

October 7, 2022

**TO THE MAYOR AND MEMBERS OF COUNCIL:**

A special meeting of Council will be held on **Tuesday, October 11, 2022, at 3:00 o'clock p.m., in Room 139, 350 City Hall Square.** Council will at the special meeting adopt a resolution to authorize Council to meet in closed session, and the resolution shall contain the general nature of the matters to be considered in the closed session. The resolution must be adopted by a majority of Council present during the open special meeting before the meeting may be closed.

The **regular meeting** of Council will be held on **Tuesday, October 11, 2022 at 4:00 o'clock p.m., in the Council Chambers, 350 City Hall Square.**

BY ORDER OF THE MAYOR.

Yours very truly,



Steve Vlachodimos

City Clerk

/bm

c.c. Chief Administrative Officer

**Consolidated City Council Meeting**

**Date:** Tuesday, October 11, 2022

**Time:** 4:00 o'clock p.m.

**Location:** Council Chambers, 1<sup>st</sup> Floor, Windsor City Hall

All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. Any delegations have the option to participate in person or electronically

**MEMBERS:**

Mayor Drew Dilkens

Ward 1 – Councillor Fred Francis

Ward 2 – Councillor Fabio Costante

Ward 3 – Councillor Rino Bortolin

Ward 4 – Councillor Chris Holt

Ward 5 – Councillor Ed Sleiman

Ward 6 – Councillor Jo-Anne Gignac

Ward 7 – Councillor Jeewen Gill

Ward 8 – Councillor Gary Kaschak

Ward 9 – Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison



## ORDER OF BUSINESS

<b>Item #</b>	<b>Item Description</b>
1.	<b>ORDER OF BUSINESS</b>

1.1.	In the event of the absence of the Mayor, Councillor Gill has been Appointed Acting Mayor for the month of October, 2022 in accordance with By-law 176-2018, as amended
------	---

2. **CALL TO ORDER** - Playing of the National Anthem

### **READING OF LAND ACKNOWLEDGEMENT STATEMENT**

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomie. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

3. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

4. **ADOPTION OF THE MINUTES**

4.1	Minutes of the September 26, 2022 Regular City Council meeting ( <b>SCM 283/2022</b> ) ( <b>enclosed</b> )
-----	--

5. **NOTICE OF PROCLAMATIONS**

#### **Proclamations**

“Learning Disabilities Awareness Month” –October, 2022

“Disability Employment Awareness Month” – October, 2022

“Healthy Workplace Month” – October, 2022

“Ontario Cadets Week” – October 1 to October 7, 2022

“International Day of the Girl” – October 11, 2022

“Foster Parent Appreciation Week” – October 16 to October 22, 2022

“Child Care Worker and Early Childhood Educator Appreciation Day” – October 18, 2022

“Dress Purple Day” – Thursday, October 27, 2022

“Lung Cancer Awareness Month” – November, 2022

**Illumination**

“Light It Up’ Event for National Disability Employment Awareness Month” – October 20, 2022

**Flag Raising Ceremony**

“International Day of the Girl” – October 11, 2022

6. **COMMITTEE OF THE WHOLE**

7. **COMMUNICATIONS INFORMATION PACKAGE** (This includes both Correspondence and Communication Reports)

7.1. Correspondence 7.1.1 through 7.1.5 **(CMC 15/2022) (enclosed)**

8. **CONSENT AGENDA**

8.1. Appointment of Drainage Superintendent **(C 156/2022)**

**CONSENT COMMITTEE REPORTS**

8.2. Minutes of the Windsor Licensing Commission of its meeting held July 27, 2022 **(SCM 272/2022) & (SCM 243/2022)**

8.3. Minutes of the Vision Zero Stakeholder Group of its meeting held June 29, 2022 **(SCM 273/2022) & (SCM 246/2022)**

8.4. Essex-Windsor Solid Waste Authority (EWSWA) Minutes of the Regular Board Meeting held July 5, 2022 - City Wide **(SCM 274/2022) & (SCM 247/2022)**

8.5. Essex-Windsor Solid Waste Authority (EWSWA) Minutes of the Regular Board Meeting held August 10, 2022-City Wide **(SCM 275/2022) & (SCM 267/2022)**

8.6. Additional information for CQ 12-2019 in response to the Residential Parking Permit Policy-City Wide **(SCM 276/2022) & (S 74/2022)**

8.7. Victoria Avenue (Tecumseh Road West to Jackson Street) Traffic Calming-Ward 3 **(SCM 277/2022) & (S 110/2022)**

**Clerk's Note:** Written submissions from Al Kruc and Renee & Michael Parent originally submitted to the September 28, 2022 Environment, Transportation & Public Safety Standing Committee **(attached)**

9. **REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS**
  
10. **PRESENTATIONS AND DELEGATIONS**
  - 10.1 Heritage Recognition Awards Video Presentation
    - a) Kristina Tang, Planner III - Heritage
  
11. **REGULAR BUSINESS ITEMS (Non-Consent Items)**
  - 11.1. Prince Road Sewer - Phase 9B Outlet to Detroit River - Amendment of Consulting Service Agreement - Ward 2 **(C 160/2022)**
  - 11.2. Request for Proposal (RFP) 98-22 – Engineering Consulting Services for Cargo Road Extension (St. Etienne Blvd.) – Ward 9 **(C 169/2022)**
  - 11.3. Agreement Amendment for RFP 21-20 for the Municipal Class Environmental Assessment for Ojibway Parkway Wildlife Overpass– Ward 1 **(C 172/2022)**
  
12. **CONSIDERATION OF COMMITTEE REPORTS**
  - 12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council (if scheduled)
  - 12.2. Report of the Striking Committee of its meeting held September 26, 2022 **(SCM 282/2022)**
  
13. **BY-LAWS (First and Second Reading)**
  - 13.1. **By-law 142-2022** A BY-LAW TO APPOINT A DRAINAGE SUPERINTENDENT FOR THE CORPORATION OF THE CITY OF WINDSOR PURSUANT TO THE *DRAINAGE ACT*, R.S.O. 1990, IN THE CITY OF WINDSOR, See Item 8.1
  - 13.2. **By-law 143-2022** A BY-LAW TO AMEND BY-LAW NUMBER 25-2018 BEING A BY-LAW TO DESIGNATE THE LEGAL BOUNDARIES OF THE CITY OF WINDSOR AS A COMMUNITY IMPROVEMENT PROJECT AREA, authorized by CR383/2022, adopted September 6, 2022
  - 13.3. **By-law 144-2022** A BY-LAW TO AMEND BY-LAW NUMBER 26-2018 BEING A BY-LAW TO ADOPT A COMMUNITY IMPROVEMENT PLAN FOR THE CITY OF WINDSOR BUILDING FACADE IMPROVEMENT PROGRAM AND URBAN DESIGN GUIDELINES FOR MAIN STREETS COMMUNITY IMPROVEMENT PROJECT AREA, authorized by CR383/2022, adopted September 6, 2022

- 13.4. **By-law 145-2022** A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 9148 BEING A BY-LAW TO REGULATE TRAFFIC WITHIN THE LIMITS OF THE CITY OF WINDSOR, authorized by CAO 253/2022, approved October 6, 2022
- 13.5. **By-law 146-2022** A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE ELEVENTH DAY OF OCTOBER, 2022
14. **MOVE BACK INTO FORMAL SESSION**
15. **NOTICES OF MOTION**
16. **THIRD AND FINAL READING OF THE BY-LAWS**  
By-laws 142-2022 through 146-2022 **(inclusive)**
17. **PETITIONS**
18. **QUESTION PERIOD**
- 18.1. Summary of Outstanding Council Questions as of October 11, 2022 **(SCM 281 /2022) (enclosed)**
- 18.2. Summary of Council Directives as of October 11, 2022 **(SCM 280/2022) (enclosed)**
19. **STATEMENTS BY MEMBERS**
20. **UPCOMING MEETINGS**
- WCU Joint Ad Hoc Nominating Committee  
Monday, October 17, 2022  
9:00 a.m.
- Windsor Utilities Commission Governance Committee  
Monday, October 17, 2022  
11:00 a.m.

Environment, Transportation & Public Safety Standing Committee (CANCELLED)  
Wednesday, October 19, 2022

ENWIN Utilities Ltd. Governance & HR Committee  
Wednesday, October 26, 2022  
9:00 a.m.

Windsor Utilities Commission Governance Committee  
Wednesday, October 26, 2022  
11:00 a.m.

Windsor Accessibility Advisory Committee  
Tuesday, November 1, 2022  
10:00 a.m. (via Zoom video conference)

21. **ADJOURNMENT**

## Item No. 4.1



### Committee Matters: SCM 283/2022

**Subject: Adoption of the Windsor City Council meeting minutes held September 26, 2022**



## CITY OF WINDSOR MINUTES 09/26/2022

### City Council Meeting

Date: Monday, September 26, 2022

Time: 4:00 o'clock p.m.

#### **Members Present:**

##### **Mayor**

Mayor Dilkens

##### **Councillors**

Ward 1 - Councillor Francis

Ward 2 - Councillor Costante

Ward 3 - Councillor Bortolin

Ward 4 - Councillor Holt

Ward 5 - Councillor Sleiman

Ward 6 - Councillor Gignac

Ward 7 - Councillor Gill

Ward 8 - Councillor Kaschak

Ward 9 - Councillor McKenzie

Ward 10 - Councillor Morrison

**Clerk's Note:** Several members of Administration and the public participated via video conference (Zoom), in accordance with Procedure By-law 98-2011 as amended, which allows for electronic participation.

# Minutes

## City Council

Monday, September 26, 2022

Page 2 of 29

---

### 1. ORDER OF BUSINESS

### 2. CALL TO ORDER

Following the playing of the Canadian National Anthem and reading of the Land Acknowledgement, the Mayor calls the meeting to order at 4:01 o'clock p.m.

### 3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

### 4. ADOPTION OF THE MINUTES

#### 4.1. Adoption of the Windsor City Council meeting minutes held September 6, 2022

Moved by: Councillor McKenzie

Seconded by: Councillor Morrison

That the minutes of the meeting of Council held September 6, 2022 **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 270/2022

### 5. NOTICE OF PROCLAMATIONS

#### Proclamations

“British Home Children's Day” – September 28, 2022

“United Nations International Day for Elder Persons and Canada Seniors Day” – October 1, 2022

“Fire Prevention Week” – October 9 to October 15, 2022

#### Flag Raising Ceremony

“Franco Ontarian Day” – September 22 to September 30, 2022

“United Nations International Day for Elder Persons and Canada Seniors Day” –September 29, 2022 to October 2, 2022



# Minutes

## City Council

Monday, September 26, 2022

Page 3 of 29

### Illuminations

“Franco Ontarian Day” – September 24 to September 25, 2022

“British Home Children's Day” – September 28, 2022

“National Day for Truth and Reconciliation” – September 26 to October 2, 2022

## 6. COMMITTEE OF THE WHOLE

Moved by: Councillor Sleiman

Seconded by: Councillor Bortolin

That Council do now rise and move into Committee of the Whole with the Mayor presiding for the purpose of dealing with:

(a) communication items;

(b) consent agenda;

(c) hearing requests for deferrals, referrals and/or withdrawals of any items of business;

(d) hearing presentations and delegations;

(e) consideration of business items;

(f) consideration of Committee reports:

(g) Report of Special In-Camera Meeting or other Committee as may be held prior to Council (if scheduled); and

(h) consideration of by-laws 134-2022 through 141-2022 (inclusive).

Carried.

