitor

Tel.: (905) 356-7521
Fax: (905) 371-2892
E-mail: rkallio@city.niagarafalls.on.ca

The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

**Re: L-2003-73
Laneway Closing and
Conveyance to Abutting Owners
Rear of May Avenue
Our File No. 2002-155**

RECOMMENDATION:

That Staff be authorized to commence proceedings to permanently close the laneway between May Avenue and Buttrey Street being part of Plan 997, PIN 64269-0344 (subject land). A copy of the subject land is shown hatched on Schedule "A" attached to this report.

BACKGROUND:

Staff received requests from various abutting owners to permanently close the laneway and convey same to the abutting owners. The subject land is a laneway which is "L" shaped and approximately 16 feet in width and 240 feet in length. The subject land is located at the rear of homes fronting May Avenue, Terrace Avenue and Buttrey Street. Permanently closing and disposing of the subject land will relieve the City of all maintenance, plowing and potential liability. It should be noted that presently the subject land only serves the abutting owners. The abutting owners agree to pay for any and all costs associated with the transfer of the subject land.

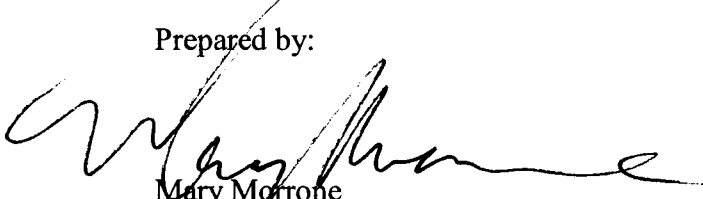
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Staff has no objections to permanently closing and conveying the subject land and recommends that the subject land be permanently closed and offered for sale to the abutting owners.

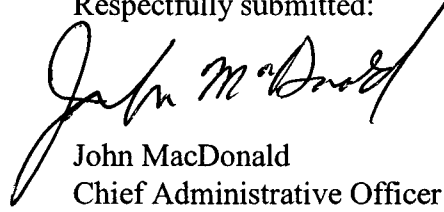
A subsequent report, dealing with the sale of the subject lands, will be presented for Council's consideration once the road is permanently closed.

Prepared by:



Mary Morrone
Law Clerk

Respectfully submitted:




John MacDonald
Chief Administrative Officer

Recommended by:



Ray Kallio
City Solicitor

Approved by:

