CITY OF WINDSOR MINUTES 10/03/2023

Development & Heritage Standing Committee Meeting

Date: Tuesday, October 03, 2023
Time: 4:30 o'clock p.m.

Members Present:

Councillors
Ward 1 - Councillor Fred Francis
Ward 4 - Councillor Mark McKenzie
Ward 7 - Councillor Angelo Marignani
Ward 9 - Councillor Kieran McKenzie
Ward 10 - Councillor Jim Morrison (Chairperson)

Members
Member Anthony Arbour
Member Robert Polewski

Member Regrets
Member Daniel Grenier

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Commissioner, Economic Development & Innovation
Wira Vendrasco, Deputy City Solicitor
Neil Robertson, Acting City Planner
Jim Abbs, Planner III – Subdivisions
Shawna Boakes, Executive Director Operations / Deputy City Engineer
Patrick Winters, Manager Development
Robert Perissinotti, Development Engineer
Brian Nagata, Planner II – Development Review
Justina Nwaesei, Planner III - Subdivisions

Delegations—participating in person

Item 7.2 – Karl Tanner, agent, Dillon Consulting
Item 7.2 – Joan Ennis, area resident
Item 7.2 – Kate Benedet, area resident
Item 7.2 – Robert Faher, area resident
Item 7.3 – Melanie Muir, MCIP RPP, Dillon Consulting Limited

Delegations—participating via video conference

Item 7.2 – Jeff Benedet, area resident
Item 11.2 – David Tran and Keng Mouy Tran, applicant
Item 11.2 – Jacky Ng, Project & Architectural Designer, Avant Group

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

See Item 7.1, Item 11.3, and Item 11.4.

4. COMMUNICATIONS

4.1. Additional information regarding Public Communications

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Fred Francis

Decision Number: **DHSC 558**
That the memo from the Commissioner, Economic Development & Innovation dated September 25, 2023 entitled "Additional Information Regarding Public Communications" **BE RECEIVED** for information.
Carried.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Minutes of the September 11, 2023 Development & Heritage Standing Committee meeting (*Planning Act* Matters)

Moved by: Member Anthony Arbour
Seconded by: Councillor Angelo Marignani

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held September 11, 2023 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 257/2023

7. *PLANNING ACT* MATTERS

7.1 Official Plan Amendment and Zoning By-law Amendment for the vacant land located on the southwest corner of Wyandotte St. E. and Florence Ave. intersection; Applicant: Ganatchio Gardens Inc.; File Nos. OPA 162 [OPA/6731]; Z-026/22 [ZNG/6730]; Ward 7

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Fred Francis

THAT the report of the Senior Planner, Subdivisions dated September 14, 2023 entitled, “Official Plan Amendment and Zoning By-law Amendment for the vacant land located on the southwest corner of Wyandotte St. E. and Florence Ave. intersection; Applicant: Ganatchio Gardens Inc.; File Nos. OPA 162 [OPA/6731]; Z-026/22 [ZNG/6730]; Ward 7” **BE DEFERRED** to a future meeting of the Development & Heritage Standing Committee to allow for further discussions between administration and the proponent to take place.
Carried.

Report Number: S 122/2023
Clerk’s File: Z/14606 & Z/14602

7.2. Official Plan & Zoning Bylaw Amendments Z 024-23 [ZNG-7069] & OPA 175 [OPA-7072] 1027458 Ontario Inc. Mutiple Dwelling Development Banwell & McHugh (South) - Ward 7

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Fred Francis

Decision Number: **DHSC 559**

THAT the City of Windsor Official Plan Volume II – East Riverside Secondary Plan Schedule ER-2 **BE AMENDED** by changing the land use designation of Block 8, Plan 12M-425, City of Windsor from Business Park to "Banwell Road Mixed Use Corridor"; and,

THAT the City of Windsor Official Plan, Volume II, Part 1 – Special Policy Areas, **BE AMENDED** by adding site specific policies as follows:

1.# **SOUTH WEST CORNER OF BANWELL ROAD AND MCHUGH STREET**

1.#.1 The property described as Block 8, Plan 12M-425, in the City of Windsor, known municipally as 0 McHugh Street, is designated a special policy area on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.