## 7. COMMUNICATIONS INFORMATION PACKAGE

### 7.1. Correspondence for September 26, 2022

Moved by: Councillor Costante

Seconded by: Councillor Francis

Decision Number: CR406/2022

That the following Communication Items 7.1.1 through 7.1.5 (inclusive) as set forth in the Council Agenda **BE REFERRED** as noted:

No.	Sender	Subject
7.1.1.	<i>Cannabis Act</i> Legislative Review Secretariat – Health Canada	Notice of the launch of the legislative review of the <i>Cannabis Act</i>  City Planner Chief Building Official Commissioner, Legal & Legislative Services Commissioner, Economic Development & Innovation CAO's Office GP2022 Note & File

# Minutes

## City Council

Monday, September 26, 2022

Page 4 of 29

No.	Sender	Subject
7.1.2.	Ministry of Economic Development, Job Creation and Trade	<p>Letter confirming that the Minister of Municipal Affairs and Housing made a Minister's Zoning Order (MZO) to facilitate the development of the NextStar Energy Inc. Electric Vehicle Battery Manufacturing Facility in Windsor</p> <p>City Planner Deputy City Solicitor – Legal &amp; Real Estate Commissioner, Legal &amp; Legislative Services Commissioner, Economic Development &amp; Innovation GP2022 Note &amp; File</p>
7.1.3.	Ontario Land Tribunal	<p>Notice of Case Management Conference by video conference on October 21, 2022 at 10:00 a.m. and direction regarding OLT-22-003819; <i>Buttice v. Windsor (City)</i>; 1913, 1925 &amp; 1949 Devonshire Court.</p> <p>City Planner Deputy City Solicitor – Legal &amp; Real Estate Development Applications Clerk Commissioner, Legal &amp; Legislative Services GP2022 Note &amp; File</p>
7.1.4.	Town of Tecumseh	<p>Town of Tecumseh Notice of Re-Initiated Tecumseh Hamlet Secondary Plan</p> <p>City Planner Deputy City Solicitor – Legal &amp; Real Estate Z2022 Note &amp; File</p>

# Minutes

## City Council

Monday, September 26, 2022

Page 5 of 29

No.	Sender	Subject
7.1.5.	Manager of Urban Design	<p>Recent Site Plan Control (SPC) applications:</p> <ul style="list-style-type: none"><li>• Zeshan Choudhry, 1233 University W, alteration of building front face / exterior</li><li>• Olivia Construction Homes Inc. (Ashraf Botros), 1920 Grove, 2 new, 43 unit condominium residential dwellings development</li><li>• LPG Developments Inc (Irfan Lakhanpal), 0 Montreuil, commercial centre building - stand alone drive thru restaurant</li><li>• Archon Architects Incorporated (Settimo Vilardi), 830 Ouellette, convert the existing lodging house to apartments</li><li>• John Bortolotti, 1595 Lincoln, new interior storage facility</li><li>• Rosati Group (David Mady), 3200 Deziel, construction of a 9,655 square foot office building</li><li>• Sfera Architects (John Bortolotti), 2109 &amp; 2139 Ottawa, new Motor City Community Credit Union main branch</li><li>• Homes By Artisan (Mamun Chowdury), 101 Erie E, redevelop the medical/pharmacy plaza with modern amenities</li><li>• Yogesh Kumar Contract, 2275 Huron Church, new motel</li><li>• Mohammad Hanash, 1948-1950 Ottawa, second floor addition and change of use</li><li>• Passa Associates Inc., Architects (Joseph Passa), 785 Goyeau, two, 21-storey mixed use towers - commercial and residential units</li><li>• Rosati Construction Inc. (Darren Ion), 3475 Wheelton, proposed industrial project on airport land</li></ul> <p style="text-align: right;">Z2022 Note &amp; File</p>

Carried.

Report Number: CMC 14/2022

# Minutes

## City Council

Monday, September 26, 2022

Page 6 of 29

### 7.2. Rostered Consultants Used by Public Works, Parks and Facilities - January 1 2022 to June 30 2022 - City Wide

Moved by: Councillor Costante  
Seconded by: Councillor Francis

Decision Number: CR407/2022

That the report of the Purchasing Manager dated July 13, 2022 entitled "Rostered Consultants Used by Public Works, Parks and Facilities - January 1 2022 to June 30 2022 - City Wide" **BE RECEIVED** by Council for information in compliance with section 163 of Bylaw 93-2012 (the "Purchasing Bylaw").

Carried.

Report Number: CM 9/2022  
Clerk's File: ACO2022

## 8. CONSENT AGENDA

### 8.1. Confirm and Ratify Report -regarding Expenditure to commemorate the passing of Queen Elizabeth II - City Wide

Moved by: Councillor Gignac  
Seconded by: Councillor Gill

Decision Number: CR408/2022

That the results of the email poll authorized by Mayor Drew Dilkens and the Acting Chief Administrative Officer on Friday September 9, 2022 approving the following **BE CONFIRMED AND RATIFIED**:

WHEREAS it is appropriate to commemorate the passing of Her Majesty, Queen Elizabeth II through a series of local events, to give a forum for Windsor residents to celebrate her life and contributions;

THEREFORE BE IT RESOLVED BY Windsor City Council that an amount of up to \$100,000 in funding **BE APPROVED**; and, that the amount **BE FUNDED** from the City's Budget Stabilization Reserve Fund (BSR) to cover all related costs associated with these events.

Carried.

**Clerk's Note:** Councillor Holt voted nay on the actual motion that was considered via email poll.

Report Number: C 165/2022  
Clerk's File: APR2022

# Minutes

## City Council

Monday, September 26, 2022

Page 7 of 29

### 8.2. Flag Raising, Building Illumination and Proclamations Policy Update - City Wide

Moved by: Councillor Gignac

Seconded by: Councillor Gill

Decision Number: CR409/2022

That Council **APPROVE** the updates to the Flag, Building Illumination and Proclamation Policy as presented in Appendix A attached to the report of the Corporate Policy Coordinator dated September 14, 2022.

Carried.

Report Number: C 164/2022

Clerk's File: ACO2022

### 8.3. 2022 Inaugural Meeting of Council (City Wide)

Moved by: Councillor Gignac

Seconded by: Councillor Gill

Decision Number: CR410/2022

That the Inaugural Meeting of the 2022-2026 City Council **BE HELD** on Tuesday November 15, 2022 at 7:00 o'clock p.m. in the Pentastar Theatre at the Capitol Theatre for Members of City Council, invited family guests and the general public; and further,

That the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign the required Lease Agreement with the Capitol Theatre satisfactory in form to the City Solicitor, in technical content to the Deputy City Clerk and in financial content to the City Treasurer.

Carried.

Report Number: C 163/2022

Clerk's File: ACO/12018

### 8.4. RFP 110-22 Office Supplies "City Wide"

Moved by: Councillor Gignac

Seconded by: Councillor Gill

Decision Number: CR411/2022

That in accordance with the terms of RFP 110-22, Council **AWARD** the contract for the provision of office supplies to Monarch Office Supplies Ltd. for a two (2) year term with an option to extend the contract for a further three (3) additional terms of two (2) years each by mutual agreement; and;

That the Purchasing Manager **BE AUTHORIZED** to issue Contract Purchase Orders to Monarch Office Supplies Ltd. for the provision of office supplies, satisfactory in financial content to City Treasurer, and in technical content to the Purchasing Manager.

Carried.

# Minutes

## City Council

Monday, September 26, 2022

Page 8 of 29

Report Number: C 158/2022

Clerk's File: AE2022

### 8.5. Rezoning - Bassim Al Hamidawy - 953 & 955 Tecumseh Road West - Z-025/22 ZNG/6795 - Ward 10

Moved by: Councillor Gignac

Seconded by: Councillor Gill

Decision Number: CR412/2022 DHSC 420

That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 32 to 34, Registered Plan 730 (known municipally as 953 & 955 Tecumseh Road West; Roll No.: 040-440-17100, 040-440-17200), situated on the west side of Tecumseh Road West, south of Crawford Avenue, by adding a site specific exception to Section 20(1) as follows:

#### 451. WEST SIDE OF TECUMSEH ROAD WEST, SOUTH OF CRAWFORD AVENUE

For the lands comprising of Lots 32 to 34, Registered Plan 730, a *motor vehicle dealership* shall be an additional permitted use.

[ZDM 4, 7; ZNG/6795]

Carried.

Report Number: SCM 255/2022 & S 96/2022

Clerk's File: Z/14279

### 8.6. Zoning By-Law Amendment – Matt Zhao - 521,523, & 525 Sandison Street - Z 009/22 [ZNG-6673] - Ward 9

Moved by: Councillor Gignac

Seconded by: Councillor Gill

Decision Number: CR413/2022 DHSC 421

- I. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Pt Block A, Plan 1259; Part 1 & 2, Plan 12R-26132 (known municipally as 521, 523, and 525 Sandison Street), from Residential District 1.1 (RD1.1) to Residential District 3.1 (RD3.1) with a site specific exception to Section 20(1) for a reduced side yard setback of 3.0m.
- II. That the Site Plan Approval Officer **BE DIRECTED** to incorporate the following into an approved site plan and executed and registered site plan agreement:
  - Shifting the entire building and proposed parking lot 3 metres to the east in order to provide an additional 3 metres of separation from the parking area and the westerly properties.
- III. That the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:

# Minutes

## City Council

Monday, September 26, 2022

Page 9 of 29

- Enhancing the landscaping along the eastern property line to help screen and mitigate noise;
- Providing a screening fence and landscaping along the perimeter of the west and south interior property lines;
- Removing the external refuse storage and storing the refuse internally.

[ZDM9; ZNG/6673]

Carried.

Report Number: SCM 256/2022, S 104/2022 & AI 13/2022

Clerk's File: Z/14345

### 8.9. Closure of the north/south alley between Totten St and Quebec Street, east of California Ave and west of Askin Ave; together with the Declaration of the north/south 0.3 metre reserve making up the east limit of the said alley as Surplus – Ward 10

Moved by: Councillor Gignac

Seconded by: Councillor Gill

Decision Number: CR416/2022 DHSC 424

- I. That the 3.96 metre wide north/south alley located between Totten Street and Quebec Street, east of California Avenue and west of Askin Avenue, and shown on Drawing No. CC-1797 *attached* hereto as Appendix "A", **BE ASSUMED** for subsequent closure;
- II. That the 3.96 metre wide north/south alley located between Totten Street and Quebec Street, east of California Avenue and west of Askin Avenue, and shown on Drawing No. CC-1797 *attached* hereto as Appendix "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:
  - Easement, subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
    - EnWin to accommodate existing down guy wires and anchors in the portion of the west half of the said alley abutting the property known municipally as 1700 California Avenue (legally described as Lots 55 & 56, Plan 629), in accordance with the Guy and Anchor diagram submitted with their comments *attached* hereto as Appendix "C";
  - Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner (i.e. accessory buildings, features, fences, hedges and/or structures).
- III. That Conveyance Cost **BE SET** as follows:

# Minutes

## City Council

Monday, September 26, 2022

Page 10 of 29

- 
- a. For alley conveyed to abutting lands zoned RD1.1: \$1.00 plus 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-1797, *attached* hereto as Appendix "A".
- V. That the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- VI. That upon the registration of the necessary by-laws, the following vacant parcel of land **BE DECLARED** surplus:
- a. 0.3 metre wide north/south reserve located between Totten Street and Quebec Street, east of California Avenue and west of Askin Avenue, and shown on the excerpt from Reference Plan 12R-14496 *attached* hereto as Appendix "F".
- i. Legal Description: Reserve Plan 629 Sandwich West between Totten Street & Quebec Street
- ii. Lot Area: 83.61 m<sup>2</sup>
- VII. That the 0.3 metre wide north/south reserve located between Totten Street and Quebec Street, east of California Avenue and west of Askin Avenue, and shown on the excerpt from Reference Plan 12R-14496 *attached* hereto as Appendix "F", **BE CONVEYED** to the abutting property owners to the east and as necessary, in a manner deemed appropriate by the City Planner.
- VIII. That Conveyance Cost **BE SET** as follows:
- a. For reserve conveyed to abutting lands zoned RD1.1: \$1.00 plus 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.
- IX. 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.
- X. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.  
Carried.

Report Number: SCM 259/2022 & S 94/2022

Clerk's File: SAA2022

### **8.11. Closure of the east/west alley between Ford Boulevard and 5355 Wyandotte Street East, north of 830 Ford Boulevard and south of 5335 Wyandotte Street East, Ward 6**

Moved by: Councillor Gignac

Seconded by: Councillor Gill



# Minutes

## City Council

Monday, September 26, 2022

Page 11 of 29

Decision Number: CR418/2022 DHSC 426

- I. That the 3.66 metre wide east/west alley located between Ford Boulevard and the property known municipally as 5355 Wyandotte Street East (legally described as Essex Condo Plan 55), and shown on Drawing No. CC-1798 *attached* hereto as Appendix "A", **BE ASSUMED** for subsequent closure;
- II. That the 3.66 metre wide east/west alley located between Ford Boulevard and the property known municipally as 5355 Wyandotte Street East (legally described as Essex Condo Plan 55), and shown on Drawing No. CC-1798 *attached* hereto as Appendix "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. 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. Bell Canada to protect existing facilities; and
    - ii. MNSi for aerial infrastructure.
- III. That Conveyance Cost **BE SET** as follows:
  - a. For alley conveyed to abutting lands zoned RD1.2: \$1.00 plus 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.
  - b. For alley conveyed to abutting lands zoned RD3.4: \$22.00 per square foot without easements and \$11.00 per square foot with easements.
- IV. That the City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1798, *attached* hereto as Appendix "A".
- V. That the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- VI. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.  
Carried.