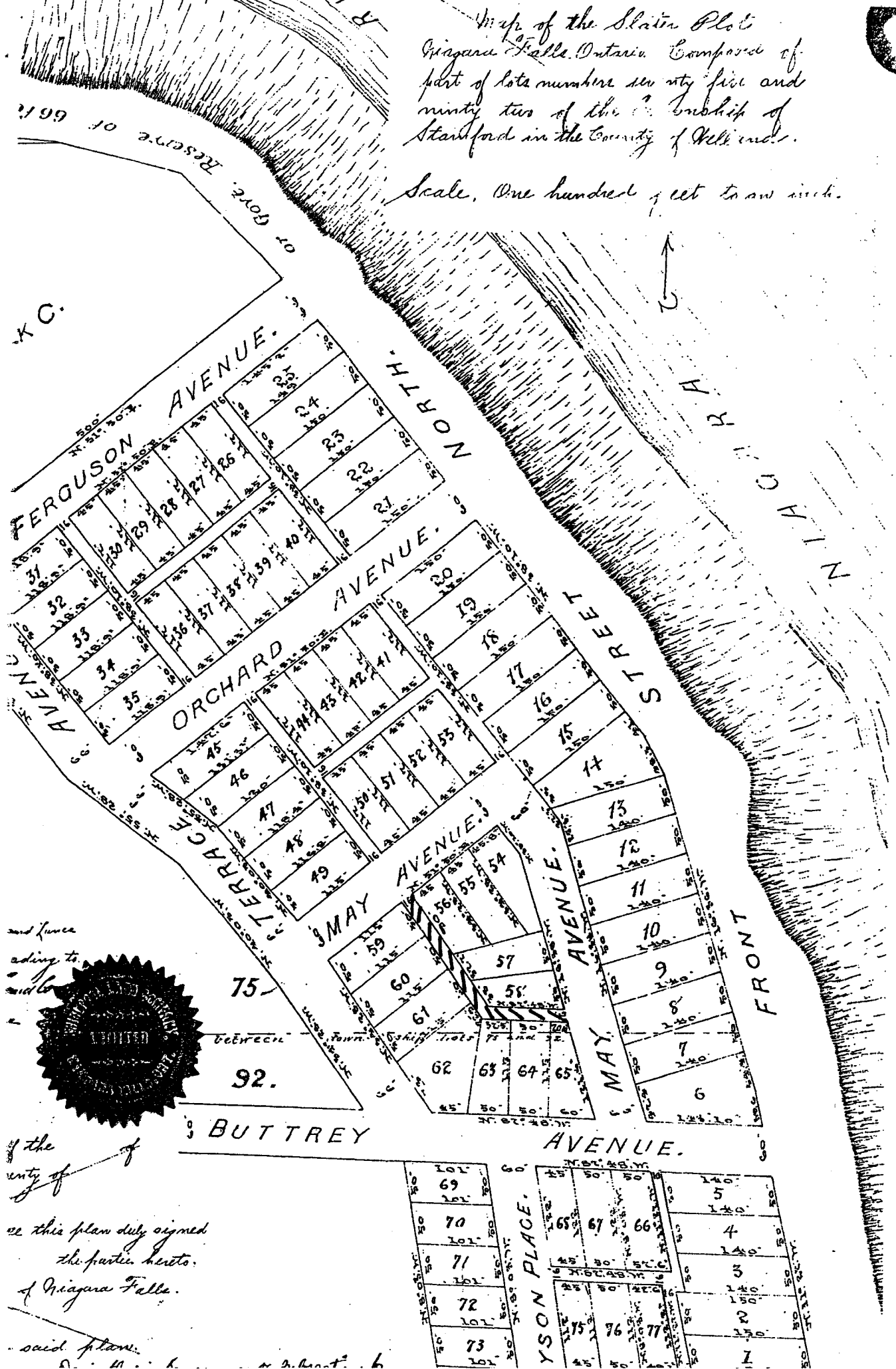


T. Ravenda
Executive Director of Corporate Services

MM/lb

Map of the Slain Plot
 Niagara Falls, Ontario. Composed of
 part of lots numbers seventy five and
 ninety two of the Township of
 Stamford in the County of Welland.

Scale, One hundred feet to an inch.



SCHEDULE "A"

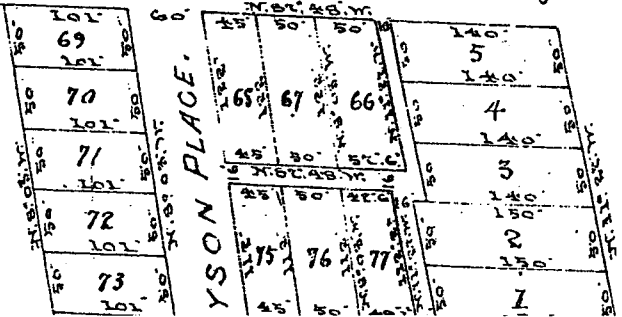
and fence
 adjoining to
 said lot



of the
 city of

as this plan duly signed
 the parties hereto.
 of Niagara Falls.

said plan.



The City of
Niagara Falls
Canada



Legal Services

4310 Queen Street
P.O. Box 1023
Niagara Falls, ON L2E 6X5
web site: www.city.niagarafalls.on.ca

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E-mail: rkallio@city.niagarafalls.on.ca

R. O. Kallio
City Solicitor

The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

Re: L-2003-55
Permanently Close Unopened Road Allowance
Between Township Lots 8 and 9;
Township Lots 13 and 14; and
Township Lots 27 and 28 on 59R-9954
Our File No.: 2003-232

RECOMMENDATION:

That Staff be authorized to commence proceedings to permanently close part of the unopened road allowance between Township Lots 7 and 8; Lots 13 and 14; and Lots 27 and 28 on Reference Plan 59R-9954, being north of Mountain Road and south-west of Queen Elizabeth Way, (the "subject land"), shown hatched on Schedule "A", attached to this report (PIN 64267-0073).

BACKGROUND:

1338373 Ontario Limited is the owner of Parts 6, 7, 8 and 1405382 Ontario Limited is the owner of Parts 9, 10 and 11, on Reference Plan 59R-9954, shown in heavy outline on Schedule "A" attached. Antonio Roberto is the President of both corporations. Between these two parcels of land there is an unopened road allowance which is the subject land.

Mr. Roberto is attempting to finalize overall plans for the development of a winery. Mr. Roberto is concerned that if the road allowance should ever be opened it would substantially interfere with his plans. Accordingly, Mr. Roberto has expressed an interest in permanently closing and purchasing the subject land, so as to complete the land assembly and incorporate the subject land as part of the winery.

Working Together to Serve Our Community

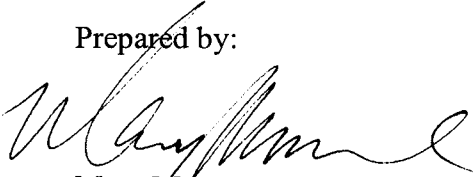
Clerks • Finance • Human Resources • Information Systems • Legal • Planning & Development

A small portion of the subject land, being the north side of the road allowance only, abuts 1405382 Ontario Limited's lands to the east. Mr. Roberto has expressed an interest in obtaining this portion as well. Staff will approach the owner west of the remnant parcel to ensure that it does not have any objections with permanently closing this portion of the road allowance and further conveying same.

Staff, The Regional Municipality of Niagara, the Ministry of Transportation and the Niagara Escarpment Commission did not have any objections to the request to permanently close the road allowance.

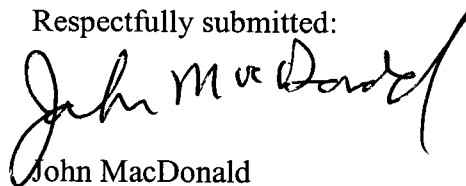
A subsequent report dealing with the sale of the subject lands will be presented for Council's consideration, once the subject portion of the road is permanently closed.

Prepared by:



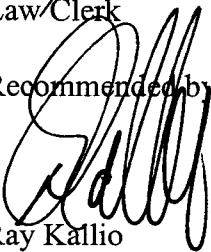
Mary Morrone
Law Clerk

Respectfully submitted:



John MacDonald
Chief Administrative Officer

Recommended by:



Ray Kallio
City Solicitor

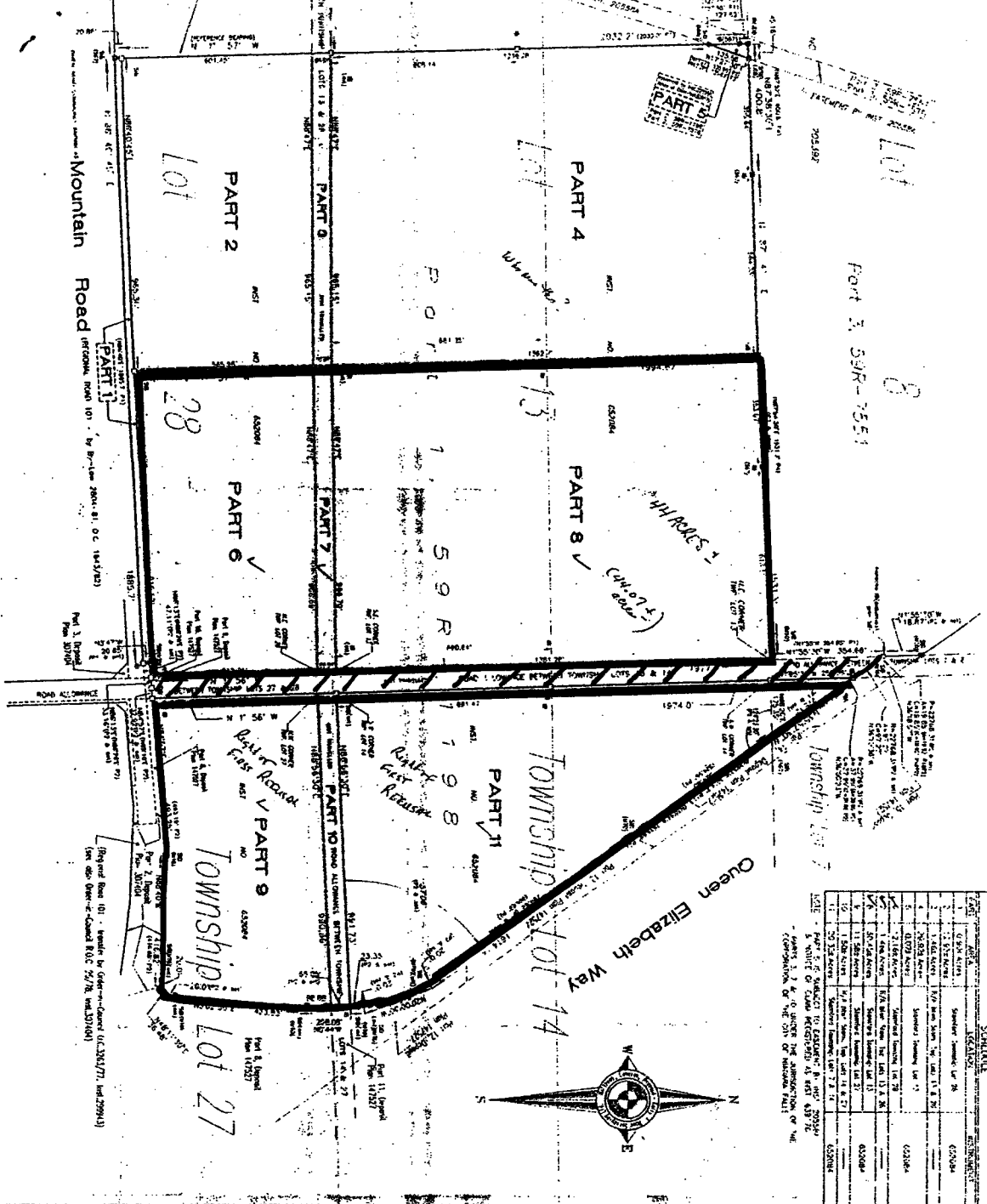
Approved by:



T. Ravenda
Executive Director of Corporate Services

MM/lb

"A" EVIDENCES



Lot	Area	Estimate
1	1.0000	0.0000
2	1.0000	0.0000
3	1.0000	0.0000
4	1.0000	0.0000
5	1.0000	0.0000
6	1.0000	0.0000
7	1.0000	0.0000
8	1.0000	0.0000
9	1.0000	0.0000
10	1.0000	0.0000
11	1.0000	0.0000
12	1.0000	0.0000
13	1.0000	0.0000
14	1.0000	0.0000
15	1.0000	0.0000
16	1.0000	0.0000
17	1.0000	0.0000
18	1.0000	0.0000
19	1.0000	0.0000
20	1.0000	0.0000
21	1.0000	0.0000
22	1.0000	0.0000
23	1.0000	0.0000
24	1.0000	0.0000
25	1.0000	0.0000
26	1.0000	0.0000
27	1.0000	0.0000
28	1.0000	0.0000

LEGEND

--- Part of Road Allowance between Stamford Township Lots 7, 13, 14, 27 & 28

--- Part of the Road Allowance between Stamford Township Lots 13 & 28

--- Part of the Road Allowance between Stamford Township Lots 14 & 27

--- all being in the

CITY OF NIAGARA FALLS
Regional Municipality of Niagara
between, Cameron, Heywood - Kerry T. Howe Surveying Limited
1997

BEARING NOTE

ALL BEARINGS ARE TRUE BEARINGS, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF ZONE 17, 18N UTM AS SHOWN THEREON. A WARNING OF NORTH IS ON THE PLAN.

NOTE

1) THE LENGTH OF ROUND BARS HAS NOT BEEN VERIFIED BY MEASUREMENT.

2) BARS PLANTED READ THE NUMBER 244

IMPERIAL NOTE

ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN FEET AND INCHES. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.

PLAN 59R-169

RECEIVED AND APPROVED:

DATE: 2007

DATE: 2007

NOTE

1) THE LENGTH OF ROUND BARS HAS NOT BEEN VERIFIED BY MEASUREMENT.

2) BARS PLANTED READ THE NUMBER 244

IMPERIAL NOTE

ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN FEET AND INCHES. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I, KERRY T. HOWE, SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE SURVEY AS SHOWN ON THE ORIGINAL PLAN AND AS APPROVED BY ME IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT REGULATIONS AND THE REGULATIONS MADE UNDER THEM.