1.#.2 Notwithstanding Section 2.7.5.5 of the Official Plan, Volume II:

a) Medium Profile Residential Buildings shall be permitted on the subject property; and
b) High Profile Residential Buildings shall be permitted within 30 metres of Banwell Road on the subject property; and,

THAT the City of Windsor Zoning By-law 8600 **BE AMENDED** for the lands described as Block 8, Plan 12M-425 from MD1.4 to HCD2.7; and,

THAT the hold prefix **BE REMOVED** when the applicant/owner submits an application to remove the holding prefix and the following condition is satisfied:

a) an updated Transportation Impact Study is prepared and submitted to the satisfaction of the City Engineer; and,

THAT subsection 1 of Section 20 of the City of Windsor Zoning By-law 8600 **BE AMENDED** for the lands described as Block 8, Plan 12M-425 by adding site specific regulations as follow:

4xx. **SOUTH WEST CORNER OF BANWELL ROAD AND MCHUGH STREET**

For the lands described as Block 8, Plan 12M-425, the following shall be additional permitted uses:

i. residential care facility;
ii. multiple dwelling;

subject to the regulations in Section 12.2.5, and,
Building height – Maximum – within 30m of Banwell Road - 30m maximum

Building height – Maximum – remainder of site - 26 m

(ZDM 15; ZNG/7069); and,

THAT the site plan control officer **BE REQUESTED** to explore the possibility of a vehicle access area to Banwell Road.

Report Number: S 121/2023

Clerk's File: Z/14648 & Z/14647

7.3. Draft Plan of Condominium with Exemption under Section 9(3) of the *Condominium Act* –CDM 008-23 [CDM-7134] Lankor Horizons Development Inc. 3290, 3320, 3340, 3370 STELLA CRESCENT Ward 7

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 560**
THAT the application of Lankor Horizons Development Inc. for an exemption under Section 9(3) of the *Condominium Act* for approval of a plan of condominium (Standard Condominium), comprised of a total of 199 dwelling units as shown on the attached Map No. CDM-008/23-1 and CDM-008/23-2 on a parcel legally described as; Part of Lot127, Concession 2, City of Windsor, Part 1 to 3 (inclusive), 12R-16010, located at 3290, 3320, 3340, 3370 STELLA CRESCENT **BE APPROVED** for a period of three (3) years.
Carried.

Report Number: S 117/2023
Clerk's File: Z/14663

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 6:23 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 6:24 o'clock p.m.

8. ADOPTION OF THE MINUTES

None presented.

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

See Item 11.1 and Item 11.2.

10. *HERITAGE ACT* MATTERS

None Presented.

11. ADMINISTRATIVE ITEMS

11.3 Closure of part of north half of Lillian Street right-of-way, between Vimy Avenue and Memorial Drive, Ward 4, SAS-6629

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Fred Francis

THAT the report of the Planner II - Development Review dated August 22, 2023 entitled, "Closure of part of north half of Lillian Street right-of-way, between Vimy Avenue and Memorial Drive, Ward 4, SAS-6629" **BE DEFERRED** to the November 6, 2023 Development & Heritage Standing Committee meeting to allow administration to communicate with the residents regarding their concerns.
Carried.

Report Number: S 41/2023
Clerk's File: SAA2023

11.4 Closure of Third Street R.O.W. between Continental Avenue and E. C. Row Expressway, Ward 2, SAS-6924

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Angelo Marignani

THAT the report of the Planner II - Development Review dated August 4, 2023 entitled, "Closure of Third Street R.O.W. between Continental Avenue and E. C. Row Expressway, Ward 2, SAS-6924" **BE DEFERRED** to the December 4, 2023 Development & Heritage Standing Committee meeting to allow for further consultation between the proponent and administration to take place.
Carried.