Report Number: SCM 261/2022 & S 98/2022  
Clerk's File: SAA2022

### **8.12. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by NuFusion & Associates on behalf of 2830065 Ontario Ltd. For 1460 Lauzon Road (Ward 6)**

Moved by: Councillor Gignac  
Seconded by: Councillor Gill

Decision Number: CR419/2022 DHSC 427

- I. That the request made by NuFusion & Associates on behalf of 2830065 Ontario Ltd. to

# Minutes

## City Council

Monday, September 26, 2022

Page 12 of 29

participate in the Environmental Site Assessment Grant Program **BE APPROVED** for the completion of a proposed Phase II Environmental Site Assessment Study for property located at 1460 Lauzon Road pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan.

- II. That the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of \$19,750 based upon the completion and submission of a Phase II Environmental Site Assessment completed in a form acceptable to the City Planner and City Solicitor.
- III. That the grant funds in the amount of \$19,750 under the Environmental Site Assessment Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to Brownfield Strategy Remediation (project 7069003) when the work is complete.
- IV. That should the proposed Phase II Environmental Site Assessment Study not be completed within two (2) years of Council approval, the approval **BE RESCINDED** and the funds be uncommitted and made available for other applications.

Carried.

Report Number: SCM 262/2022 & S 102/2022  
Clerk's File: SPL2022

### 8.13. Minutes of the Property Standards Committee of its meeting held June 14, 2022

Moved by: Councillor Gignac

Seconded by: Councillor Gill

Decision Number: CR420/2022 DHSC 428

That the minutes of the Property Standards Committee of its meeting held June 14, 2022 **BE RECEIVED**.

Carried.

Report Number: SCM 263/2022 & SCM 208/2022  
Clerk's File: MB2022

### 8.14. Minutes of the meeting of the International Relations Committee held June 23, 2022

Moved by: Councillor Gignac

Seconded by: Councillor Gill

Decision Number: CR421/2022 DHSC 429

That the minutes of the International Relations Committee of its meeting held June 23, 2022 **BE RECEIVED**.

Carried.

Report Number: SCM 264/2022 & SCM 245/2022  
Clerk's File: MB2022

# Minutes

## City Council

Monday, September 26, 2022

Page 13 of 29

### 11.1. Purchasing Bylaw – Periodic Review and Amendment "CITY WIDE"

Moved by: Councillor Gignac

Seconded by: Councillor Gill

Decision Number: CR423/2022

I. That the report of the Purchasing Manager dated September 26, 2022 entitled "Purchasing Bylaw – Periodic Review and Amendment" **BE RECEIVED** in satisfaction of the obligation imposed by section 164 of Bylaw 93-2012 (the "Bylaw") to conduct a review prior to the close of every Council term; and,

I. That Bylaw 139-2022 amending the Purchasing Bylaw **BE CONSIDERED** and, if advisable, **BE PASSED**, to effect the changes to the Purchasing Bylaw described in this report.

Carried.

Report Number: C 159/2022

Clerk's File: AB2022

## 9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

None requested.

## 10. PRESENTATIONS AND DELEGATIONS

### 10.1. Power Advisory Energy Report - Options for the City of Windsor - City Wide

**Travis Lusney, Director, Power Systems, and Sarah Simmons, Director, Utilities & Innovation, Power Advisory LLC**

Travis Lusney, Director, Power Systems, and Sarah Simmons, Director, Utilities & Innovation, Power Advisory LLC, appear before Council to make a presentation entitled "Power Advisory Energy Report – Options for the City of Windsor – City Wide" and provide a summary of their report including details outlining issues with supply and demand options the City has; resource acquisition; growth is expected in the next two decades; The Province is making investments and there will be retirements; there is a commitment to clean energy; the Independent Electricity System Operator (IESO) are coming up for renewal and will impact both Provincial and regional needs; Demand projection changes are significant; immediate need to build and invest in new electricity supply; there will be demand as growth in our area continues particularly in the agricultural sectors; advanced manufacturing; natural growth electrification of transportation is a significant investment in Windsor/Essex and significant planning is required; There are bulk regional number of transmission expansions from Chatham to Lakeshore as well as four other lines going through permitting and regulatory phases currently; important that the Independent electricity system operator (Hydro One) has a long term plan and how it adapts is very important; Non-transmission

# Minutes

## City Council

Monday, September 26, 2022

Page 14 of 29

supply options, including imports from Michigan; gas fired generation; Battery Storage; Renewable Generation co-located with Battery Storage; demand response and Energy Efficiency; IESO's supply procurement plans; multiple streams for various supply options including capacity auctions; reacquisition of existing supply; acquisition of new supply; bilateral contract negotiations; customer programs; role of municipalities is critical in procurement and development of new generation and other resources; Municipal Council support resolutions as part of IESO's RFP process will be required, this will improve positioning of these proposed projects as well as planning act and permitting approvals will be required; IESO's continue to consult with municipalities so that input and feedback is received; and conclude by suggesting that the City prepares for requests for Municipal Support Resolutions; an increase in permit applications; engage early with IESO, Hydro One, and local Distribution companies (Enwin) as Economic Development is pursued; participate in regional planning process; leverage municipal lands and properties; strategic government advocacy including continue to advocate with IESO for a streamlined procurement approach and processes; Economic Development in the City of Windsor is dependent on continued availability of electricity supply; Windsor Essex requires coordinated approach to support growth in electricity demand; capacity to connect new demand loads in Windsor-Essex, need to be coordinated with regional development; and continue to monitor IESO procurement processes.

### **Wilhelm Danek, Sr. Business Development Manager, Capital Power Corporation and Kelly Lail, Vice President, Capital Power Corporation**

Wilhelm Danek, Sr. Business Development Manager, Capital Power Corporation and Kelly Lail, Vice President, Capital Power Corporation, appear before Council regarding the administrative report entitled "Power Advisory Energy Report – Options for the City of Windsor – City Wide" and provide a brief history of Capital Power which is the owner and operator of the East Windsor Cogeneration Centre on Cadillac Street and Riverside Drive; there are viable options at the plant within the existing footprint; requesting that City Council support these initiatives moving forward; Ontario is in need of significant capacity increase; details of the cogeneration site are provided; potential enhancement to the site includes battery energy storage and expanding the existing facility; focus on future needs; initiated a procurement process and will seek Council support for this; and will request to return sometime in November to seek Council support related to specific projects.

### **Matthew Bitzer, Plant Manager, Capital Power Corporation**

Matthew Bitzer, Plant Manager, Capital Power Corporation, appears before Council regarding the administrative report entitled "Power Advisory Energy Report – Options for the City of Windsor – City Wide" and is available for questions.

### **Shelley Babin, President & CEO, Atura Power**

Shelley Babin, President & CEO, Atura Power, appears before Council regarding the administrative report entitled "Power Advisory Energy Report – Options for the City of Windsor – City Wide"; and provides an overview of Atura Power and their facility at Brighton Beach; including a strong safety and environmental record; strong commitment to climate change; natural gas generation is critical

# Minutes

## City Council

Monday, September 26, 2022

Page 15 of 29

to the system as supply and demand need continuous balancing; flexible gas generating stations fill gap as available on demand; IESO Gas Generation Phase out study completed in 2021; conclusions include that gas remains essential to the Ontario supply mix; Atura Power and IESO are negotiating re-contracting of Brighton Beach as they continue to provide low cost reliable gas to the region for the near future.

### **Geoff Saunders, Plant Manager, Brighton Beach Generating Station**

Geoff Saunders, Plant Manager, Brighton Beach Generating Station, appears before Council regarding the administrative report entitled "Power Advisory Energy Report – Options for the City of Windsor – City Wide" and provides information related to the Brighton Beach Plant including details of the plant, equipment and a brief history; more electricity needed to maintain reliability and growth; Ontario will need about 3,900MW of new generation by the end of the decade to maintain reliability and the Windsor-Essex region may account for up to 1,500MW of that amount; Artura Power is proposing battery energy storage at Brighton Beach; a timeline for the procurement is provided; Ontario's Low-Carbon Hydrogen Strategy and Windsor plans are outlined; community outreach and support for the last eighteen years is highlighted.

### **Kris Taylor, VP Business Development, ENWIN**

Kris Taylor, VP Business Development, ENWIN, appears before Council regarding the administrative report entitled "Power Advisory Energy Report – Options for the City of Windsor – City Wide" and is available for questions.

### **James Brown, VP Hydro Operations, ENWIN**

James Brown, VP Hydro Operations, ENWIN, appears before Council regarding the administrative report entitled "Power Advisory Energy Report – Options for the City of Windsor – City Wide" and is available for questions.

### **Stephen MacKenzie, President & CEO, Invest WindsorEssex**

Stephen MacKenzie, President & CEO, Invest WindsorEssex, appears before Council regarding the administrative report entitled "Power Advisory Energy Report – Options for the City of Windsor – City Wide" and is available for questions.

Moved by: Councillor MacKenzie

Seconded by: Councillor Morrison

Decision Number: CR422/2022

- I. That the report of the Commissioner of Economic Development & Innovation and Executive Initiatives Coordinator dated September 9, 2022 entitled "Power Advisory Energy Report - Options for the City of Windsor - City Wide" **BE RECEIVED** for information; and,

# Minutes

## City Council

Monday, September 26, 2022

Page 16 of 29

- II. That City Council **SUPPORT IN PRINCIPLE** the five proposed electricity transmission infrastructure projects West of London, as recommended by the Independent Electricity System Operator (IESO), and the measures to ensure their rapid completion announced by the Province of Ontario; and,
- III. That City Council **ADVOCATE** for the Province of Ontario to pursue energy efficiency and green energy alternatives, while maintaining the existing energy generation initiatives until such time as affordable, sufficient and sustainable alternatives are in place; and further, to help alleviate regional electricity supply constraints prior to the completion of new electricity transmission infrastructure in 2030; and,
- IV. That City Council **SUPPORT** Independent Electricity System Operator (IESO) efforts to immediately re-contract the Brighton Beach Generating Station to supply power for local job creation and economic expansion in Windsor-Essex; and,
- V. That City Council **ADVOCATE** for the Province of Ontario to investigate near-term firm electricity imports from the State of Michigan via the Windsor-Detroit Energy Intertie; and,
- VI. That City Council **SUPPORT IN PRINCIPLE** the City of Windsor as a host for future projects that will enhance the energy supply, subject to approval through the appropriate federal, provincial and Council processes; and,
- VII. That Administration **BE AUTHORIZED** to participate in, and provide comment to, any public consultations regarding energy supply and development to convey the interests of the Corporation of the City of Windsor; and,
- VIII. That City Council **REQUEST** that the Board of Directors, Invest WindsorEssex engage their resources, from a regional representation and advocacy perspective, to track efforts and vigorously advocate on behalf of the region for short, medium and long term solutions for adequate and sustainable energy solutions to support economic investments and growth; and,
- IX. That City Council **DIRECT** Administration to facilitate a presentation by Power Advisory to Essex County Council at their earliest opportunity; and further, pursuant to approval of the Recommendations noted above; and,
- X. That City Council **REQUEST** that Essex County Council pass a resolution endorsing the Recommendations of Windsor City Council to ensure a consistent approach to this regional issue; and further,
- XI. That Administration **CONTINUE TO REPORT BACK** regularly on the progress of council-approved initiatives to address energy supply issues in our community.

Carried.

Report Number: C 161/2022

Clerk's File: MD/14028

# Minutes

## City Council

Monday, September 26, 2022

Page 17 of 29

### 8.7. Zoning By-law Amendment - 1069 Shepherd Street East Z-012-22 [ZNG-6732]

Moved by: Councillor Bortolin

Seconded by: Councillor Costante

Decision Number: CR414/2022 DHSC 422

- I. That Zoning By-law 8600 **BE AMENDED** by changing the zoning for Plan 1445 Lot 2 municipally known as 1069 Shepherd Street East, by adding a site-specific exception to Section 20(1) as follows:

#### 452. SOUTH SIDE OF SHEPHERD STREET EAST, WEST OF BENJAMIN AVENUE

For the lands comprising Lot 2, Plan 1445, one *Multiple Dwelling* with a maximum of three *dwelling units* shall be an additional permitted main use and shall be subject to the following additional provisions:

- |    |                                  |                      |
|----|----------------------------------|----------------------|
| a) | Lot Width – minimum              | 10.9 m               |
| b) | Lot Area – minimum               | 400.0 m <sup>2</sup> |
| c) | Lot Coverage – maximum           | 45.0%                |
| d) | Main Building Height – maximum   | 10.0 m               |
| e) | Front Yard Depth – minimum       | 6.0 m                |
| f) | Rear Yard Depth – minimum        | 7.50 m               |
| g) | Side Yard Width (East) – minimum | 1.2 m                |
| h) | Side Yard Width (West) – minimum | 0.6 m                |

- II. That the applicant **PROVIDE** an additional paved parking space as per Bylaw 8600 requirements, subject to Engineering Department's approval prior construction.