DATE: 2007

Matthews, Cameron, Heywood - Kerry T. Howe SURVEYING LIMITED

4333 SHEPPARD AVENUE EAST, UNIT 10, MISSISSAUGA, ONTARIO L4X 1L7, CANADA

TEL: (905) 270-8888 FAX: (905) 270-8889

WWW.MCHSURVEYING.COM

LEGEND

--- Part of Road Allowance between Stamford Township Lots 7, 13, 14, 27 & 28

--- Part of the Road Allowance between Stamford Township Lots 13 & 28

--- Part of the Road Allowance between Stamford Township Lots 14 & 27

--- all being in the

CITY OF NIAGARA FALLS
Regional Municipality of Niagara
between, Cameron, Heywood - Kerry T. Howe Surveying Limited
1997



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The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

Re: L-2003-74
Beaver Valley Extension One
Phase 1 Subdivision
Transfer of Lot 21
Our File No. 1999-298

RECOMMENDATION:

1. That a Transfer/Deed of Land, in favour of The Corporation of the City of Niagara Falls for Lot 21 Plan 59M-274, from Beaver Valley Realty Ltd., for nominal consideration, for permanent emergency access, be accepted. Lot 21 is shown on an excerpt of a Plan attached as Schedule "A".
2. That The Corporation of the City of Niagara Falls execute a Letter of Intent wherein the City agrees to transfer Lot 21 Plan 59M-274 back to Beaver Valley Realty Ltd, its successor(s) or assign(s), for nominal consideration, should the City no longer require the lot for emergency access. A copy of the Letter of Intent from Brandon Boone, dated December 5, 2003 is attached as Schedule "B".

BACKGROUND:

Beaver Valley Extension One - Phase One Subdivision was registered on February 9, 2000. One of the Conditions of Draft Plan Approval consisted of Beaver Valley Realty Ltd. granting an easement for temporary emergency access to The Corporation of the City of Niagara Falls. This grant of easement was acquired by the City over Lot 21 Plan 59M-274.

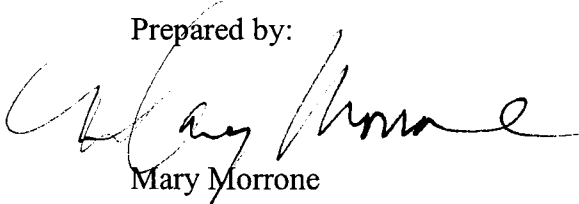
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Green Avenue Extension to the east of the neighbourhood area, now known as Ascot Woods Extension, was proposed as a secondary access but is now no longer required as such, thus making it necessary for the temporary emergency access over Lot 21, Plan 59M-274, to become permanent. To facilitate this conversion, Beaver Valley Realty Ltd. has provided the City with a Transfer/Deed of Land for Lot 21, Plan 59M-274, for nominal consideration, so as to establish a permanent emergency access.


Beaver Valley Realty Ltd., has requested that should the City no longer require Lot 21, Plan 59M-274, for emergency access, that The Corporation of the City of Niagara Falls transfer Lot 21, Plan 59M-274 back to Beaver Valley Realty Ltd., its successor(s) or assign(s), for nominal consideration.

Prepared by:

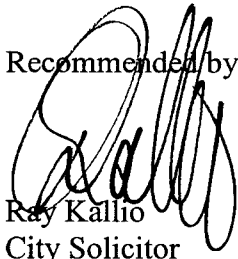


Mary Morrone
Law Clerk

Respectfully submitted:


for John MacDonald
Chief Administrative Officer

Recommended by:

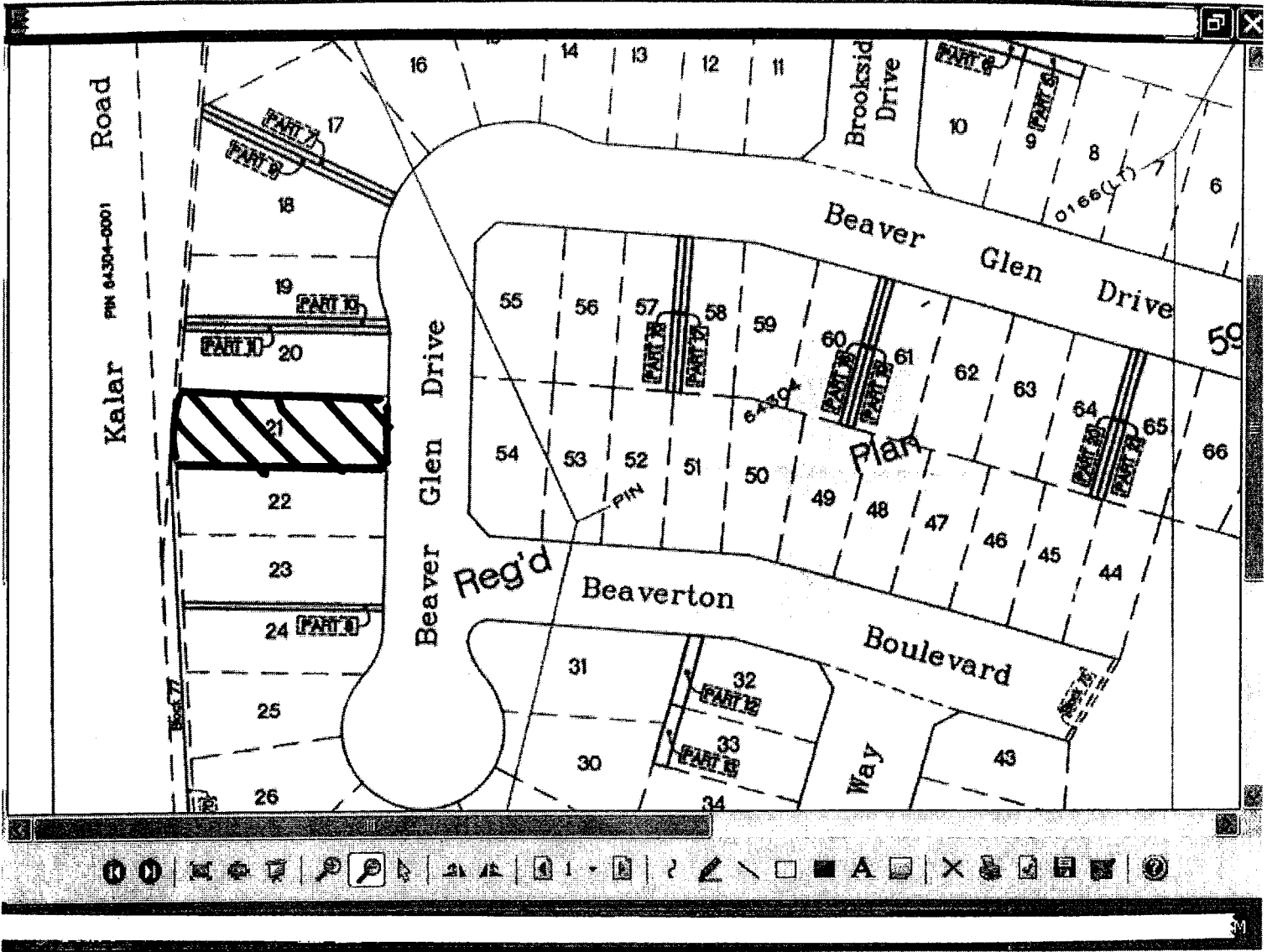


Ray Kallio
City Solicitor

Approved by:


T. Ravenda
Executive Director of Corporate Services

MM/lb



SCHEDULE "A"

**DANIEL, BLACK, HILL, TIIDUS, DeLORENZO,
SHEDDEN, DONOHUE & SHEPPARD LLP**

Barristers & Solicitors

The Dominion Building, 39 Queen St., St. Catharines, Ontario
Telephone: 905 688-9411 Fax: 905 688-5747

Mailing Address:
P.O. Box No. 24022
St. Catharines, Ontario
Canada L2R 7P7

REPLY TO: BRANDON M. BOONE
Direct Line: 905-688-1125 Ext. 324
Toll Free: 1-800-263-3650
Direct Fax: 905-688-5725
E-mail: booneb@niagaralaw.ca

SCHEDULE "B"

December 5, 2003

BY FACSIMILE TRANSMISSION

City of Niagara Falls
Corporate Services Department
Legal Services
4310 Queen Street
P.O. Box 1023
Niagara Falls, Ontario
L2E 6X5

Attention: Mary Morrone

Dear Sirs:

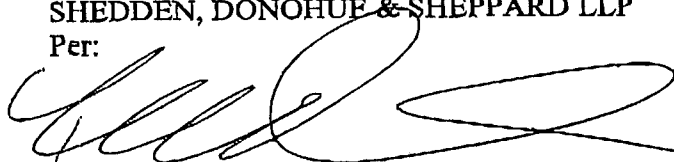
Re: Beaver Valley Subdivision, Phase II
Your File Number 2002-523
Our File Number 34687 - RBB

This will confirm that Beaver Valley Realty Ltd. will be transferring title to Lot 21, Phase I, to the City of Niagara Falls, at this time, for no consideration, on the basis that, if and when the City no longer requires the lot for emergency access, the City will transfer title to the lot back to Beaver Valley Realty Ltd., its successor(s) or assign(s) for no consideration.

Please signify your acceptance of these terms by signing below. Thank you.

Yours very truly,
DANIEL, BLACK, HILL, TIDUS, DeLORENZO,
SHEDDEN, DONOHUE & SHEPPARD LLP

Per:



(Brandon M. Boone)

BMB

We accept these terms.

THE CORPORATION OF THE CITY OF NIAGARA FALLS

Per:

Name:

Title:

Name:

Title:

(I/We have authority to bind the corporation.)

c.c. Beaver Valley Realty Ltd.
Attention: Messrs. Marcel Dionne & Ron Zimmerman



Community Services Department

Municipal Works
4310 Queen Street
P.O. Box 1023
Niagara Falls, ON L2E 6X5
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E-mail: munwks@city.niagarafalls.on.ca

Ed Dujlovic, P. Eng.
Director

MW-2003-201

The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members: **RE: MW-2003-201**
Tender #20-2003
New Equipment Purchase

RECOMMENDATION

It is recommended that Toromont Industries Ltd., St. Catharines, be awarded the tender for purchase of one (1) Latest Model 2-Wheel Drive Rubber Tire Loader/Backhoe with Bucket & Extend-A-Hoe in the amount of \$79,548.95 including taxes and trade-in allowance.

BACKGROUND

Tenders were opened by the Tender Opening Committee on Wednesday, November 12, 2003 with the City Clerk in attendance.

Staff recommends that the tender for a Loader /Backhoe be awarded to the lowest bidder, Toromont Industries Ltd., in accordance with the attached Tender Summary. The successful bidder and their vehicle meet the specifications as outlined in tender documents.

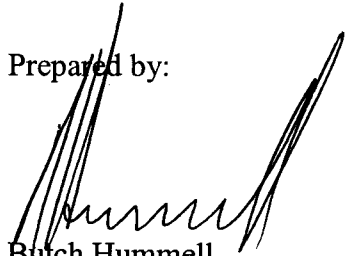
Water Department Backhoe #206 is a 1989 John Deere 310 which would require extensive, costly repairs to remain in our fleet. Therefore, it is being traded toward the purchase of the new Loader/Backhoe.