Report Number: S 97/2023
Clerk's File: SAA2023

11.1. Closure of north/south alley located between Joinville Avenue and Haig Avenue, and two intersecting east/west alleys located west of north/south alley, Ward 8, SAA-6822

Moved by: Councillor Fred Francis
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 561**

I. THAT the 4.27-metre-wide north/south alley located between Joinville Avenue and Haig Avenue, and shown on Drawing No. CC-1835 (*attached* hereto as Appendix "A"), and hereinafter referred to as "Alley A", **BE ASSUMED** for subsequent closure;

II. THAT Alley A **BE CLOSED AND CONVEYED** to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

a. 3.0-metre-wide easement, measured 1.50 metres from either side of the following utility infrastructure, subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
   i. Bell Canada to accommodate existing aerial facilities and poles;
   ii. ENWIN Utilities Ltd. to accommodate existing overhead and underground 120/240V hydro pole distribution, including guy wires and anchors; and
   iii. MNSi. to accommodate existing aerial facilities.

b. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner, save and except that portion abutting Lots 68 to 71 on Registered Plan 1167, in which case the middle of the alley shall be used.

III. THAT the 4.27-metre-wide east/west alley located between Alley A and the west limit of the property known municipally as 5065 Joinville Avenue (legally described as Lot 114 & Part of Lot 113, Plan 1107), and shown on Drawing No. CC-1835 (*attached* hereto as Appendix "A"), and hereinafter referred to as the "Alley B", **BE ASSUMED** for subsequent closure;

IV. THAT Alley B **BE CLOSED AND CONVEYED** to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner;

V. THAT the 4.27-metre-wide east/west alley located between the Alley A and the west limit of the property known municipally as 5066 Haig Avenue (legally described as Lot 142 & Part of Lot 143, Plan 1107), and shown on Drawing No. CC-1835 (*attached* hereto as Appendix "A"), and hereinafter referred to as the "Alley C", **BE ASSUMED** for subsequent closure;

VI. THAT Alley C **BE CLOSED AND CONVEYED** to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner;

VII. THAT Conveyance Cost **BE SET** as follows:
   a. For alley conveyed to abutting lands zoned RD1.4, $1.00 plus HST (if applicable), deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

VIII. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1835, *attached* hereto as Appendix "A";

IX. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s);

X. THAT The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor;

XI. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003
Carried.

Report Number: S 102/2023

11.2. Closure of north/south alley located between Taylor Avenue and 1124-1224 Campbell Avenue, Ward 2, SAA-6848

Councillor Kieran McKenzie inquires as to the reason that this alley closure will be made available only to one property owner, which is not the normal process, as the alley should be made available to all abutting property owners. The Councillor inquires as to why this process is different from the usual process. Brian Nagata, Planner II Development Review, appears before the Development & Heritage Standing Committee regarding the administrative report "Closure of north/south alley located between Taylor Avenue and 1124-1224 Campbell Avenue, Ward 2, SAA-6848" and indicates that the alley cannot be conveyed to the abutting property owners because this would block access to the applicant's property. They have had historical access off the alley and a approved access through a recent building permit.

Councillor Kieran McKenzie inquires whether the other property owners want to acquire their portion of the alley. Mr. Nagata indicates that the property owner to the west is claiming that there is an existing driveway off the alley, although the City has no evidence of a driveway. Mr. Nagata states that the current engineering best practice is to not allow access from of a grass alley. Mr. Nagata adds that the property owner to the east has indicated that they would like to have access to the alley in order to complete any maintenance to the backyard and administration have included an easement in the recommendation so that they will have access. Mr. Nagata indicates that the applicant has only requested the portion of the alley abutting their property, although Administration has recommended the whole alley so that the City is not left with a remnant portion. Should the alley be left open, the property to the west still wouldn't be granted access since it is a grass alley.

Councillor Kieran McKenzie inquires what the applicant is trying to achieve by acquiring the alley. Mr. Tran, applicant appears before the Development & Heritage Standing Committee via video conference regarding the administrative report "Closure of north/south alley located between Taylor Avenue and 1124-1224 Campbell Avenue, Ward 2, SAA-6848" and indicates that he was only trying to acquire the portion of the alley directly behind his property in order to provide additional parking in the back.