[ZDM7; ZNG/6732]

Carried.

Report Number: SCM 257/2022 & S 99/2022

Clerk's File: Z/14433

### 8.8. Closure of the north/south alley between Guy Street and the east/west alley between Bernard Road and Francois Road - Ward 5

#### Aaron Kovosi-LeBel, Area Resident

Aaron Kovosi-LeBel, area resident, appears before Council regarding the report entitled "Closure of the north/south alley between Guy Street and the east/west alley between Bernard Road and Francois Road – Ward 5" and is available for questions.

Moved by: Councillor Sleiman

Seconded by: Councillor Gignac

Decision Number: CR415/2022 DHSC 423

- I. That the 4.27 metre wide north/south alley located between Guy Street and the southwest corner of the property known municipally as 1969 Francois Road (legally described as Lot 130, Plan 907), and shown as Part 1 on Drawing No. CC-1755 *attached* hereto as Appendix "A", **BE ASSUMED** for subsequent closure;
- II. That the 4.27 metre wide north/south alley located between Guy Street and the southwest corner of the property known municipally as 1969 Francois Road (legally described as Lot 130, Plan 907), and shown as Part 1 on Drawing No. CC-1755 *attached* hereto as Appendix "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. 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. Bell Canada to protect existing aerial facilities in accordance with diagrams submitted with EnWin Utilities Ltd. comments *attached* hereto as Appendix "C".;
    - ii. Cogeco Connexion Inc. to accommodate existing infrastructure in accordance with diagrams submitted with EnWin Utilities Ltd. comments *attached* hereto as Appendix "C".;
    - iii. EnWin Utilities Ltd. to accommodate existing overhead 28kV primary hydro distribution, 120/240V, 120/208V and 347/600V secondary hydro distribution, poles, transformers, associated down guys and anchors in accordance with diagrams submitted with comments *attached* hereto as Appendix "C".
    - iv. MNSi to accommodate existing aerial infrastructure in accordance with diagrams submitted with EnWin Utilities Ltd. comments *attached* hereto as Appendix "C".
- III. That Conveyance Cost **BE SET** as follows:
  - a. For alley conveyed to abutting lands zoned RD1.2: \$1.00 plus 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-1755, *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.



## **11.4. Hybrid Work Program - City Wide**

### **David Petten, President, CUPE Local 543**

David Petten, President, CUPE Local 543, appears before Council regarding the report entitled "Hybrid Work Program" and indicates that the reasoning provided in the report mirrors the concerns of their group; crisis in terms of staffing and potential reasons are highlighted, detailing information related to several departments that have concerns with staffing; information regarding staff retirements and loss of knowledge is provided; due to many factors retirement is happening earlier; survey of members and results are provided; and concludes by encouraging Council to support the Hybrid Work Program and much more needs to be done to address the areas where work from home is not viable at this time; must be competitive to keep the talent working in the Community.

Moved by: Councillor McKenzie  
Seconded by: Councillor Bortolin

Decision Number: CR426/2022

That the draft of the Hybrid Work Procedure (Appendix A) and Program (Appendix B) **BE RECEIVED FOR INFORMATION**; and,

That Council **ADOPT** the Hybrid Work Program, to be implemented on a date to be determined by the CAO.

Carried.

Report Number: C 166/2022  
Clerk's File: AS2022

## **8.10. Closure of the north/south alley between 1983 Ellrose Avenue and 4440 Tecumseh Road East; east/west alley between Francois Road and said north/south alley; and east/west alley between said north/south alley and Ellrose Avenue – Ward 5**

Moved by: Councillor Sleiman  
Seconded by: Councillor Costante

Decision Number: CR417/2022 DHSC 425

- I. That the 3.66 metre wide north/south alley located between the properties known municipally as 1983 Ellrose Avenue (legally described as Lot 756 & Part of Closed Alley, Plan 1050) and 4440 Tecumseh Road East (legally described as Part of Lots 138 to 140, Plan 907; and Part of Lots 758 to 760, Plan 1050), and shown on Drawing No. CC-1788 *attached* hereto as Appendix "A", **BE DENIED** for subsequent closure.

Carried.

## **11. REGULAR BUSINESS ITEMS (Non-Consent Items)**

### **11.2. Roxborough Boulevard Development – 1500 Northway Avenue Servicing Projects – Cost Sharing – Ward 10**

Moved by: Councillor Morrison  
Seconded by: Councillor Sleiman

Decision Number: CR424/2022

- I. That Council **APPROVE** payment to South Windsor Development Company Limited for costs to service privately owned lands municipally known as 2405 & 2410 Roxborough Blvd as part of the Roxborough Development, of up to \$62,678.78 (inclusive of HST), to be funded from Project ID #7035119 – New Infrastructure Development. These costs are to be recovered from the Roxborough Boulevard benefiting properties; and,
- II. That Council **APPROVE** payment to Olivia Construction Homes Inc. for costs to service privately owned lands included as part of the 1500 Northway Avenue Service Extension, of up to \$154,481.48 (inclusive of HST), to be funded from Project ID #7035119 – New Infrastructure Development. A portion of these costs are to be recovered from the Northway Avenue benefiting properties; and,
- III. That Administration **REPORT BACK** to Council on proposed options to collect costs from the benefiting properties related to servicing charges for municipal services (mainline sewers and private drain connections) that would offer options for payment terms similar to local improvement payments.

Carried.

Report Number: C 157/2022  
Clerk's File: SW2022

### **11.3. Proposed expropriation of lands for the Riverside Drive Vista Project Phase 2A, Plan C, Legal File EXP 11487-Ward 6**

Moved by: Councillor Holt  
Seconded by: Councillor Kaschak

Decision Number: CR425/2022

That the City Council of the City of Windsor acting as an approving authority pursuant to the *Expropriations Act* hereby resolves **TO EXPROPRIATE** the lands described in Appendix "A" (excepting there from Items 20 and 21) hereto and **AUTHORIZES** the CAO and the City Clerk to

execute the necessary Expropriation Plan and register the same on title, as well as the Certificate of Approval and all other necessary documents to put the expropriation into effect and pay the amounts of the appraised value pursuant to section 25 of the *Expropriations Act*.

Carried.

Report Number: C 153/2022  
Clerk's File: SW/8513

## **12. CONSIDERATION OF COMMITTEE REPORTS**

### **12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council**

Moved by: Councillor McKenzie  
Seconded by: Councillor Morrison

Decision Number: CR427/2022

That the report of the In Camera meeting held September 26, 2022 **BE ADOPTED** as presented.  
Carried.

Clerk's File: ACO2022

### **12.2. Report of the Special In-Camera meeting held September 6, 2022**

Moved by: Councillor McKenzie  
Seconded by: Councillor Morrison

Decision Number: CR428/2022

That the report of the In Camera meeting held September 6, 2022 **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 268/2022  
Clerk's File: ACO2022

### **12.3. Report of the Striking Committee of its meeting held September 6, 2022**

Moved by: Councillor McKenzie  
Seconded by: Councillor Morrison

Decision Number: CR429/2022

That the report of the Striking Committee of its meeting held September 6, 2022 **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 269/2022  
Clerk's File: ACO2022

# Minutes

## City Council

Monday, September 26, 2022

Page 22 of 29

---

### 13. BY-LAWS (First and Second Reading)

Moved by: Councillor Sleiman  
Seconded by: Councillor Bortolin

That the following By-laws No. 134-2022 through 141-2022 (inclusive) be introduced and read a first and second time:

**134-2022** A BY-LAW TO FURTHER AMEND BY-LAW 188-2000, BEING A BY-LAW TO APPOINT PROVINCIAL OFFENCES OFFICERS FOR THE CORPORATION OF THE CITY OF WINDSOR, authorized by Section 27.1(l) of Council Procedure By-law 98-2011, adopted June 7, 2011.

**135-2022** A BY-LAW TO AMEND BY-LAW 12028 ADOPTED NOVEMBER 21, 1994, BEING A BY-LAW TO CLOSE AND STOP UP AND CONVEY PART OF ROBIN STREET FROM ASKIN WESTERLY, authorized by CAO 192/2022, approved August 23, 2022.

**136-2022** A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR 317/2022, adopted July 25, 2022.

**137-2022** A BY-LAW TO ASSUME JABER COURT BEING STREETS SHOWN ON PLAN OF SUBDIVISION 12M-499 KNOWN AS JABER COURT, IN THE CITY OF WINDSOR, authorized by M98-2012, adopted February 21, 2012.

**138-2022** A BY-LAW TO ASSUME COSENZA STREET BEING STREETS SHOWN ON PLAN OF SUBDIVISION 12M-636 KNOWN AS COSENZA STREET, IN THE CITY OF WINDSOR, authorized by M98-2012, adopted February 21, 2012.

**139-2022** A BYLAW TO AMEND BY-LAW 93-2012 (the "Purchasing Bylaw"), (See Item 11.1).

**140-2022** A BY-LAW TO PROVIDE THAT PART-LOT CONTROL SHALL NOT APPLY TO CERTAIN LAND THAT IS WITHIN PLAN 948, Plan 1275, Plan 1335 and Plan 1014 IN THE CITY OF WINDSOR, authorized by Bylaw-139-2013, adopted August 26, 2013.

**141-2022** A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 26<sup>th</sup> DAY OF SEPTEMBER, 2022.

Carried.

### 14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Costante  
Seconded by: Councillor Francis

# Minutes

## City Council

Monday, September 26, 2022

Page 23 of 29

That the Committee of the Whole does now rise and report to Council respecting the business items considered by the Committee:

- 1) Communication Items (as presented)
- 2) Consent Agenda (as amended)
- 3) Items Deferred  
Items Referred
- 4) Consideration of the Balance of Business Items (as amended)
- 5) Committee Reports as presented
- 6) By-laws given first and second readings as presented

Carried.

## 15. NOTICES OF MOTION

Moved by: Councillor Kaschak

Seconded by: Councillor Morrison

Decision Number: CR430/2022

That the motion presented by Councillor Holt and seconded by Councillor Bortolin at the September 26, 2022 City Council meeting indicating:

WHEREAS the Government of Ontario, through the Minister of Municipal Affairs and Housing, has introduced Bill 3 which is described as "An Act to amend various statutes with respect to special powers and duties of heads of council";

AND WHEREAS this Bill, if enacted, will initially apply to the City of Toronto and City of Ottawa, but will later be expanded to include other municipalities according to a statement made by the Premier at the 2022 AMO annual conference;

AND WHEREAS this Bill, if enacted, will give Mayors additional authority and powers, and correspondingly take away authority and powers from Councils and professional staff, and will include giving the Mayor the authority to propose and adopt the Municipal budget and to veto some decisions of Council;

AND WHEREAS this Bill, if enacted, will give authority over professional staff to the Mayor, including that of the Chief Administrative Officer;

AND WHEREAS these changes will result in a reduction of independence for professional staff including the CAO, who currently provide objective information to the Council and public and will now take direction from the Mayor alone when the Mayor so directs;

AND WHEREAS these are surprising and unnecessary changes to the historical balance of power between a Mayor and Council, and which historically gave the final say in all matters to the will of the majority of the elected Council.

# Minutes

## City Council

Monday, September 26, 2022

Page 24 of 29

THEREFORE, this Council of the City of Windsor, passes this resolution to petition the Government of Ontario that:

1. These changes to the *Municipal Act, 2001*, are unnecessary and will negatively affect the City of Windsor;
2. The Ontario Government should enact legislation clarifying the role of Mayor, Council and Chief Administrative Officer, similar to those recommended by the Ontario Municipal Administrators Association and those recommended by Justice Marrocco in the Collingwood judicial inquiry of 2020; and,
3. If the stated goal of this legislation is to construct more housing in Ontario that this can be accomplished through other means including amendment of the *Planning Act* and funding of more affordable housing;

And further, that Council direct the Clerk to ensure that a copy of this resolution be provided to the Premier of Ontario, the Minister of Municipal Affairs and Housing, the "Standing Committee on Heritage, Infrastructure and Cultural Policy", Windsor and Essex County's MPPs, the Association of Municipalities of Ontario, and other Municipalities in Ontario.

**BE REFERRED** back to Administration to provide a report to Council within this calendar year.  
Carried.

Aye votes: Councillors Sleiman, Gignac, Gill, Kaschak, Morrison & Mayor Dilkens.

Nay votes: Councillors Holt, Costante, Francis, McKenzie & Bortolin.

Abstain: None.

Absent: None.

