

**THE SEVENTH MEETING OF THE ONE HUNDRED AND TWENTY-SEVENTH  
COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS**

**COUNCIL CHAMBERS  
CITY HALL**

**JANUARY 15TH, 2007**

6:00 p.m. The meeting convened with His Worship, Mayor Cliff Barwick, presiding.

**ATTENDANCE**

Members

Mayor C. Barwick  
Alderman B. Aarts  
    L. Baldwin-Sands  
    G. Campbell  
    H. Chapman  
    T. Johnston  
    T. Shackelton  
    D. Warden

Officials

W. Graves, City Clerk  
G. Dart, Director, Human Resources  
S. Datars Bere, Director, Ontario Works  
W. Day, Director of Finance & City Treasurer  
J. Dewancker, Director, Environmental Services  
E. Sebestyen, Housing Administrator  
R. Tucker, Parks Supervisor  
D. Morgan, Manager of Culture and Recreation

Other

Heather Kunkel, Junior Clerk

**THE LORD'S PRAYER**

**CLOSED SESSION**

The Closed Session was held in Committee Room #204 and the minutes are located at the end of Regular Open Council Business.

**DISCLOSURES OF INTEREST**

Alderman Warden declared a conflict of interest relating to the matter with the Columbus Club of St. Thomas, as he is a member of that club. He refrained from all discussion and action relating to the matter.

**MINUTES**

Motion by Alderman Shackelton - Baldwin-Sands:

THAT: The minutes of the meetings held on January 8th, 2007 be confirmed.

Carried.

**DEPUTATIONS**

Optimist Park - Chestnut Street

Brian Clements, Secretary, Optimist Club of St. Thomas, was in attendance and discussed a partnership with the City for the enhancement of Optimist Park on Chestnut Street.

Mr. Clements requested that the members consider approving a dollar for dollar funding arrangement with the Optimist Club that would see \$100,000 in improvements being made to Optimist Park. Further, Mr. Clements stated that the project could be implemented over a five-year period.

The members expressed their appreciation for this initiative and stated that a report was being developed to identify all partnerships that the City has with all groups and its parks. Further the members stated that consultation with the Optimist Club should be included within the pending Parks and Recreation Master Plan process.

Mayor Barwick thanked Mr. Clements for his deputation.

CITY CLERK \_\_\_\_\_ CONFIRMED \_\_\_\_\_ MAYOR \_\_\_\_\_

St. Thomas Soccer Club

Mr. Janus deBekker, President, St. Thomas Soccer Club, was in attendance and discussed proposed improvements to City soccer facilities.

Mr. deBekker identified short and long-term goals for Athletic Park and for Cowan Park including improvements to the clubhouse, drainage and parking areas.

Mayor Barwick thanked Mr. deBekker for his deputation and stated that future communication for this proposal would be through the Parks Supervisor.

**COMMITTEE OF THE WHOLE**

Council resolved itself into Committee of the Whole.

**PLANNING AND DEVELOPMENT COMMITTEE** - Chairman H. Chapman

**UNFINISHED BUSINESS**

Township of Southwold - CEPAC Agreement

**NEW BUSINESS**

Community Improvement Program - Appendix "A"

Motion by Alderman Warden - Aarts:

THAT: Report CC-03-07 relating to the City's Community Improvement Program be received for information.

Carried.

**BUSINESS CONCLUDED**

**ENVIRONMENTAL SERVICES COMMITTEE** - Chairman T. Johnston

**UNFINISHED BUSINESS**

Road and Sidewalk Reserve Fund

Proposed Playground Development - Feasibility Analysis of Proposed Public/Private Partnership between City of St. Thomas and Faith Baptist Church

---

Green Lane Landfill Purchase by the City of Toronto - Status Report - Possible Waste Management Contract Extension

---

Community Access Improvement Concerns - Curb Cuts

**NEW BUSINESS**

Talbot Street Sanitary Sewer Extension from Manor Road Easterly - Appendix "B"

The members inquired if there were funds that could be accessed to reduce the property owner costs for this project.

The Director, Environmental Services stated that there would be some over sizing of the sanitary sewer for future use. Further he stated that an open house was being planned for February 8, 2007 in order to meet with the affected property owners and that specific costs which will be applied to individual properties will be calculated.