Sufficient funds are available in this year's budget to cover the purchase of this vehicle.

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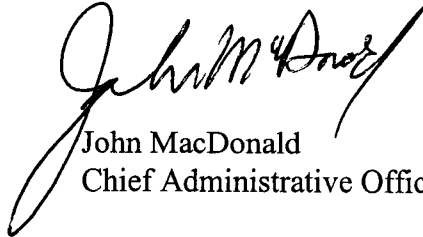
Council's approval of the recommendation and information contained in this report would be appreciated.

Prepared by:



Butch Hummell
Operations Superintendent

Respectfully submitted by:



John MacDonald
Chief Administrative Officer

Recommended by:



Ed Dujlovic, P.Eng.
Director of Municipal Works

/gkf

attach.

h:\reports\MW-2003-201new equipment purchase.wpd

**TENDER #20-2003
NEW EQUIPMENT PURCHASE
TENDER SUMMARY**

Total Tendered Price Including All Taxes

Company	Option A One (1) Only Manufacturer's Latest Model 2-Wheel Drive Rubber Tire Loader/Backhoe with Bucket & Extend-A-Hoe Fully Operational & Mounted	Option B One (1) Only Manufacturer's Latest Model 2-Wheel Drive Rubber Tire Loader/Backhoe with Bucket & Extend-A-Hoe Fully Operational & Mounted with Trade-In Allowance for a 1989 John Deere 310C Extend-A-Hoe
Dan Greer Enterprises 146 Hwy #20 South Stoney Creek, ON L8J 2T7	\$111,642.00	\$97,842.00
Greenline Equipment 2906 South Grimsby Rd #8 Smithville, ON L0R 2A0	NO BID	NO BID
Hertz Canada Limited 278 St. Paul Street West St. Catharines, ON L2S 2E7	NO BID	NO BID
On-Trac Equipment Services 760 South Service Road Stoney Creek, ON L8E 5M6	\$93,438.65	\$81,938.65
Strongco Equipment 1640 Enterprise Road Mississauga, ON L4W 4L4	\$102,310.90	\$90,810.90
Toromont Industries Ltd. 5 Neilson Street St. Catharines, ON L2M 5V9	\$94,498.95	



Community Services Department

Municipal Works
4310 Queen Street
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Ed Dujlovic, P. Eng.
Director

MW-2003-203

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The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship, Mayor Ted Salci
and Members of Municipal Council
City of Niagara Falls

Members: **Re: MW-2003-203**
Commissionaires Contract Extension
2004 City Hall Security

RECOMMENDATION:

That Council approves the one year extension to the Canadian Corps of Commissionaires (Hamilton). The 2004 contract includes a 14.3% increase from their 2001 contract rates.

REPORT:

The Canadian Corps of Commissionaires (Hamilton) provides security staff for after hours and Council meetings at City Hall. The present hourly rate for the security staff is \$8.00 per hour plus a 24% administration rate of \$1.92 for a total hourly rate of \$9.92. The proposed new rate for 2004 is \$9.00 per hour plus a 26% administration fee of \$2.34 for a total hourly rate of \$11.34. This rate is comparable to contractor rates that range from \$10.58 per hour to \$17.00per hour .

The new 2004 rate includes a 4.0% annual increase to the security staff hourly rate from their 2001 hourly rate. The present security staff has not had a pay increase for three years. The Corps had advised that the 2% increase in the administrative fee (a 8.3 % cost increase) is due to increased insurance and recruitment cost.

2001 - 2003 Rates

Commissionaire City Hall	Regular Rate	Overtime Rate	Stat Holiday Worked	Stat Holiday Not Worked
Commissionaire	\$8.00	\$12.00	\$20.00	\$8.00
Admin.Fee 24%	\$1.92	\$2.88	\$4.80	\$1.92
Billing Rate	\$9.92	\$14.88	\$24.80	\$9.92

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Proposed 2004 Rates

Commissionaire City Hall	Regular Rate	Overtime Rate	Stat Holiday Worked	Stat Holiday Not Worked
Commissionaire	\$9.00	\$13.50	\$22.50	\$9.00
Admin.Fee 26%	\$2.34	\$3.51	\$5.85	\$2.34
Billing Rate	\$11.34	\$17.01	\$28.35	\$11.34

Council's favourable consideration with the above recommendation would be appreciated.

Prepared by:



for Tom Mussari
Manager of Building Services

Respectfully Submitted by:



for John MacDonald
Chief Administrative Officer

Approved by:



Ed Dujlovic, P.Eng.
Director of Municipal Works

S:\REPORTS\2003 Reports\MW-2003-203.Commissioners 2004 Contract Renewal wpd.wpd

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Community Services Department

Municipal Works

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Fax: (905) 356-2354
E-mail: munwks@city.niagarafalls.on.ca

Ed Dujlovic, P. Eng.
Director

MW-2003-204

The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship, Mayor Ted Salci
and Members of Municipal Council
City of Niagara Falls

Members: **Re: MW-2003-204**
Commissionaires Contract Extension
2004 Parking Control Services

RECOMMENDATION:

That Council approves a one year extension to the Canadian Corps of Commissionaires (Hamilton) contract for the supply of Parking Control services. The 2004 extension includes an average 9.66% increase from their 2001 contract rates.