Clerk's File: MMA/14375

## 16. THIRD AND FINAL READING OF THE BY-LAWS

Moved by: Councillor Gignac

Seconded by: Councillor Gill

That the By-laws No. 134-2022 through 141-2022 having been read a first and second time be now read a third time and finally passed and that the Mayor and Clerk **BE AUTHORIZED** to sign and seal the same notwithstanding any contrary provision of the Council.

Carried.

## 17. PETITIONS

Moved by: Councillor Holt

Seconded by: Councillor Kaschak

Decision Number: CR431/2022

That the petition presented by Councillor Holt on behalf of the tenants of 680 Aylmer Avenue/Glengarry Non Profit Housing requesting assistance with security and staffing issues **BE RECEIVED** by the Clerk and the Clerk **BE DIRECTED** to forward the petition to the Commissioner, Human & Health Services for the purpose of an examination of the requested works or undertakings.

Carried.

Clerk's File: SS2022

## **18. QUESTION PERIOD**

### **18.1. CQ 19-2022**

Moved by: Councillor McKenzie

Seconded by: Councillor Morrison

Decision Number: CR432/2022

That the following Council Question by Councillor McKenzie **BE APPROVED**, and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011:

CQ 19-2022:

#### **Assigned to Commissioner, Infrastructure Services**

Asks that Administration undertake a review of the use of artificial turf on the public right-of-way with a view to assess the impacts as it relates to climate change and bio diversity and to assess the on-going use of the material in terms of all potentially affected departments at the City of Windsor.

Carried.

Clerk's File: ACOQ2022 & APM2022

### **18.2. CQ 20-2022**

Moved by: Councillor McKenzie

Seconded by: Councillor Morrison

Decision Number: CR433/2022

That the following Council Question by Councillor Gignac **BE APPROVED**, and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011:

# Minutes

## City Council

Monday, September 26, 2022

Page 26 of 29

---

CQ 20-2022:

### Assigned to Commissioner, Legal & Legislative Services

Asks that Administration provide a report to Council as soon as possible on how best to move forward in acquiring the former Abars property.

Carried.

Clerk's File: ACOQ2022 & APM2022

## 21. ADJOURNMENT

Moved by: Councillor Sleiman

Seconded by: Councillor Bortolin

That this Council meeting stand adjourned until the next regular meeting of Council or at the call of the Mayor.

Carried.

Accordingly, the meeting is adjourned at 6:36 o'clock p.m.

---

Mayor

---

City Clerk



---

Adopted by Council at its meeting held September 26, 2022 (CR427/2022)  
SV/bm

**SPECIAL MEETING OF COUNCIL – IN CAMERA**  
**September 26, 2022**

**Meeting called to order at: 3:00 p.m.**

**Members in Attendance:**

Mayor D. Dilkens (arrives at 3:37 p.m.)  
Councillor F. Francis  
Councillor F. Costante  
Councillor C. Holt  
Councillor R. Bortolin  
Councillor G. Kaschak  
Councillor J. Gignac (Acting Mayor from 3:00 p.m. to 3:37 p.m.)  
Councillor K. McKenzie  
Councillor J. Morrison  
Councillor E. Sleiman  
Councillor J. Gill

**Also in attendance:**

O. Colucci, Acting Chief Administrative Officer  
A. Daher, Commissioner, Human and Health Services  
C. Nepsy, Commissioner, Infrastructure Services  
J. Mancina, Commissioner, Corporate Services CFO/City Treasurer  
S. Askin-Hager, Commissioner, Legal and Legislative Services  
R. Mensour, Commissioner, Community Services  
J. Payne, Commissioner Economic Development and Innovation  
S. Vlachodimos, City Clerk  
D. Paladino, Acting Executive Director, Human Resources (Items 1, 2, 3, 4)

**Verbal Motion is presented by Councillor Francis, seconded by Councillor Costante, to move in Camera for discussion of the following item(s):**

# Minutes

City Council

Monday, September 26, 2022

Page 28 of 29

<u>Item No.</u>	<u>Subject</u>	Section – Pursuant to Municipal Act, 2001, as amended
1.	Personal matter – about identifiable individuals	239(2)(b)
2.	Legal matter – litigation update/advice subject to solicitor client privilege	239(e)(f)
3.	Personal matter – labour negotiations	239(2)(d)
4.	Personal matter – labour negotiations/plan <u>Verbal report</u>	239(2)(a)(d)(k)

**Motion Carried.**

Mayor Dilkens was absent from the meeting when the vote was taken on this matter.

## Declarations of Pecuniary Interest:

None declared.

**Discussion on the items of business. (Items 1, 2, 3 and 4)**

Verbal Motion is presented by Councillor Sleiman, seconded by Councillor Gill, to move back into public session.

**Motion Carried.**

Moved by Councillor Kaschak, seconded by Councillor Bortolin, THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held September 26, 2022 directly to Council for consideration at the next Regular Meeting.

# Minutes

## City Council

Monday, September 26, 2022

Page 29 of 29

1. That the recommendation contained in the in-camera report from the Executive Director of Information Technology/Chief Information Officer, Commissioner, Economic Development and Innovation, Acting Executive Director of Human Resources and Commissioner, Corporate Services CFO/City Treasurer respecting a personal matter – about identifiable individuals **BE APPROVED**.
2. That the recommendation contained in the in-camera report from the Acting Executive Director of Human Resources, Commissioner, Legal and Legislative Services, Commissioner, Infrastructure Services, Commissioner, Community Services, Commissioner, Human and Health Services, Commissioner, Economic Development and Innovation and Commissioner, Corporate Services CFO/City Treasurer respecting a legal matter – litigation update/advice subject to solicitor client privilege **BE APPROVED AS AMENDED**.
3. That the in-camera report from the Acting Executive Director of Human Resources respecting a personal matter – labour negotiations **BE RECEIVED**.
4. That the confidential verbal report from the City Clerk respecting a personal matter – labour negotiations/plan **BE RECEIVED FOR INFORMATION**.

**Motion Carried.**

**Moved by Councillor Holt, seconded by Councillor Costante,  
That the special meeting of council held September 26, 2022 BE ADJOURNED.  
(Time: 3:53 p.m.)**

**Motion Carried.**

**Item No. 7.1**



**Correspondence Report: CMC 15/2022**

**ATTACHMENTS**

**Subject: Correspondence for Tuesday, October 11, 2022**

No.	Sender	Subject
7.1.1.	Minister of Municipal Affairs and Housing	<p>Letter thanking the City of Windsor for the support offered to the Ministry of Municipal Affairs and Housing</p> <p style="text-align: right;">CAO's Office GP2022 Note &amp; File</p>
7.1.2.	Hydro One Networks Inc.	<p>Notice of Commencement for Hydro One's work to support NextStar Energy Inc., a joint venture by Stellantis and LG Energy Solution, and their proposed electric vehicle battery manufacturing plant in Windsor</p> <p style="text-align: right;">Commissioner, Economic Development &amp; Innovation Senior Economic Development Officer Commissioner, Legal &amp; Legislative Services City Planner Chief Building Official Commissioner, Infrastructure Services Commissioner, Corporate Services / Chief Financial Officer / City Treasurer MU2022 Note &amp; File</p>

No.	Sender	Subject
7.1.3.	City Planner / Executive Director	<p>Application for Zoning Amendment, WinValco Ltd., 1235 St. Luke Rd., Application to amend Zoning By-law 8600 to allow for a site specific zoning to continue existing use of the southerly portion of the property as a storage yard</p> <p style="text-align: right;">Z/14474 Note &amp; File</p>
7.1.4.	City Planner / Executive Director	<p>Application for Zoning Amendment, Stoyshin Enterprises (Windsor) Ltd., 849 Walker Rd., Application to amend Zoning By-law 8600 to allow for expanded list of permitted uses, excluding auto body repair and gas bar.</p> <p style="text-align: right;">Z/14475 Note &amp; File</p>
7.1.5.	Committee of Adjustment	<p>Applications to be heard by the Committee of Adjustment/Consent Authority, Thursday, October 20, 2022 at, 3:30 p.m., through Electronic Meeting Participation</p> <p style="text-align: right;">Z2022 Note &amp; File</p>

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7000

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M7A 2J3  
Tél. : 416 585-7000



Ontario

234-2022-3909

October 3, 2022

Dear Municipal Partner:

I would like to personally thank you for the contributions your organization has made and the support you have offered to the Ministry of Municipal Affairs and Housing during our first four years under the leadership of Premier Ford.

Our government was re-elected to a second mandate that will rely on strong collaboration with all stakeholders to be successful.

That is why I am asking you for your continued collaboration throughout this new 43<sup>rd</sup> Parliament to make it the most successful one yet. We will continue to work closely with you and our other key stakeholders to further build on the progress we made during our first mandate.

If you would like to continue the conversation, please reach out to Stephanie DiNucci, my Senior Manager for Stakeholder Relations at [Stephanie.DiNucci@ontario.ca](mailto:Stephanie.DiNucci@ontario.ca).

Thank you in advance for your contributions.

Sincerely,

A handwritten signature in blue ink that reads "Steve Clark".

Steve Clark  
Minister

# Notice of Commencement

## Class Environmental Assessment for the Windsor NextStar Transformer Station

September 2022

Hydro One is committed to energizing life for communities, people, and businesses across Ontario. As industry and businesses grow in the City of Windsor, so does the need for safe and reliable power. That is why Hydro One is initiating a Class Environmental Assessment (Class EA) to build new electrical infrastructure that will energize NextStar Energy Inc.'s proposed electric vehicle battery manufacturing plant at the east end of Twin Oaks Drive, west of Banwell Road in the City of Windsor. This includes:

- Building a new 230 kilovolt (kV) transformer station (TS) located within the larger plant's site that will be less than one hectare in size.
- Constructing a new double-circuit 230kV transmission line approximately 700 metres in length that will connect the new TS to existing transmission lines located immediately south of the proposed station location.
- Refurbishing a section of an existing 115 kV transmission line to accommodate the new TS line connection and installing an additional wire to support the protection and control of the new line and station.

On the reverse side of this notice, you can find a map that identifies the location of the new TS and transmission line. Construction access is currently planned to utilize Twin Oaks Drive for station construction and Banwell Road to the existing transmission corridor for transmission line construction.

### Planning Process

Minimizing the effects of our projects and operations on the environment is important to us. The planning of this project will follow the "Class Environmental Assessment for Minor Transmission Facilities (July 2022)" (Class EA for MTF), established in accordance with the Ontario Environmental Assessment Act. This planning process applies to transmission infrastructure projects that are carried out routinely and have predictable environmental effects that can be readily managed ([www.hydroone.com/ClassEA](http://www.hydroone.com/ClassEA)).

Within the Class EA for MTF there are two levels of assessment associated with the size of the project and potential environmental effects. These include: i) Screening Process (streamlined), and ii) Full Class EA Process. Based on the examples provided in the Class EA document, it is anticipated that this project will follow the Screening Process subject to consultation activities and satisfying the applicable 16 screening criteria. For more information, please visit [www.hydroone.com/ClassEAScreeningProjects](http://www.hydroone.com/ClassEAScreeningProjects).

Once the Class EA process is successfully completed, construction could commence as early as March 2023, with the infrastructure in-service by January 2024.