Motion by Alderman Aarts - Chapman:

THAT: Report ES05-07 be received for information; and further,

CITY CLERK\_\_\_\_\_CONFIRMED\_\_\_\_\_MAYOR

THAT: The sources of funding for the Phase One Talbot Street project (from Manor Road easterly) be as outlined in the 2007 Part One Capital Budget as approved by Council; and further,

THAT: The installation of a sanitary sewage system (pipe and maintenance holes) and sanitary private drain connections to the property line on Talbot Street, as part of the Phase One project, be approved; and further,

THAT: The property owner's share of the capital cost for these sanitary sewage works be recovered under Part XII, Section 391 of the Ontario Municipal Act 2001 for both immediate and deferred benefit.

Carried.

Third Quarterly Installment Payment of 2006 Stewardship Ontario Funding - Blue Box Recycling Program

---

A letter was received from Dennis Darby, Chair, Stewardship Ontario and Gemma Zecchini, Chair, Waste Diversion Ontario, regarding funding for the 2006 Blue Box Program.

**BUSINESS CONCLUDED**

**PERSONNEL AND LABOUR RELATIONS COMMITTEE** - Chairman G. Campbell

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**BUSINESS CONCLUDED**

**FINANCE AND ADMINISTRATION COMMITTEE** - Chairman T. Shackelton

**UNFINISHED BUSINESS**

Cash Advances & Expenses Reimbursement Report

St. Thomas Consolidated Courthouse Project - Police Facilities

Mayor and Council Expenses

St. Thomas-Elgin Public Art Centre - Grant Request

St. Thomas and District Minor Baseball Association - Grant Request

2007 Capital Budget - Part 1 - City Park Partnerships

2007 Capital Budget - Part 1 - Road Grader Needs Report

2007 Capital Budget - Part 1 - Transit Station Options Report

St. Thomas Police Services Space Needs

**NEW BUSINESS**

Knights of Columbus Property - 265 Wellington Street

The Director, Environmental Services stated that this project had been initiated over two years ago and that the City was awaiting receipt of a final document from the City's lawyer. Further, the Director, Environmental Services stated that between 35 and 40 additional parking spaces on the Knights of Columbus parking lot could be used for overflow parking for the St. Thomas Timken Community Centre through the proposed agreement.

The members expressed concern that the Knights of Columbus Club was about to approve a document that had not been presented to Council for its review.

CITY CLERK \_\_\_\_\_ CONFIRMED \_\_\_\_\_ MAYOR \_\_\_\_\_

Motion by Alderman Chapman - Shackelton:

THAT: Council refer the correspondence received by the Knights of Columbus Club of St. Thomas to the Director, Environmental Services for a report.

Carried.

**BUSINESS CONCLUDED**

**COMMUNITY SERVICES COMMITTEE** - Chairman B. Aarts

**UNFINISHED BUSINESS**

Parks Pavilion Renaming

Walk of Fame

St. Thomas Timken Community Centre - Cost Analysis for Events

The members inquired about the status of a report detailing cost analysis for events at the St. Thomas Timken Community Centre.

The Director of Finance and City Treasurer stated that a checklist had been developed which was used in the costing of events and in the calculation of the deposit required.

The members, by consensus, requested that a copy of the events checklist be provided to them.

**NEW BUSINESS**

Recreation, Leisure and Parks Master Plan - Selection of Consultant - Appendix "C"

The Director of Finance and City Treasurer stated that he had checked the references of Monteith-Brown Planning Consultants and that the references proved to be very favourable and further that staff was very pleased with the results of the tendering process.

Motion by Alderman Shackelton - Warden:

THAT: Report TR01-07 be received for information; and further,

THAT: Council authorize Administration to retain the services of Monteith-Brown, Planning Consultants at a cost not to exceed the approved budget allocation of \$40,000.00 for the purpose of preparing the City of St. Thomas' Recreation, Leisure and Parks Master Plan; and further,

THAT: Council appoint the following two members to serve on the Recreation, Leisure and Parks Master Plan Steering Committee:

Alderman Aarts  
Alderman Johnston

Carried.

2007 Facility User Rates

The members inquired about when a report would be provided detailing the proposed 2007 Facility User Rates.

