

**THE REGIONAL MUNICIPALITY OF NIAGARA  
COMMITTEE OF THE WHOLE  
MINUTES**

**COTW 6-2025**

**Thursday, July 3, 2025**

**Council Chamber - In Person and Electronic Meeting  
Niagara Region Headquarters, Campbell West  
1815 Sir Isaac Brock Way, Thorold, ON**

Committee: Bradley (Regional Chair), Badawey, Bateman, Campion\*, Chiocchio\*, Craitor\*, Easton, Foster, Gale, Ganann\*, Grant\*, Heit, Insinna, Ip, Jordan, Junkin\*, Kaiser\*, Morocco, Olson, Rigby, Seaborn, Secord\*, Ugulini, Villella, Whalen, Witteveen\*, Zalepa\*

Absent/Regrets: Diodati, Redekop, Siscoe, Sorrento, Steele

Staff: K. Ahmad, Manager, Urban Design, B. Brens, Associate Director, Budget Planning & Strategy, T. Ellis, Commissioner, Corporate Services/Treasurer, D. Gibbs, Regional Solicitor/Director, Legal & Court Services, R. Ivanov, Legal Counsel\*, H. Koning, Commissioner, Community Services, A. Korchok, Chief of Staff, Governance, K. Lotimer, Deputy Clerk, D. Morreale, Director, Growth Management & Planning, A.-M. Norio, Regional Clerk, T. Ricketts, Commissioner, Public Works, M. Robinson, Director, Partnerships & Communication, C. Selig, Strategic Initiatives Manager, M. Sergi, Deputy Chief Administrative Officer, J. Spratt, Legislative Coordinator, F. Tassone, Director, Transportation Services, J. Vanderlinde, Grant & Incentive Program Manager

Others Present: P. DeMelo, Kagan Shastri DeMelo Winer Park LLP, External Legal Counsel\*

\* indicates participants who attended the meeting electronically,  
all others participated in person

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**1. CALL TO ORDER**

Regional Chair Bradley called the meeting to order at 6:32 p.m.

**2. LAND ACKNOWLEDGEMENT**

Councillor Bateman read the Land Acknowledgement Statement.

**3. DISCLOSURES OF PECUNIARY INTEREST**

There were no disclosures of pecuniary interest.

**4. CLOSED SESSION**

Moved by Councillor Olson  
Seconded by Councillor Easton

That this Committee **DO NOW MOVE** into closed session for the purpose of receiving information of a confidential nature respecting:

A Matter of Advice that is Subject to Solicitor-Client Privilege and Potential Litigation under s.239(2)(f) and (e) of the Municipal Act, 2001 – Legal Advice related to Report PDS 10-2025; and

A Matter respecting information explicitly supplied in confidence to the municipality by the Province and a Crown agency, and commercial information, supplied in confidence to the municipality, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization under s.239(2)(h) and (i) of the Municipal Act, 2001 - GO Station Development Strategy Update 2025

**Carried**

Committee resolved into closed session at 6:37 p.m.

**5. BUSINESS ARISING FROM CLOSED SESSION**

Committee reconvened in open session at 7:51 p.m. with the following individuals in attendance:

Committee:	Bradley (Regional Chair), Badawey, Bateman, Campion*, Chiocchio*, Craitor*, Easton, Foster, Ganann*, Heit, Insinna, Ip, Jordan, Junkin*, Kaiser*, Morocco, Olson, Rigby, Seaborn, Secord*, Villella, Whalen, Witteveen*, Zalepa*
Absent/Regrets:	Diodati, Gale, Grant, Redekop, Siscoe, Sorrento, Steele, Ugulini
Staff:	K. Ahmad, Manager, Urban Design, B. Brens, Associate Director, Budget Planning & Strategy, T. Ellis, Commissioner, Corporate Services/Treasurer, D. Gibbs, Regional Solicitor/Director, Legal & Court Services, R. Ivanov, Legal Counsel*, H. Koning, Commissioner, Community Services, A. Korchok, Chief of Staff, Governance, K. Lotimer, Deputy Clerk, D. Morreale, Director, Growth Management & Planning, A.-M. Norio, Regional Clerk, T. Ricketts, Commissioner, Public Works, M. Robinson, Director, Partnerships & Communication, C. Selig, Strategic Initiatives Manager, M. Sergi, Deputy Chief

Administrative Officer, J. Spratt, Legislative Coordinator, F. Tassone, Director, Transportation Services, J. Vanderlinde, Grant & Incentive Program Manager

Others Present: P. DeMelo, Kagan Shastri DeMelo Winer Park LLP, External Legal Counsel\*

5.1 Confidential Memorandum COTW-C 4-2025

A Matter of Advice that is Subject to Solicitor-Client Privilege and Potential Litigation under s.239(2)(f) and (e) of the Municipal Act, 2001 – Legal Advice related to Report PDS 10-2025

Moved by Councillor Foster  
Seconded by Councillor Morocco

That Confidential Memorandum COTW-C 4-2025, dated July 3, 2025, respecting A Matter of Advice that is Subject to Solicitor-Client Privilege and Potential Litigation under s.239(2)(f) and (e) of the Municipal Act, 2001 – Legal Advice related to Report PDS 10-2025, **BE RECEIVED** for information.