### We'd like to hear from you

Your input is important to us. Listening to and learning from Indigenous communities, residents, businesses, government agencies, and interest groups is part of the process. For any comments on the project, we would welcome your feedback by **November 14, 2022**. Additionally, if you would like any further information or have any questions, you can contact us at:



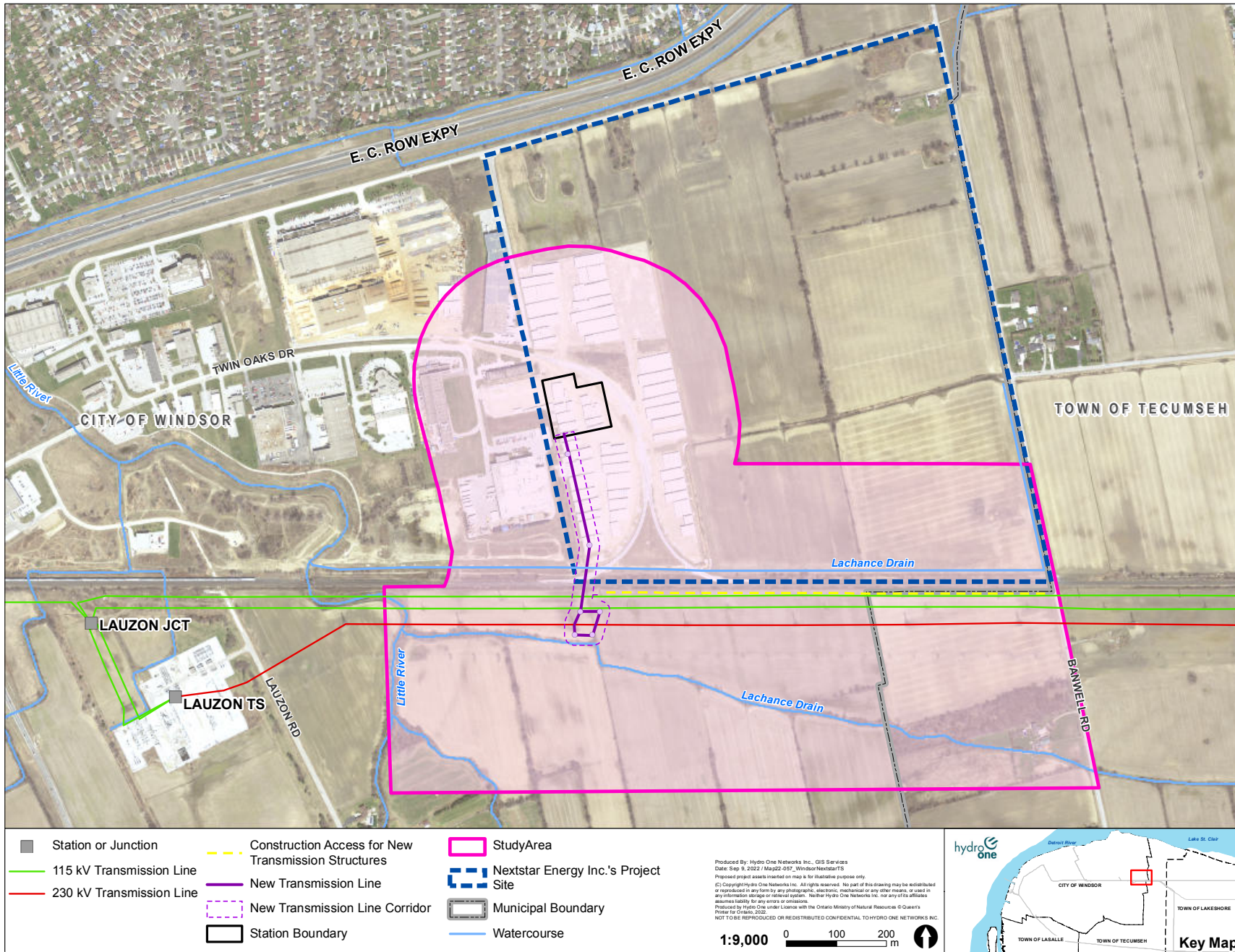
**Tel:** 1-877-345-6799



**Email:** [Community.Relations@HydroOne.com](mailto:Community.Relations@HydroOne.com).



# Windsor NextStar Transformer Station Project Study Map







**Memo**

**To:** City Clerk  
**From:** City Planner/Executive Director  
**Date:** October 3, 2022  
**Subject:** TRANSMITTAL OF NEW FILE **Our File Number: Z-028/22 [ZNG/6846]**  
**RE:** Application For:  Zoning Amendment  Official Plan Amendment  
 Part Lot Control  Draft Plan of Subdivision/Condominium

Applicant: WINVALCO LTD  
Location: 1235 ST LUKE RD  
Description: Application to amend Zoning By-law 8600 to allow for a site specific zoning to continue existing use of the southerly portion of the property as a storage yard.

The ZONING AMENDMENT application submitted by WinValco Ltd for 1235 St Luke Rd has been deemed as complete on September 26, 2022.

Enclosures:

- 1 copy of Application Form
- 1 copy of Drawings
- 1 copy of Site Plan

Thom Hunt, MCIP, RPP  
City Planner, Executive Director

/ms

September 26, 2022

Miller Canfield LLP  
ATTN: Giacomo Ramieri  
100 Ouellette Ave, Suite 1300  
Windsor ON N9A 6T3

Dear Mr Ramieri:

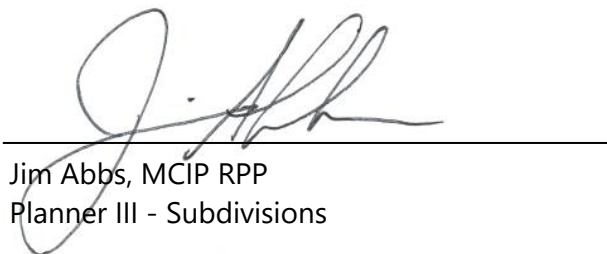
**Re: REZONING APPLICATION**  
**APPLICANT: WINVALCO LTD**  
**LOCATION: 1235 ST LUKE RD**  
**FILE NO.: Z-028/22 [ZNG/6846]**

This is to acknowledge receipt of the application for rezoning, which has been assigned the above-referenced file number. In accordance with the delegation authority as prescribed by By-Law 139-2013, the information and material required has been provided; therefore, the application was deemed COMPLETE on September 26, 2022 and processing has begun.

You will be advised prior to the Development & Heritage Standing Committee and Council meetings of the position of the Planning Department on the application and the dates of the public meetings.

Please email me at [jabbs@citywindsor.ca](mailto:jabbs@citywindsor.ca), if you have any questions.

Yours truly,



Jim Abbs, MCIP RPP  
Planner III - Subdivisions

JA/ms

## ZONING BY-LAW AMENDMENT APPLICATION

### INSTRUCTIONS

---

Verify that you are using the current application form.

- Section 1: Pre-Submission consultation with a staff Planner is mandatory per By-law 199-2007. If you do not have a valid Pre-Submission Letter, you must meet with a staff Planner who must sign and date this section.
- Section 2: During Pre-Submission consultation a staff Planner will indicate what supporting information must be submitted with the application.
- Section 3: Provide the full name, address, phone number, fax number and email address of the applicant, agent, and registered owner. If any of these are a corporation, provide the full corporate name. Include the full name of the contact person. If there is more than one person, corporation, or registered owner, use additional sheets.
- Section 4: Indicate if you are submitting other companion applications with this application.
- Section 5: Provide information about the subject land. This information is used to determine supporting information requirements and to assist in the review of the application.
- Section 6: Indicate the amendment, proposed uses and describe the nature and extent of the amendment being requested. Indicate why the amendment is being requested and how it is consistent with the Provincial Policy Statement and conforms to the City of Windsor Official Plan. If this information is in a Planning Rationale Report, check the box beside "See Planning Rationale Report".
- Section 7: If there are any existing buildings or structures on the subject land, provide the required information or submit a sketch, drawing or plan that shows this information.
- Section 8: If you propose to build any buildings or structures on the subject land, provide the required information or submit a sketch, drawing or plan that shows the information.
- Section 9: Indicate how the property is accessed. Check all boxes that apply.
- Section 10: Provide information about water service, sanitary sewage disposal, and storm drainage.
- Section 11: Provide a sketch of the subject land showing, in metric units, the items listed or indicate if this information is provided on an existing plan or a conceptual site plan.
- Section 12: Check the appropriate box based on a valid Pre-Submission Letter or pre-submission consultation.
- Section 13: Explain your proposed strategy for consulting with the public with respect to the application.
- Section 14: Complete and sign in the presence of a Commissioner of Taking Affidavits.

Other: Read, complete in full, and sign Schedules A & E. Complete Credit Card Authorization if paying by credit card

Submit application form, supporting information, and application fee / credit card authorization to Senior Steno Clerk at Planning Division, Suite 210, 350 City Hall Square West, Windsor ON N9A 6S1 or [planningdept@citywindsor.ca](mailto:planningdept@citywindsor.ca)

### TYPE OF REZONING AMENDMENT

DATE RECEIVED STAMP

The type of amendment is determined by the City Planner or their designate.

#### Minor Zoning Amendment

- Site zoned commercial, institutional, or manufacturing
  - Addition to the list of permitted uses
- Site already zoned
  - Change to existing regulations or to zoning district boundary to match lot lines
- Site designated in the Official Plan for residential use
  - Rezoning to accommodate a maximum of six dwelling units
- Site designated in the Official Plan for the proposed use other than residential
  - Site-specific zoning for a site with a lot area of less than 1,000.0 m<sup>2</sup>

#### Major Zoning Amendment

- Any other amendment not listed as minor.

# ZONING BY-LAW AMENDMENT APPLICATION

## ZONING BY-LAW AMENDMENT PROCESS

---

The application will be terminated without notice after 60 days of inactivity. The following is for your information only. Review the Planning Act and relevant regulations for statutory requirements. The processing of the application is subject to change. Direct all questions to the assigned Planner. The process is generally as follows:

1. The application is reviewed to ensure all prescribed and required information and the fee have been submitted. Within 30 days of the receipt of the application, you will be notified in writing that the application is deemed incomplete or complete.
2. If deemed incomplete, the application and fee will be returned. If deemed complete, fees are not refundable, the application is circulated to departments and external agencies for review and comment, and all submitted documents are made available to the public.
3. Following circulation, a draft staff report containing a recommendation and any conditions is prepared. The City Planner and other staff review the draft staff report.
4. When the staff report is approved by appropriate municipal staff, it will be scheduled for a future meeting of the Development and Heritage Standing Committee (DHSC).
5. The DHSC meeting is the public meeting required by the Planning Act. Public notice of the DHSC meeting is advertised in the Windsor Star, a local newspaper, at least 20 days in advance of the DHSC meeting. A courtesy notice may be mailed to property owners and/or tenants within 120 metres or more of the subject land.
6. 10 days prior to the DHSC meeting, the staff report is circulated to the applicant and DHSC members and made available to the public. All supporting documentation submitted by the applicant is available for review.
7. At the DHSC meeting, a staff planner makes a presentation. The applicant and other parties have an opportunity to provide verbal and/or written submissions. The DHSC may ask questions of staff, the applicant, agent, and other parties. The DHSC may decide to defer or recommend approval or denial of the application.
8. If deferred, the application along with any additional information or a new staff report will be considered at a future DHSC meeting. If recommended for approval or denial, the staff report, the minutes of the DHSC meeting, and the amending by-law are forwarded to City of Windsor Council for consideration at a future date. The applicant, agent and all interested parties will be notified by the City Clerk of the date, time, and location of the Council meeting. Call 311 or contact the City Clerk at 519-255-6211 or [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca).
9. The application may be placed on the Consent Agenda of the Council Meeting, a part of the meeting where Council approves several matters with a single motion. If the application is not on the Consent Agenda, the staff planner may introduce the application, review the staff recommendation and any additional information provided to Council, and advise Council of any differences between the staff and DHSC recommendations. The applicant and other interested parties have an opportunity to make verbal and/or written submissions. Council may decide to approve, deny, or defer the application. If Council approves the application, the amending by-law may be approved at the same Council meeting, otherwise it will be approved at a future Council meeting.
10. When the amending by-law is passed, the City Clerk will mail a notice of the passing of the amending by-law to property owners and various public agencies within 15 days. There is a 20-day appeal period commencing the day after this notice is given. The notice will include the last day to file an appeal. An appeal is made to the Ontario Land Tribunal (OLT) through the City Clerk. If no appeal is filed, the amending by-law is final and binding as of the date of Council's passing of the by-law. Contact the City Clerk at 519-255-6211 or [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca).
11. If the rezoning is subject to a holding symbol, it is the responsibility of the property owner to satisfy the conditions to remove the holding symbol, to apply, and to pay the fee to remove the holding symbol.

## CONTACT INFORMATION

---

Planning & Building Department – Planning Division  
Suite 210  
350 City Hall Square West  
Windsor ON N9A 6S1

Telephone: 519-255-6543  
Fax: 519-255-6544  
Email: [planningdept@citywindsor.ca](mailto:planningdept@citywindsor.ca)  
Web Site: [www.citywindsor.ca](http://www.citywindsor.ca)

# ZONING BY-LAW AMENDMENT APPLICATION

## 1. PRE-SUBMISSION CONSULTATION

By-law 199-2007 requires pre-submission consultation with a staff Planner to determine what supporting information is required, to verify fee payable, and to review the process. This application is incomplete unless you have a valid Pre-Submission Letter or a staff Planner signs below.

Valid Pre-Submission Letter? NO  YES  File Number: PS- 058-22

*Staff Use Only*

Signature of Staff Planner	Date of Consultation
<input type="checkbox"/> Jim Abbs	<input type="checkbox"/> Kevin Alexander
<input type="checkbox"/> Melissa Gasic	<input type="checkbox"/> Justina Nwaesei
<input type="checkbox"/> _____	<input type="checkbox"/> Greg Atkinson
	<input type="checkbox"/> Simona Simion
	<input type="checkbox"/> Laura Diotte
	<input type="checkbox"/> Adam Szymczak

## 2. REQUIRED SUPPORTING INFORMATION *(To be completed by a staff Planner)*

Unless you have a valid Pre-Submission Letter, a staff Planner will indicate below what supporting information must be submitted with the application during pre-submission consultation. The City of Windsor reserves the right to require additional supporting information during the processing of the application. All supporting information submitted is made available for public review.