The Manager of Culture and Recreation stated that a report should be available for the next meeting of Council.

Facility User Groups - Rental Fees

Alderman Johnston inquired if a report could be provided detailing the financial status of rental fees that were outstanding with user groups.

The Director of Finance and City Treasurer stated that all of the groups were up to date with their accounts.

**BUSINESS CONCLUDED**

**PROTECTIVE SERVICES & TRANSPORTATION COMMITTEE** - Chairman D. Warden

**UNFINISHED BUSINESS**

Intersection of Manor Road and Chestnut Street

Leash Free Dog Park

Intersection of Chant Street and Lawrence Avenue

Bus Services to 1063 Talbot Street and Shopping Complex near Elm Street and Wilson Avenue

Request for Four-way Stop Signs - Intersection of White Street and Elizabeth Street

The members inquired about the possibility of considering stop signs on White Street instead of yield signs.

The Director, Environmental Services stated that staff would review the yield signs on White Street and provide a report to Council.

Transit System and CASO Station

Mondamin Street and Curtis Street

Transit Facility Improvement Options

Update - School Area Review Procedures For Elementary School Children - Adult Crossing Guard Warrant Policy and Procedure

---

By-Law for Loitering

Termination of Fire Dispatch Services

New Year's Eve Transit Service

Intersection of First Avenue and Edward Street

Intersection of Edward Street and Burwell Road

**NEW BUSINESS**

Intersection of Third Avenue and Wellington Street

Alderman Chapman stated that it was difficult for traffic to exit from the St. Thomas Timken Community Centre onto Wellington Street.

The Director, Environmental Services stated that staff would review this intersection.

**BUSINESS CONCLUDED**

**SOCIAL SERVICES COMMITTEE** - Chairman L. Baldwin-Sands

**UNFINISHED BUSINESS**

**NEW BUSINESS**

Affordable Housing Program Recommended Projects - Appendix "D"

The members commended the efforts of M.P.P. Steve Peters and of Ontario Works staff for the work that had been done to develop the affordable housing projects.

The Director, Ontario Works informed the members that 51 housing units were being proposed as a result of the creative use of the funds available. Further she stated that she expected that some of the projects would be under construction by March.

The members inquired about the potential for the City to offer additional financial concessions in the provision of affordable housing units.

The Director, Ontario Works stated that any financial concessions would reflect upon the actual amount of funds that a project would receive from the affordable housing allocation in that the value of any financial concessions could be deducted from the funding allocation to individual projects. Further she stated that any financial concessions made by the City would allow more housing units to be developed due to the fact that the funding dollars could go further. Additionally she stated that the Province would view any financial concessions provided by the City favourably.

Motion by Alderman Warden - Chapman:

THAT: Council receives Report OW-01-2007 related to the Selection Committee's recommended projects under the Canada-Ontario Affordable Housing Program, Rental & Supportive component; and further,

THAT: Council approves the following projects for total funding of \$3,500,000 toward the construction of 51 new units of affordable housing in St. Thomas and Elgin County under the Canada-Ontario Affordable Housing Program (AHP), Rental & Supportive component:

1. AHP funding in the amount of \$1,504,108 toward the construction of a new 23-unit apartment building at 25 Scott Street in St. Thomas to be developed by Novi Construction Limited,
2. AHP funding in the amount of \$828,000 toward the construction of a new 12-unit apartment building at 78 Steele Street in St. Thomas to be developed by Walter Ostojic & Sons Ltd., and
3. AHP funding in the amount of \$1,167,892 toward the construction of a new 16-unit seniors' apartment building in West Lorne in accordance with a proposal submitted by West Lorne Heritage Homes; and further,

THAT: Council approves a proposal submitted by Dutton & District Lions Non-Profit Housing for 30 units or \$2,100,000 in AHP funding for a new seniors' apartment building in Dutton, conditional on the receipt of additional AHP Rental & Supportive funding from the Ministry of Municipal Affairs and Housing; and further,

THAT: Council instructs staff to forward these recommended project proposals to the Ministry of Municipal Affairs and Housing for Ministerial approval; and further,

THAT: Council grants permission to staff to reallocate the level of AHP funding among these projects, as required, in the event that Council approves additional financial concessions for any project in the City of St. Thomas; and further,

THAT: Council approves the submission of a request to the Ministry of Municipal Affairs and Housing for an additional AHP Rental & Supportive allocation of 30 units or \$2,100,000 in funding toward the construction of a new 30-unit seniors' apartment building in Dutton in accordance with a proposal submitted by Dutton & District Lions Non-Profit Housing; and further,

The 7th meeting of the 127th Council - 7

THAT: Council approves the submission of a request to the Ministry of Municipal Affairs and Housing to consider the West Lorne Heritage Homes proposal for funding under the AHP Brownfields Initiative.