**Carried**

5.2 Confidential Report PDS 15-2025

A Matter respecting information explicitly supplied in confidence to the municipality by the Province and a Crown agency, and commercial information, supplied in confidence to the municipality, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization under s.239(2)(h) and (i) of the Municipal Act, 2001 - GO Station Development Strategy Update 2025

Moved by Councillor Olson  
Seconded by Councillor Whalen

That Confidential Report PDS 15-2025, dated July 3, 2025, respecting A Matter respecting information explicitly supplied in confidence to the municipality by the Province and a Crown agency, and commercial information, supplied in confidence to the municipality, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization under s.239(2)(h) and (i) of the Municipal Act, 2001 - GO Station Development Strategy Update 2025, **BE RECEIVED** and the recommendations contained therein **BE APPROVED**.

**Carried**

## 6. **PRESENTATIONS**

### 6.1 GO Station Development Strategy 2025 Update

Cheryl Selig, Strategic Initiatives Manager, provided information respecting GO Station Development Strategy 2025 Update. Topics of the presentation included:

- Priorities for GO Transit Service
- Advocacy Update
- Niagara Falls Station
- St. Catharines Station Site
- Beamsville Station
- Grimsby Station
- Next Steps

### 6.2 Overview - 1 Quaker Road Smarter Niagara Incentive Program Brownfield Tax Incentive Grant

Julianna Vanderlinde, Grant & Incentive Program Manager, and Khaldoon Ahmad, Manager, Urban Design, provided information respecting Overview - 1 Quaker Road Smarter Niagara Incentive Program Brownfield Tax Increment Grant Application. Topics of the presentation included:

- Development Details
- Regional Smarter Niagara Incentive Program Brownfield Tax Increment Grant program
- 1 Quaker Road Brownfield Tax Increment Grant Application for \$40 million
- Overview of Development and Eligible Costs
- Remediation and Excess Material
- Financial Impact
- Recommendation

**7. DELEGATIONS**

**7.1 1 Quaker Road Smarter Niagara Incentive Program Brownfield Tax Increment Grant Application (Report PDS 10-2025 (Agenda Item 6.1))**

**7.1.1 Grant Munday, Director, Planning and Development Services, City of Welland**

Grant Munday, Director, Planning and Development Services, City of Welland, appeared before Committee to request that Committee approve a matching Brownfield Tax Increment Grant of \$40 million as outlined in the Niagara Incentive Program Brownfield Tax Increment Grant Application submitted to Niagara Region on September 6, 2024, by the City of Welland.

**7.1.2 Ben Jones, Director of Land Development, LIV Communities, and Luciano Piccioni, President, RCI Consulting**

Moved by Councillor Easton  
Seconded by Councillor Bateman

That the delegation **BE GRANTED** an additional ten minutes.

**Carried**

Ben Jones, Director of Land Development, LIV Communities, and Luciano Piccioni, President, RCI Consulting, appeared before Committee to encourage Committee members to approve the City of Welland's request for a matching Brownfield Tax Increment Grant of \$40 million as outlined in their Niagara Incentive Program Brownfield Tax Increment Grant Application, highlighting the ongoing benefits of this proposed development.

Moved by Councillor Bateman  
Seconded by Councillor Villella

That Committee **EXTEND** this meeting's curfew to 11:00 p.m.

**Carried**

8. **ITEMS FOR CONSIDERATION**

8.1 **PDS 10-2025**

1 Quaker Road Smarter Niagara Incentive Program Brownfield Tax Increment Grant Application

Moved by Councillor Olson  
Seconded by Councillor Bateman

That Report PDS 10-2025, dated July 3, 2025, respecting 1 Quaker Road Smarter Niagara Incentive Program Brownfield Tax Increment Grant Application, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That the City of Welland's application for Regional funding (SNIP BTIG Program) for 1 Quaker Road **BE APPROVED** in the amount of up to \$5 million based on the actual demonstrated costs for the remediation of excess material incurred no later than January 1, 2035; and
2. That notice of decision **BE CIRCULATED** to the City of Welland.

Moved by Councillor Campion  
Seconded by Councillor Villella

That the motion **BE AMENDED** as follows:

That Report PDS 10-2025, dated July 3, 2025, respecting 1 Quaker Road Smarter Niagara Incentive Program Brownfield Tax Increment Grant Application, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That the City of Welland's application for Regional funding (SNIP BTIG Program) for 1 Quaker Road **BE APPROVED** in the amount of up to ~~\$5~~ **\$40** million ~~based on the actual demonstrated costs for the remediation of excess material incurred no later than January 1, 2035;~~ and
2. That notice of decision **BE CIRCULATED** to the City of Welland.

Moved by Councillor Morocco  
Seconded by Councillor Villella

That the rules of procedure **BE SUSPENDED** to permit Committee to extend this meeting's curfew past 11:00 p.m.

The Chair advised that the required two-thirds majority to suspend the rules of procedure had not been achieved, and declared the vote,

**Defeated**

Moved by Councillor Morocco  
Seconded by Councillor Rigby

That the question **BE CALLED**.

**Defeated**

**12. ADJOURNMENT**

At 11:00 p.m., the Regional Chair advised that curfew had been reached and the meeting was adjourned.

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Jim Bradley  
Regional Chair

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Kelly Lotimer  
Deputy Regional Clerk

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Ann-Marie Norio  
Regional Clerk