For each document, provide one paper copy, and where possible, one digital copy on a CD or USB flash drive. All drawings or plans shall be in letter size (8.5 x 11 inches) in JPG and PDF format. All other document shall be provided in Word and PDF format. **All PDF documents shall be flattened with no layers.**

If you are submitting a companion application submit only one set of documents.

<input checked="" type="checkbox"/> Deed or Offer to Purchase	<input type="checkbox"/> Corporation Profile Report	<input checked="" type="checkbox"/> Site Plan Conceptual <i>(see Section 8)</i>	<input checked="" type="checkbox"/> Sketch of Subject Land <i>(see Section 11)</i>
<input type="checkbox"/> Archaeological Assessment – Stage 1	<input type="checkbox"/> Built Heritage Impact Study	<input type="checkbox"/> Environmental Evaluation Report	<input type="checkbox"/> Environmental Site Assessment
<input type="checkbox"/> Floor Plan and Elevations	<input type="checkbox"/> Geotechnical Study	<input type="checkbox"/> Guideline Plan	<input type="checkbox"/> Lighting Study
<input type="checkbox"/> Market Impact Assessment	<input type="checkbox"/> Micro-Climate Study	<input type="checkbox"/> Noise Study	<input type="checkbox"/> Planning Rationale Report
<input type="checkbox"/> Record of Site Condition <i>(see Schedule E)</i>	<input type="checkbox"/> Sanitary Sewer Study	<input type="checkbox"/> Species at Risk Screening	<input type="checkbox"/> Storm Sewer Study
<input type="checkbox"/> Storm Water Retention Scheme	<input type="checkbox"/> Topographic Plan of Survey	<input type="checkbox"/> Transportation Impact Statement	<input type="checkbox"/> Transportation Impact Study
<input type="checkbox"/> Tree Preservation	<input type="checkbox"/> Tree Survey Study	<input type="checkbox"/> Urban Design Study	<input type="checkbox"/> Vibration Study
<input type="checkbox"/> Wetland Evaluation Study	Other Required Information: _____		

# ZONING BY-LAW AMENDMENT APPLICATION

## 3. APPLICANT, REGISTERED OWNER, AND AGENT INFORMATION

Provide in full the name of the applicant, registered owner, and agent, the name of the contact person, and address, postal code, phone number, fax number and email address.

If the applicant or registered owner is a numbered company, provide the name of the principals of the company. If there is more than one applicant or registered owner, copy this page, complete in full and submit with this application.

All communication is with the Agent authorized by the Owner to file the application. If there is no Agent, all communication is with the Applicant.

### Applicant

Name: WINVALCO LIMITED Contact: Mr. Nick Sauro  
*Name of Contact Person*

Address: 6555 Hawthorne Drive

Address: Windsor, Ontario Postal Code: N8T 3G6

Phone: (519) 974-5259 Fax: (519) 944-4628

Email: nick.sauro@valiantmachine.com

### Registered Owner Same as Applicant

Name: \_\_\_\_\_ Contact: \_\_\_\_\_  
*Name of Contact Person*

Address: \_\_\_\_\_

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

### Agent Authorized by the Owner to File the Application (Also complete Section A1 in Schedule A)

Name: MILLER CANFIELD LLP Contact: Giacomo Ramieri  
*Name of Contact Person*

Address: 100 Ouellette Avenue, Suite 1300

Address: Windsor, Ontario Postal Code: N9A 6T3

Phone: (519) 946-2145 Fax: (519) 946-2133

Email: ramieri@millercanfield.com

## 4. COMPANION APPLICATIONS

Are you submitting a companion Official Plan Amendment application? NO  YES

Are you submitting a companion Plan of Subdivision/Condominium application? NO  YES

Are you submitting a companion Site Plan Control application? NO  YES

# ZONING BY-LAW AMENDMENT APPLICATION

## 5. SUBJECT LAND INFORMATION

Municipal Address (Southerly Part of) 1235 St. Luke Road

Legal Description Part of Lot 91 Concession 1 Sandwich East designated as Part 1 on Plan 12R-5803  
(Only the vacant southerly portion of the above property, as shown on survey attached)

Assessment Roll Number (Part of) 010-140-09000  
(Note: Dimensions below are again only for the southerly portion, to which this application relates)

If known, the date the subject land was acquired by the current owner: December 7th, 2001

Frontage (m) 106.523 Depth (m) 125 (irreg. approx) Area (sq m) 19,333

Official Plan Designation Industrial

Current Zoning MD 2.1

Existing Uses Vacant land (Outdoor Storage)

If known, the lengths of time that the existing uses have continued: 20 plus years

Previous Uses Unknown

List the names and addresses of the holders of any mortgages, charges, or other encumbrances in respect of the subject land:

National Bank of Canada (as mortgagee under various instruments) 690-1 Riverside Dr. W., Windsor, N9A 5K3

Valco Manufacturing Inc. (as tenant of northerly portion of the property) 1235 St. Luke Rd. Windsor N8Y 4W7

Are there any easements or restrictive covenants affecting the subject lands? NO  YES

If yes, describe the easement or restrictive covenant and its effect:

If known, has the subject land ever been subject of: *(leave blank if unknown)*

An application for a Plan of Subdivision or Consent: NO  YES  File: B-037/2022

An application for an amendment to a Zoning By-law: NO  YES  File: \_\_\_\_\_

An application for approval of a Site Plan: NO  YES  SPC- \_\_\_\_\_

A Minister's Zoning Order (Ontario Regulation): NO  YES  OR#: \_\_\_\_\_

# ZONING BY-LAW AMENDMENT APPLICATION

## 6. DESCRIPTION OF AMENDMENT

---

Amendment to Zoning By-law from: 5.99.60.2

to: Site Specific Zoning

Proposed uses of subject land: A long-standing and existing use of the southerly portion of the property  
as an outdoor storage yard, notwithstanding that same is not an accessory use.

Describe the nature and extent of the amendment(s) being requested:

A site specific rezoning of the southerly portion of the property, so as to allow the continued use of same as an  
outdoor storage yard, notwithstanding that same is not an accessory use.

Why is this amendment or these amendments being requested?

To allow said long-existing use to continue, and to fulfill a condition in the Committee of Adjustment's decision  
(File #B-037/2022) to grant a Consent to Severance as to said southerly portion of the property.

Explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement:

See Planning Rationale Report \_\_\_\_\_

Explain how the application conforms to the City of Windsor Official Plan:

See Planning Rationale Report Referring to Section 6.4.3.1 of the Official Plan, dealing with lands having an  
Industrial Designation, the permitted uses expressly include outdoor storage  
of materials or products.

If this application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with this matter:

See Planning Rationale Report  See Official Plan Amendment

N/A



# ZONING BY-LAW AMENDMENT APPLICATION

## 7. EXISTING BUILDINGS / STRUCTURES ON SUBJECT LAND

---

Are there any buildings or structures on the subject land?

- NO Continue to Section 8
- YES Indicate the type of building or structure, the date of construction (if known), and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area.
  - See attached Existing Plan or Sketch of Subject Land

As mentioned previously, the requested rezoning only relates to the vacant southerly portion of the property,  
which was also the subject of a successful Severance Application (File #B-037/2022)

---

---

---

---

---

---

---

---

## 8. PROPOSED BUILDINGS / STRUCTURES ON SUBJECT LAND

---

Do you propose to build any buildings or structures on the subject land?

- NO Continue to Section 9
- YES Indicate the type of building or structure and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure, and its dimensions or floor area.
  - See attached Site Plan Conceptual

---

---

---

---

---

---

---

---

---

---

# ZONING BY-LAW AMENDMENT APPLICATION

## 9. ACCESS TO SUBJECT LAND

---

Indicate if access to subject land is by: *(check all that apply)*

- Municipal Road                       Provincial Highway                       Another public road or a right-of-way
- Water - If access to the subject land is by water only, describe the parking and docking facilities used or to be used and provide the approximate distance in metric of these facilities from the subject land and the nearest public road:

---

---

---

## 10. WATER, SANITARY SEWAGE AND STORM DRAINAGE

---

**WATER** – Indicate whether water will be provided to the subject land by:

- Publicly owned & operated piped water system
- Privately owned & operated individual well
- Privately owned & operated communal well
- Other \_\_\_\_\_

**SANITARY** - Indicate whether sewage disposal will be provided to the subject land by:

- Publicly owned & operated sanitary sewage system
- Privately owned & operated individual septic system - See Note below
- Privately owned & operated communal septic system - See Note below
- Other \_\_\_\_\_

Note: If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, you must submit a Servicing Options Report and a Hydrogeological Report.

**STORM DRAINAGE** - Indicate whether storm drainage will be provided by:

- Sewers                       Ditches                       Swales                       Other \_\_\_\_\_

# ZONING BY-LAW AMENDMENT APPLICATION

## 11. SKETCH OF SUBJECT LAND

Provide a sketch showing, in metric units,

- a) the boundaries and dimensions of the subject land;
- b) the location, size, and type of all existing and proposed buildings and structures on the subject land, including their distance from the front lot line, rear lot line, and side lines;
- c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it, and in the applicant's opinion, may affect the application;
- d) the current uses of all land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road, or a right of way;
- f) if access to the subject land will be water only, the location of the parking and docking facilities to be used; and
- g) the location and nature of any easement affecting the subject land.

## 12. APPLICATION FEE & OTHER FEES

The amendment type is determined by the City Planner or their designate.

Verify fees before submitting the application. Fees are subject to change and are not refundable when the application is deemed complete. Method of payment: Cash, Mastercard or Visa (complete Credit Card Authorization on page 15), or by Certified Cheque or Personal Cheque payable to The Corporation of the City of Windsor.

### APPLICATION FEE

Amendment Type	Code	<input checked="" type="checkbox"/> Minor Rezoning	<input type="checkbox"/> Major Rezoning
Base Fee	53001	\$4,347.00	\$5,837.40
GIS Fee	63024	+ \$50.00	+ \$50.00
Essex Region Conservation Authority Fee	53023	+ <u>\$200.00</u>	+ <u>\$300.00</u>
<b>Total Application Fee</b>		<b>= \$4,597.00</b>	<b>= \$6,187.40</b>

### OTHER FEES

<b>Re-Notification/Deferral Fee</b>	Code 53016	\$2,258.40
Required when an applicant requests a deferral after notice of a public meeting has been given.		
<b>Legal Fee - Servicing Agreement</b>	Code 63002	\$597.64 plus \$50 per unit, lot, or block
Required when the preparation of a servicing agreement is a condition of approval.		
<b>Removal of the Holding Symbol Application</b>	Code 53001	\$1,536.00
It is the responsibility of the property owner to satisfy the conditions to remove the holding symbol and to apply and fee to remove the holding symbol.		
<b>Ontario Land Tribunal (OLT) Appeal Fee</b>		\$1,100.00
An appeal is made through the Office of the City Clerk (519-255-6211). Fees, forms, and processes are subject to change. Visit <a href="https://olt.gov.on.ca">https://olt.gov.on.ca</a> for additional information		

# ZONING BY-LAW AMENDMENT APPLICATION

## 13. PROPOSED PUBLIC CONSULTATION STRATEGY

Select or describe your proposed strategy for consulting with the public with respect to the application:

Required Public Consultation (Public Notice & Public Meeting as required per the Planning Act)

Open House

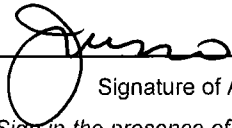
Website

Other \_\_\_\_\_

## 14. SWORN DECLARATION OF APPLICANT

Complete in the presence of a Commissioner for Taking Affidavits. If the declaration is to be administered remotely, you must be able to see, hear and communicate with the Commissioner and show documentation that confirms your identity.

I, Joseph Musso (VP Finance & Secretary-Treasurer of Applicant), solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the applicant is accurate and that the information contained in the documents that accompany this application is accurate, that if this declaration was administered remotely that it was in accordance with Ontario Regulation 431/20, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.



Signature of Applicant

*Sign in the presence of a Commissioner  
For Taking Affidavits*

Windsor, Ontario

Location of Applicant at time of declaration

This declaration was administered remotely in accordance with Ontario Regulation 431/20

Declared before me GIACOMO RANIERI at the City of Windsor

Signature of Commissioner

Location of Commissioner

this 8<sup>th</sup> day of August, 20<sup>22</sup>

day month year

PLACE AN IMPRINT OF YOUR STAMP BELOW

**READ & COMPLETE SCHEDULES A & E IN FULL & SIGN**

# ZONING BY-LAW AMENDMENT APPLICATION

## SCHEDULE A – Authorizations & Acknowledgements

---

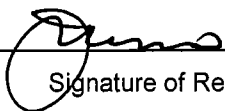
### A1. Authorization of Registered Owner for Agent to Make the Application

If the applicant is not the registered owner of the land that is the subject of this application, the written authorization of the registered owner that the agent is authorized to make the application must be included with this application form or the authorization below must be completed.