Carried.

Motion by Alderman Campbell - Chapman:

THAT: Council examine the possibility for concessions for affordable housing projects within St. Thomas.

Carried.

**BUSINESS CONCLUDED**

**COUNCIL**

Council reconvened into regular session.

**REPORTS PENDING**

ROAD RESURFACING PROGRAM - BUDGET FORECASTS - J. Dewancker

**REPORT OF COMMITTEE OF THE WHOLE**

Planning and Development Committee - Chairman H. Chapman

Environmental Services Committee - Chairman T. Johnston

Personnel and Labour Relations Committee - Chairman G. Campbell

Finance and Administration Committee - Chairman T. Shackelton

Community Services Committee - Chairman B. Aarts

Protective Services and Transportation Committee - Chairman D. Warden

Social Services Committee - Chairman L. Baldwin-Sands

Motion by Alderman Shackelton - Aarts:

THAT: The recommendations, directions and actions of Council in Committee of the Whole as recorded in the minutes of this date be confirmed, ratified and adopted.

Carried.

**REPORTS OF COMMITTEES**

**PETITIONS AND COMMUNICATIONS**

Request for a Letter of Tolerance - 78 St. George Street and Cora Street

Motion by Alderman Shackelton - Chapman:

THAT: A Letter of Tolerance be issued for the existing 1.0 foot encroachment of the building, located at 78 St. George Street, onto part of the Cora Street right of way, as shown on a Plan of Survey by Brian Vaughan, OLS and dated June 3rd, 2002.

Carried.

CITY CLERK \_\_\_\_\_ CONFIRMED \_\_\_\_\_ MAYOR

The 7th meeting of the 127th Council - 8

Girl Guide Thinking Day for WAGGS (World Association for Girl Guides and Girl Scouts)  
- Proclamation and Flag Raising - February 19th to 25th, 2007

---

Motion by Alderman Johnston - Chapman:

THAT: The Council of the Corporation of the City of St. Thomas proclaim the week of February 19th to 25th, 2007 as “Thinking Day Week” in the City of St. Thomas; and further,

THAT: The WAGGS flag be flown at City Hall from February 19th to 25th, 2007.

Carried.

Tag Day - St. Thomas Jumbo Jets Swim Team

Motion by Alderman Baldwin-Sands - Aarts:

THAT: Council authorize the conducting of Tag Days by the St. Thomas Jumbo Jets Swim Team on April 20th and 21st, 2007.

Carried.

The Citizens Panel on Increasing Organ Donations - Survey

A letter was received from Dr. Ted Boadway, Chair, The Citizens Panel on Increasing Organ Donations, regarding an organ donation survey. Completed surveys are to be returned by mid-February.

HealthForceOntario Recruitment Centre- Health Care Professional Recruitment

A letter was received from Brad Sinclair, Transition Lead, HealthForceOntario Recruitment Centre regarding a health care professional recruitment program.

Council took no action regarding this matter.

Ontario Harness Horse Association

A letter was received from Jim Whelan, President, Ontario Harness Horse Association, regarding horse racing in rural Ontario.

Council took no action regarding this matter.

Rogers Cable Box Removal - 100 Myrtle Street

Motion by Alderman Warden - Chapman:

THAT: The correspondence from Ms. Yvonne Demeester regarding the removal of a Rogers Cable box from her property be referred to the Environmental Services Department.

Carried.

Sports Spectacular Event

Alderman Johnston reminded the members and the community about the upcoming Sports Spectacular Event and that tickets were still available.