Councillor Kieran McKenzie inquires whether the delegate has had discussions with his abutting property owners. Mr. Tran, applicant responds that he has spoken with the abutting owner at the rear and he had no objections. The property owner at the corner has an issue with tenant parking across the street from her property, the alley parking would alleviate that.

Councillor Angelo Marignani inquires whether the entire alley is required in order to have access to the applicant's portion of the alley. Mr. Nagata indicates that Administration has recommended the entire alley in order to not be left with a remnant portion of the alley.

Councillor Angelo Marignani inquires whether the maintenance of the alley would become the responsibility of the property owner. Mr. Nagata indicates that is correct.

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 562**

I. THAT the 3.66-metre-wide north/south alley located between Taylor Avenue and the property known municipally as 1124-1224 Campbell Avenue (legally described as Part of Lot 1, Plan 64; Lots 27, 28, 45-58, Part of Closed Alley & McEwan, Plan 1367), and shown on Drawing No. CC-1837 (*attached* hereto as Appendix "A"), and hereinafter referred to as the "subject alley", **BE ASSUMED** for subsequent closure.

II. THAT the subject alley **BE CLOSED AND CONVEYED** to the owner of the property known municipally as 1238 Campbell Avenue (legally described as Lots 1 & 2, Part of Lot 3, Plan 669) and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

a. 3.0-metre-wide easement, measured 1.50 metres from either side of the following utility infrastructure, subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
    i. Bell Canada to accommodate existing aerial infrastructure; and
    ii. ENWIN Utilities Ltd. to accommodate the poles and existing secondary overhead conductors.

b. Easement subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
    i. The owner of the property known municipally as 1660 Taylor Avenue (legally described as Lots 33 to 34 & Part of Closed Alley, Plan 669) for access to repair and maintain the west face of the existing detached garage on the said property.

III. THAT Conveyance Cost **BE SET** as follows:
a. For alley conveyed to abutting lands zoned RD1.3 or RD2.2, $1.00 plus HST (if applicable), deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

IV. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1837, *attached* hereto as Appendix "A".

V. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VI. THAT The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003
Carried.

12. COMMITTEE MATTERS

None presented.

13. QUESTION PERIOD

None presented.

14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Matters) is adjourned at 6:35 o'clock p.m.
Carried.

Ward 10 – Councillor Jim Morrison (Chairperson)

Deputy City Clerk / Supervisor of Council Services

Development & Heritage Standing Committee Meeting
Date: Tuesday, October 03, 2023
Time: 4:30 o'clock p.m.

Members Present:

Councillors
Ward 1 - Councillor Fred Francis
Ward 4 - Councillor Mark McKenzie
Ward 7 - Councillor Angelo Marignani
Ward 9 - Councillor Kieran McKenzie
Ward 10 - Councillor Jim Morrison (Chairperson)

Members
Member Anthony Arbour
Member Robert Polewski

Member Regrets
Member Daniel Grenier

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:
Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Commissioner, Economic Development & Innovation
Wira Vendrasco, Deputy City Solicitor
Neil Robertson, Acting City Planner
Jim Abbs, Planner III – Subdivisions
Shawna Boakes, Executive Director Operations / Deputy City Engineer
Patrick Winters, Manager Development
Robert Perissinotti, Development Engineer
Brian Nagata, Planner II – Development Review
Justina Nwaesei, Planner III - Subdivisions

Delegations—participating in person
Item 7.2 – Karl Tanner, agent, Dillon Consulting
Item 7.2 – Joan Ennis, area resident
Item 7.2 – Kate Benedet, area resident
Item 7.2 – Robert Faher, area resident
Item 7.3 – Melanie Muir, MCIP RPP, Dillon Consulting Limited

Delegations—participating via video conference
Item 7.2 – Jeff Benedet, area resident
Item 11.2 – David Tran and Keng Mouy Tran, applicant
Item 11.2 – Jacky Ng, Project & Architectural Designer, Avant Group

1. CALL TO ORDER
The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS
See Item 7.1, Item 11.3, and Item 11.4.

4. COMMUNICATIONS

4.1. Additional information regarding Public Communications
Moved by: Councillor Angelo Marignani
Seconded by: Councillor Fred Francis
Decision Number: **DHSC 558**
That the memo from the Commissioner, Economic Development & Innovation dated September 25, 2023 entitled "Additional Information Regarding Public Communications" **BE RECEIVED** for information.