REPORT:

In 2000, the Request for Proposal process was initiated, whereby, the Canadian Corps of Commissionaires was the successful bidders. Council approved a three-year contract with the Hamilton Office of the Corps. Over the past three years, the Hamilton Office has maintained high standards and consistent turn out of the Officers. The Corps also provides customer service training sessions for its Officers and will continue to do so on an ongoing basis.

The Canadian Corps of Commissionaires provides parking control services staff as well as crossing guard coordination (Corporal position) staff for the City of Niagara Falls. The present hourly rates for current staff are outlined below. Present staff has not had a pay increase for three years. The Corps has advised that the rise in administrative fees is due to increased insurance and recruitment costs.

A comparative chart of billing rates for St. Catharines and Hamilton is also included for Council's reference.

2001 - 2003 Rates - All rates below include a 24% Administration Fee.

Canadian Corps	Regular Rate	Overtime Rate	Stat Holiday Worked	Stat Holiday Not Worked
Warrant Officer (1)	\$16.12	\$24.18	\$40.30	\$16.12
Corporal (1)	\$13.64	\$20.46	\$34.10	\$13.64
Parking Control Officer (15)	\$ 11.78	\$17.67	\$29.45	\$11.78

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Proposed 2004 Rates - All rates below include a 26% Administration Fee

Parking Control Staff	Regular Rate	Overtime Rate	Stat Holiday Worked	Stat Holiday Not Worked
Warrant Officer	\$17.01	\$25.52	\$42.53	\$17.01
Corporal	\$15.12	\$22.68	\$37.80	\$15.12
Officer	\$13.23	\$19.85	\$33.08	\$13.23

Comparative Corp of Commissionaire Rates

St.Catharines*	Billing Rate Includes 24% Admin. Fee	Hamilton 2004 Rates	Billing Rate Includes 24% Admin. Fee	Niagara Proposed 2004 Rates	Billing Rate Includes 26% Admin.
Sergeant	\$15.50	Commander	\$17.23	Warrant Off.	\$17.01
Corporal	\$13.64	Veh. Patrol	\$14.43	Corporal	\$15.12
Officer	\$12.40	Foot Patrol	\$13.64	Officer	\$13.23

* St. Catharines rates are 2003 rates, 2004 rates are not available.

The estimated total cost increase for 2004 will be an additional \$31,500.00 per year for a total of \$356,500.00.

Council's favourable consideration with the above recommendation would be appreciated.

Prepared by:



Karl Dren
Manager of Traffic & Parking Services

Respectfully Submitted by:



for John MacDonald
Chief Administrative Officer

Approved by:



Ed Dujlovic, P.Eng.
Director of Municipal Works

S:\TRAFFIC\REPORTS\2003\2003 Council\MW-2003-204 Commissioners 2004 Contract Renewal.wpd

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The City of
Niagara Falls
Canada



Parks, Recreation & Culture
4310 Queen Street
P.O. Box 1023
Niagara Falls, ON L2E 6X5
web site: www.city.niagarafalls.on.ca

Adele Kon
Director

Tel.: (905) 356-7521
Fax: (905) 356-7404
E-mail: akon@city.niagarafalls.on.ca

The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

**Re: R-2003-82 - Kalar Road Sports Park - Use Agreement With the
Niagara Catholic District School Board and District School Board of
Niagara**

RECOMMENDATION:

That Council approve the Use Agreement with the Niagara Catholic District School Board and the District School Board of Niagara to allow the use of lands adjacent to the Kalar Road Sports Park for soccer field use.

BACKGROUND:

A short time ago, City Council approved Use Agreements with Niagara Falls Girls Soccer Club and Niagara Falls Hydro for the use of the Kalar Road Sports Park and a small portion of Niagara Falls Hydro lands for the future Home for Girls Soccer. Staff has been working with the School Boards for the past year or so on a use agreement to allow the formal use of the soccer pitches that have been constructed on their lands. There are two (2) intermediate pitches and one (1) senior soccer pitch on the school board lands and these fields have been used for the past two seasons. The use agreement has been signed by each of the School Boards and we are now requesting approval from City Council. A plan is attached highlighting the School Board lands and the relation with the Kalar Road Sports Park property.

The initial term of the Use Agreement with the School Boards is for 10 years and will be renewable at the option of all parties for additional 1 year terms. The agreement contains clauses that protect the School Boards in case additional land is needed to accommodate growth of the schools. If such a case occurs, the School Boards must provide the City with 12 months written notice. Irrigation

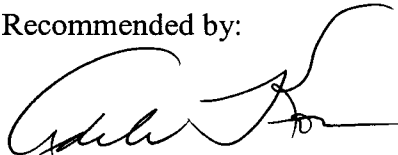
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systems have been installed on the school property pitches by the City and the pitches are maintained by the City during the playing season. The use agreement includes a clause outlining the times during which the City may permit the use of the soccer pitches and a clause relating to insurance coverage including the requirement of comprehensive general liability by all parties.

The approval of this agreement will clarify the use and permitting of the School Board soccer pitches for the community and approval of the agreement by City Council would be appreciated.