**UNFINISHED BUSINESS**

**NEW BUSINESS**

St. Thomas Energy Inc. and St. Thomas Energy Services Inc. - Appointments

Motion by Alderman Warden - Chapman:

CITY CLERK \_\_\_\_\_ CONFIRMED \_\_\_\_\_ MAYOR \_\_\_\_\_



THAT: Council approve the appointments to the following Boards, for the term indicated:

Board of Directors of St. Thomas Energy Inc.

- Christopher (Kit) Brown (Dec.31, 2008)
- Hugh Shields (Dec.31, 2008)
- Paul Smith (Dec.31, 2007)
- James Herbert (Dec.31, 2007)
- Joseph Starcevic (Dec.31, 2007)

Board of Directors of St. Thomas Energy Services Inc.

- Mayor C. Barwick (Term of Council)
- Alderman T. Johnston (Term of Council)
- Peter Ostojic (Dec.31, 2008)
- Paul Smith (Dec.31, 2008)
- John Laverty (Dec.31, 2007)
- Bruce Smith (Dec.31, 2007)

Carried.

Green Lane Landfill Public Liaison Committee

Motion by Alderman Warden - Johnston:

THAT: Council appoint the following person to the Green Lane Landfill Public Liaison Committee for the Term of Council:

Alderman Shackelton.

Carried.

**BY-LAWS**

**First, Second and Third Reading**

Motion by Alderman Shackelton - Aarts:

THAT: Leave be granted to bring in the following by-laws:

1. A by-law to confirm the proceedings of the Council meeting held on the 15th day of January, 2007.
2. A by-law to authorize the Mayor and Clerk to execute and affix the Seal of the Corporation to a certain agreement between the Corporation of the City of St. Thomas and 657761 Ontario Inc. (Property Taxes).
3. A by-law to amend By-Law 50-88, being the Zoning By-Law for the City of St. Thomas. (Permit a day nursery Part of Block 56, 11M-112 - Shawside Development Limited)
4. A by-law to amend By-Law 50-88, being the Zoning By-Law for the City of St. Thomas. (Implement further additional alternative development standards - Certain lots within Plan of Subdivision File #34T-06501 - Inn Services Inc.)

Carried.

**First and Second Readings**

Motion by Alderman Shackelton - Aarts:

THAT: The by-laws be now read a first time, referred to Council in Committee of the Whole and read a second time.

Carried.

Alderman T. Johnston was appointed Chairman of Council in Committee of the Whole and conducted the second reading of the by-laws.

CITY CLERK \_\_\_\_\_ CONFIRMED \_\_\_\_\_ MAYOR \_\_\_\_\_

On motion duly moved and seconded, the Chairman was ordered to report on the passing of the by-laws. The Chairman reported as ordered and the Mayor resumed the Chair.

**Third Reading**

Motion by Alderman Shackelton - Aarts:

THAT: The report of Council in Committee of the Whole on the following by-laws be received and adopted, the same be read a third time, engrossed, signed by the Mayor and Clerk, sealed and numbered.

1. A by-law to confirm the proceedings of the Council meeting held on the 15th day of January, 2007. (B/L 6-2007)

2. A by-law to authorize the Mayor and Clerk to execute and affix the Seal of the Corporation to a certain agreement between the Corporation of the City of St. Thomas and 657761 Ontario Inc. (Property Taxes). (B/L 7-2007) (A/G 1-2007)

3. A by-law to amend By-Law 50-88, being the Zoning By-Law for the City of St. Thomas. (Permit a day nursery Part of Block 56, 11M-112 - Shawside Development Limited) (B/L 8-2007)

4. A by-law to amend By-Law 50-88, being the Zoning By-Law for the City of St. Thomas. (Implement further additional alternative development standards - Certain lots within Plan of Subdivision File #34T-06501 - Inn Services Inc.) (B/L 9-2007)

Carried.

**PUBLIC NOTICE**

**NOTICES OF MOTION**

**CLOSED SESSION**

Motion by Alderman Chapman - Aarts:

THAT: This meeting be closed to deal with a personal matter about an identifiable individual.

Carried.

**OPEN SESSION**

Motion by Alderman Johnston - Aarts:

THAT: We do now rise from Closed Session. (6:03p.m.)

Carried.

**ADJOURNMENT**

Motion by Alderman Johnston - Chapman:

THAT: We do now adjourn. (8:16 p.m.)

Carried.