Carried.

Report Number: SCM 266/2023

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Minutes of the September 11, 2023 Development & Heritage Standing Committee meeting (*Planning Act* Matters)

Moved by: Member Anthony Arbour
Seconded by: Councillor Angelo Marignani
THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held September 11, 2023 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 257/2023

7. *PLANNING ACT* MATTERS

7.1 Official Plan Amendment and Zoning By-law Amendment for the vacant land located on the southwest corner of Wyandotte St. E. and Florence Ave. intersection; Applicant: Ganatchio Gardens Inc.; File Nos. OPA 162 [OPA/6731]; Z-026/22 [ZNG/6730]; Ward 7

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Fred Francis

THAT the report of the Senior Planner, Subdivisions dated September 14, 2023 entitled, "Official Plan Amendment and Zoning By-law Amendment for the vacant land located on the southwest corner of Wyandotte St. E. and Florence Ave. intersection; Applicant: Ganatchio Gardens Inc.; File Nos. OPA 162 [OPA/6731]; Z-026/22 [ZNG/6730]; Ward 7" **BE DEFERRED** to a future meeting of the Development & Heritage Standing Committee to allow for further discussions between administration and the proponent to take place.
Carried.

Report Number: S 122/2023
Clerk's File: Z/14606 & Z/14602

7.2. Official Plan & Zoning Bylaw Amendments Z 024-23 [ZNG-7069] & OPA 175 [OPA-7072] 1027458 Ontario Inc. Multiple Dwelling Development Banwell & McHugh (South) - Ward 7

Jim Abbs, Author makes note of a minor change in the report, MD1.2 should read MD1.4 and states that it does not impact the recommendation from the Planning Department.

Karl Tanner and Theresa O'Neil, agents, Dillon Consulting are available for questions.

Joan Ennis, area resident (2044 Questa Drive) - has various concerns with the proposal such as; flooding, removal of the berm, parking, traffic, height of the building and harm to the environment.

Jeff Benedet (via zoom), area resident –mentions an error on the website showing an incorrect shadow study. Mr. Benedet has various questions such as; tree removal, landfill being within 800

meters, EV charging stations and construction fencing. Mr. Benedet also has concerns with the height of the building.

Kate Benedet, area resident (Questa Drive) – Mrs. Benedet reads an email from an area resident that has concerns with parking and traffic. Mrs. Benedet has concerns with traffic and voices safety concerns at the Banwell and McHugh intersection.

Robert Berret, area resident (1964 Questa Drive) – has concerns with flooding, traffic and removal of the berm.

Councillor Francis asks Mr. Tanner if the height can be reduced. Mr. Tanner answers that the preference is 10-storeys (35 meters) at this time.

Councillor Francis asks Ms. Ennis if the height of the building was reduced would the residents be comfortable with the proposal. Ms. Ennis agrees.

Councillor Marignani asks Mr. Tanner will the development have EV parking spots. Mr. Tanner answers that will be looked at in the Site Plan Control process. Councillor Marignani asks if there will be a convenience store at the development. Mr. Tanner answers that it can be looked into. Councillor Marignani asks if the developers would be opposed to an egress to relieve pressure from the intersection at Banwell and McHugh. Mr. Tanner states that it can be reviewed during Site Plan Control. Councillor Marignani asks if temporary construction screen can be put in place to protect the properties from construction debris. Mr. Tanner answers that it could be implemented immediately.

Councillor Kieran Mackenzie asks Mr. Tanner to speak about the raised flooding concerns. Mr. Tanner states that studies were done in the past on the Blue Heron Pond and that it was adequately sized for future developments, so it would have no negative impacts on neighbourhood.

Councillor Marignani asks Mr. Perissinotti if the building will add any additional strain on the neighbourhood in terms of flooding. Mr. Perissinotti answers that they do not have any concerns.

Councillor Marignani asks if there are any concerns with waste management. Mr. Abbs answers that there were not any concerns identified in the circulation.