Recommended by:



Adele Kon
Director of Parks, Recreation & Culture

Respectfully submitted:

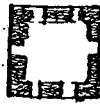
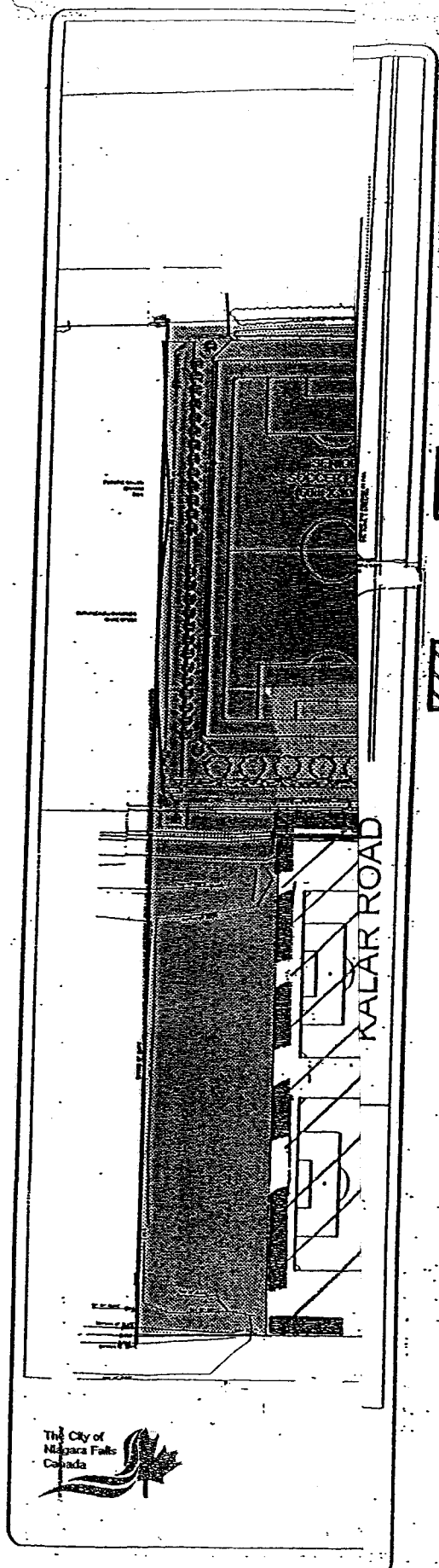


for John MacDonald
Chief Administrative Officer

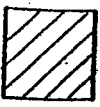
Attachment

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S:\Council\Council 2003\R-2003-82 - Use Agreement with School Boards.wpd



AREA 'A'
 School Board Lands
 District School Board of Niagara
 and
 Niagara Catholic District
 School Board



AREA 'A-1'
 Soccer Pitch Area of
 School Lands



AREA 'B'
 City of Niagara Falls
 Lands
 Kalar Road Community
 Sports Park 'Home
 For Girls Soccer'



AREA 'C'
 Niagara Falls Hydro
 Lands

KALAR ROAD

**SCHEDULE A
 PROPERTY PLAN**



The City of
Niagara Falls
Canada



Parks, Recreation & Culture
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Adele Kon
Director

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E-mail: akon@city.niagarafalls.on.ca

The recommendation(s)
contained in this report were
adopted by City Council

December 8, 2003

His Worship Mayor Ted Salci
and Members of the Municipal Council
City of Niagara Falls, Ontario

Members:

Re: R-2003-83 - Encroachment and Option Agreement

RECOMMENDATION:

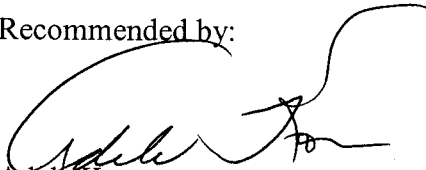
That the City enter into an Encroachment and Option Agreement with 1546952 Ontario Limited for Parts 3 and 4 of Reference Plan 59R-12261, Part of Lot 20 Concession 2, City of Niagara Falls.

BACKGROUND:


The subject property (see attached) is located at the corner of Sodom and Weinbrenner Roads and is adjacent to the Chippawa Willoughby Memorial Arena. At the time that the corner property was sold, a title search revealed that the back part of the fence was encroaching approximately 10 feet onto City property. The new owners of the property are constructing a condominium development and have requested an encroachment agreement in order to maintain the City property. In their opinion, the additional property is required in order to provide a buffer from the sports complex.

The property is 2,203 square feet in size and the appraisal conducted by Regional Appraisals Inc. indicates a market value of \$1.78 per square foot. Staff has agreed to enter into an interim encroachment agreement with an option to purchase the property within five (5) years for the appraised value of \$3,921. (\$1.78 per square foot x 2230 feet). If, however, the applicant does not purchase the property within five (5) years then the encroachment agreement will expire.

Recommended by:


Adele Kon
Director of Parks, Recreation & Culture

Respectfully submitted:


for John MacDonald
Chief Administrative Officer

AK/das

Attachment

S:\Council\Council 2003\R-2003-83 Encroachment & Option Agreement.wpd

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WILLOUGHBY DRIVE

ANADIAN NIAGARA POWER COMPANY

RECREATION FACILITY LEGEND

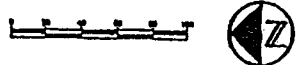
- A Existing Arena
- B Proposed Ice Pad
- C Proposed Practice Ice Pad
- D Proposed Exterior Washroom Facilities/Storage
- E Proposed Splash Pad
- F Proposed Playground
- G Proposed Picnic Area
- H Proposed Skate Park Facility
- I Proposed Slo-pitch Diamonds (350' Foul Lines)
- J Proposed 'LK' Slo-pitch Diamonds (350' Foul Lines)
- K Proposed Parking
- L Proposed Fenced Dog Run & Parking
- M Proposed Washroom/Maintenance Building

TRAFFIC CALMING LEGEND

- 1 Proposed Curb Extensions
- 2 Proposed Raised Crosswalk
- 3 Proposed Painted Crosswalk

AREA OF ENCROACHMENT
CONDOMINIUM DEVELOPMENT

PATRICK CUMMINGS MEMORIAL SPORTS COMPLEX MASTER PLAN



The City of Niagara Falls
 Canada
 PARKS, RECREATION & CULTURE
 COMMUNITY SERVICES

September 2003