Councillor Kieran Mackenzie asks for clarity on the updated TIS. Mr. Abbs answers that the study will reflect an increase of 200 units and what mitigation measures will be needed (if any).

Councillor Kieran Mackenzie asks what impact this development will have on traffic. Mrs. Boakes answers that the updated TIS will show what the impact will be with existing conditions and some forecasting for when the development is complete.

Councillor Kieran Mackenzie asks if removing the berm but adding the parking lot will control flooding issues. Mr. Winters answers that it will be determined during Site Plan Control.

Councillor Marignani asks if there are any concerns with residents having permit parking. Mrs. Boakes answers that a call would have to come in through 311 and a neighbourhood analysis would have to be done in the entire area. The next step would be a neighbourhood petition.

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Fred Francis

Decision Number: **DHSC 559**

THAT the City of Windsor Official Plan Volume II – East Riverside Secondary Plan Schedule ER-2 **BE AMENDED** by changing the land use designation of Block 8, Plan 12M-425, City of Windsor from Business Park to "Banwell Road Mixed Use Corridor"; and,
THAT the City of Windsor Official Plan, Volume II, Part 1 – Special Policy Areas, **BE AMENDED** by adding site specific policies as follows:
1.# **SOUTH WEST CORNER OF BANWELL ROAD AND MCHUGH STREET**
1.#.1 The property described as Block 8, Plan 12M-425, in the City of Windsor, known municipally as 0 McHugh Street, is designated a special policy area on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.
1.#.2 Notwithstanding Section 2.7.5.5 of the Official Plan, Volume II:
a) Medium Profile Residential Buildings shall be permitted on the subject property; and
b) High Profile Residential Buildings shall be permitted within 30 metres of Banwell Road on the subject property; and,
THAT the City of Windsor Zoning By-law 8600 **BE AMENDED** for the lands described as Block 8, Plan 12M-425 from MD1.4 to HCD2.7; and,
THAT the hold prefix **BE REMOVED** when the applicant/owner submits an application to remove the holding prefix and the following condition is satisfied:
a) an updated Transportation Impact Study is prepared and submitted to the satisfaction of the City Engineer; and,
THAT subsection 1 of Section 20 of the City of Windsor Zoning By-law 8600 **BE AMENDED** for the lands described as Block 8, Plan 12M-425 by adding site specific regulations as follow:
4xx. **SOUTH WEST CORNER OF BANWELL ROAD AND MCHUGH STREET**
For the lands described as Block 8, Plan 12M-425, the following shall be additional permitted uses:
i. residential care facility;
ii. multiple dwelling; subject to the regulations in Section 12.2.5, and,
Building height – Maximum – within 30m of Banwell Road - 30m maximum
Building height – Maximum – remainder of site - 26 m
(ZDM 15; ZNG/7069); and,
THAT the site plan control officer **BE REQUESTED** to explore the possibility of a vehicle access area to Banwell Road.

Report Number: S 121/2023

7.3. Draft Plan of Condominium with Exemption under Section 9(3) of the *Condominium Act* –CDM 008-23 [CDM-7134] Lankor Horizons Development Inc. 3290, 3320, 3340, 3370 STELLA CRESCENT Ward 7

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 560**
THAT the application of Lankor Horizons Development Inc. for an exemption under Section 9(3) of the *Condominium Act* for approval of a plan of condominium (Standard Condominium), comprised of a total of 199 dwelling units as shown on the attached Map No. CDM-008/23-1 and CDM-008/23-2 on a parcel legally described as; Part of Lot127, Concession 2, City of Windsor, Part 1 to 3 (inclusive), 12R-16010, located at 3290, 3320, 3340, 3370 STELLA CRESCENT **BE APPROVED** for a period of three (3) years.
Carried.
Report Number: S 117/2023
Clerk's File: Z/14663

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 6:23 o'clock p.m.

8. ADJOURNMENT

There being no further business, the meeting of the Development & Heritage Standing Committee is adjourned at 6:25 o'clock.

Ward 10 – Councillor Jim Morrison (Chairperson)	Deputy City Clerk / Supervisor of Council Services