I, Joseph Musso (VP Finance & Secretary-Treasurer of Applicant), am the registered owner of the land that is  
*Name of Registered Owner*

subject of this application for an amendment to the City of Windsor Zoning By-law and I authorize

MILLER CANFIELD LLP (Giacomo Ramieri) to make this application on my behalf.  
*Name of Agent*

  
Signature of Registered Owner

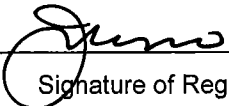
August 8th, 2022.  
Date

If Corporation - I have authority to bind the corporation

### A2. Authorization to Enter Upon the Subject Lands and Premises

I, Joseph Musso (VP Finance & Secretary-Treasurer of Applicant),  
*Name of Registered Owner*

hereby authorize the Development and Heritage Standing Committee or their successor, City Council, and staff of The Corporation of the City of Windsor to enter upon the subject lands and premises described in Section 5 of the application form for the purpose of evaluating the merits of this application and subsequently to conduct any inspections on the subject lands that may be required as a condition of approval. This is their authority for doing so.

  
Signature of Registered Owner

August 8th, 2022.  
Date

If Corporation – I have authority to bind the corporation

**SCHEDULE A CONTINUES ON NEXT PAGE**

# ZONING BY-LAW AMENDMENT APPLICATION

## SCHEDULE A – Authorizations & Acknowledgements - *Continued*

### A3. Acknowledgements

#### Receipt, Fees, Additional Information, Termination, and Freedom of Information

I acknowledge that receipt of this application by the City of Windsor does not guarantee it to be a complete application, that further review of the application will occur, and that I may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted.

I further acknowledge that after the application is deemed complete, fees are not refundable, additional information may be requested, and that after 60 days of inactivity the City of Windsor may terminate the application without notice.

I further acknowledge that pursuant to the provisions of the Planning Act and the Municipal Freedom of Information and Protection of Privacy Act, this application and all material and information provided with this application are made available to the public.

#### Species at Risk

Ontario's *Endangered Species Act* protects endangered and threatened species — animals and plants in decline and at risk of disappearing from the province by restricting activities that may affect these plants, animals or their habitats.

I acknowledge that it is my sole responsibility as the Applicant to comply with the provisions of the *Endangered Species Act, 2007, S. O. c.6*. This could require me to register an activity, get a permit or other authorization from the Ministry of the Environment, Conservation and Parks (MECP) prior to conducting an activity that could impact an endangered or threatened plant or animal or its habitat. I further acknowledge that any *Planning Act, R.S.O. 1990, c.P.13* approval given by the City of Windsor does not constitute an approval under the *Endangered Species Act*, nor does it absolve me from seeking the necessary authorization, approvals or permits from the MECP prior to conducting any activity that may affect endangered or threatened plant or animal or its habitat.

Additional information can be found at:

<https://www.ontario.ca/page/development-and-infrastructure-projects-and-endangered-or-threatened-species>

or by contacting MECP at SAROntario@ontario.ca

#### Acknowledgement

I acknowledge that I have read and understand the above statements:

  
\_\_\_\_\_  
Signature of Applicant or Agent

8-4  
August , 2022.

\_\_\_\_\_  
Date

**END OF SCHEDULE A  
COMPLETE SCHEDULE E ON NEXT PAGE**

# ZONING BY-LAW AMENDMENT APPLICATION

## SCHEDULE E – Environmental Site Screening Questionnaire

---

### Previous Use of Property

- Residential       Industrial       Commercial       Institutional  
 Agricultural       Parkland       Vacant       Other \_\_\_\_\_

a) If previous use of the property is Industrial or Commercial, specify use:

\_\_\_\_\_

b) Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land?

- Yes       No       Unknown

c) Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?

- Yes       No       Unknown

d) Has there been petroleum or other fuel stored on the subject land or adjacent lands?

- Yes       No       Unknown

e) Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?

- Yes       No       Unknown

f) Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been applied as pesticides and/or sewage sludge applied to the lands?

- Yes       No       Unknown

g) Have the lands or adjacent lands ever been used as a weapons firing range?

- Yes       No       Unknown

h) Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational/non-operational public or private waste disposal site, landfill or dump?

- Yes       No       Unknown

i) If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?

- Yes       No       Unknown

j) Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?\*

- Yes       No       Unknown

*\* Possible uses that can cause contamination include but are not limited to: operation of electrical transformer stations, disposal of waste minerals, raw material storage, and residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry cleaning plants have similar potential. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals that are present.*

k) If current or previous use of the property is Industrial or Commercial, or if YES to any of a) to j) above, attach a previous use inventory showing all former uses of the subject land, or if applicable, the land(s) adjacent to the subject lands.

**SCHEDULE E CONTINUES ON NEXT PAGE**

# ZONING BY-LAW AMENDMENT APPLICATION

## SCHEDULE E - CONTINUED

### Acknowledgement Clause

I hereby acknowledge that it is my responsibility to ensure that I am in compliance with all applicable laws, regulations, guidelines and the City's Official Plan policies pertaining to potentially contaminated sites, and to use all reasonable effort to identify the potential for contamination on the subject property.


I acknowledge that as a condition of approval of this application that the City may require me to file a Record of Site Condition signed by a qualified person in the provincial Environmental Site Registry, and provide verification to the City of Windsor of acknowledgement of this Record of Site Condition by the Ministry of Environment.

I acknowledge that the City may require the qualified person signing the Record of Site Condition to submit to the City a Declaration acknowledging that the City of Windsor may rely on the statements in the Record of Site Condition.

I acknowledge that the City of Windsor is not responsible for the identification and/or remediation of contaminated sites, and I agree, whether in, through, or as a result of any action or proceeding for environmental clean-up of any damage or otherwise, I will not sue or make claim whatsoever against the City of Windsor, its officers, officials, employees or agents for or in respect of any loss, damage, injury or costs.

Joseph Musso (VP Finance & Secretary-Treasurer)

\_\_\_\_\_  
Name of Applicant (print)

  
\_\_\_\_\_  
Signature of Applicant

<sup>24</sup>  
August , 2022.

\_\_\_\_\_  
Date

Giacomo Ramieri of Miller Canfield LLP

\_\_\_\_\_  
Name of Agent (print)

  
\_\_\_\_\_  
Signature of Agent

<sup>24</sup>  
August , 2022

\_\_\_\_\_  
Date

**END OF SCHEDULE E**



# ZONING BY-LAW AMENDMENT APPLICATION

**DO NOT COMPLETE BELOW – STAFF USE ONLY**

<b>Receipt and Assignment of Application</b>	Date Received Stamp
This application has been assigned to:	
<input type="checkbox"/> Adam Szymczak (AS)	<input type="checkbox"/> Greg Atkinson (GA)
<input type="checkbox"/> Pablo Golob (GL)	<input type="checkbox"/> Jim Abbs (JA)
<input type="checkbox"/> Justina Nwaesei (JN)	<input type="checkbox"/> Kevin Alexandar (KA)
<input type="checkbox"/> Laura Diotte (LD)	<input type="checkbox"/> Melissa Gasic (MG)
<input type="checkbox"/> Simona Simion (SS)	<input type="checkbox"/> _____

<b>Complete Application</b>		
This application is deemed complete on _____ <i>Date</i>		
_____ <i>Signature of Delegated Authority</i>		
<input type="checkbox"/> Neil Robertson, MCIP, RPP Manager of Urban Design	<input type="checkbox"/> Michael Cooke, MCIP, RPP Manager of Planning Policy	<input type="checkbox"/> Thom Hunt, MCIP, RPP City Planner & Executive Director

<b>Internal Information</b>			
Fee Paid: \$ _____	Receipt No: _____	Date: _____	
Payment Type: <input type="checkbox"/> Cash	<input type="checkbox"/> Certified Cheque	<input type="checkbox"/> Credit Card	<input type="checkbox"/> Personal Cheque
NEW Zoning File No. ZNG/ _____	Z- _____		
Previous Zoning File No. ZNG/ _____	Z- _____		
Related OPA File No. OPA/ _____	OPA _____		
Other File Numbers: _____			
Notes: _____			
_____			

**THIS IS THE LAST PAGE OF THE APPLICATION FORM**



## Memo

**To:** City Clerk  
**From:** City Planner/Executive Director  
**Date:** October 3, 2022  
**Subject:** TRANSMITTAL OF NEW FILE **Our File Number: Z-034/22 [ZNG/6870]**  
**RE:** Application For:  Zoning Amendment  Official Plan Amendment  
 Part Lot Control  Draft Plan of Subdivision/Condominium

---

Applicant: STOYSHIN ENTERPRISES (WINDSOR) LTD  
Location: 849 WALKER RD  
Description: Application to amend Zoning By-law 8600 to allow for expanded list of permitted uses, excluding auto body repair and gas bar.

The ZONING AMENDMENT application submitted by Stoyshin Enterprises (Windsor) Ltd for 849 Walker Rd has been deemed as complete on September 27, 2022.

### Enclosures:

- 1 copy of Application Form
- 1 copy of Drawings
- 1 copy of Site Plan

A handwritten signature in blue ink, appearing to read 'Thom Hunt', is written over a horizontal line.

Thom Hunt, MCIP, RPP  
City Planner, Executive Director

/ms

September 27, 2022

Oakview Land Use Planning  
ATTN: Robert Brown  
6 Roy Cres, PO Box 188  
Pain Court ON N0P 1Z0

Dear Mr Brown:

**Re: REZONING APPLICATION**  
**APPLICANT: STOYSHIN ENTERPRISES (WINDSOR) LTD**  
**LOCATION: 849 WALKER RD**  
**FILE NO.: Z-034/22 [ZNG/6870]**

This is to acknowledge receipt of the application for rezoning, which has been assigned the above-referenced file number. In accordance with the delegation authority as prescribed by By-Law 139-2013, the information and material required has been provided; therefore, the application was deemed COMPLETE on September 27, 2022 and processing has begun.

You will be advised prior to the Development & Heritage Standing Committee and Council meetings of the position of the Planning Department on the application and the dates of the public meetings.

Please email me at [aszymczak@citywindsor.ca](mailto:aszymczak@citywindsor.ca), if you have any questions.

Yours truly,



Adam Szymczak, MCIP RPP  
Planner III - Zoning

AS/ms

## ZONING BY-LAW AMENDMENT APPLICATION

### INSTRUCTIONS

**Verify that you are using the current application form.**

- Section 1: Pre-Submission consultation with a staff Planner is mandatory per By-law 199-2007. If you do not have a valid Pre-Submission Letter, you must meet with a staff Planner who must sign and date this section.
- Section 2: During Pre-Submission consultation a staff Planner will indicate what supporting information must be submitted with the application.
- Section 3: Provide the full name, address, phone number, fax number and email address of the applicant, agent, and registered owner. If any of these are a corporation, provide the full corporate name. Include the full name of the contact person. If there is more than one person, corporation, or registered owner, use additional sheets.
- Section 4: Indicate if you are submitting other companion applications with this application.
- Section 5: Provide information about the subject land. This information is used to determine supporting information requirements and to assist in the review of the application.
- Section 6: Indicate the amendment, proposed uses and describe the nature and extent of the amendment being requested. Indicate why the amendment is being requested and how it is consistent with the Provincial Policy Statement and conforms to the City of Windsor Official Plan. If this information is in a Planning Rationale Report, check the box beside "See Planning Rationale Report".
- Section 7: If there are any existing buildings or structures on the subject land, provide the required information or submit a sketch, drawing or plan that shows this information.
- Section 8: If you propose to build any buildings or structures on the subject land, provide the required information or submit a sketch, drawing or plan that shows the information.
- Section 9: Indicate how the property is accessed. Check all boxes that apply.
- Section 10: Provide information about water service, sanitary sewage disposal, and storm drainage.
- Section 11: Provide a sketch of the subject land showing, in metric units, the items listed or indicate if this information is provided on an existing plan or a conceptual site plan.
- Section 12: Check the appropriate box based on a valid Pre-Submission Letter or pre-submission consultation.
- Section 13: Explain your proposed strategy for consulting with the public with respect to the application.
- Section 14: Complete and sign in the presence of a Commissioner of Taking Affidavits.

Other: Read, complete in full, and sign Schedules A & E. Complete Credit Card Authorization if paying by credit card

Submit application form, supporting information, and application fee / credit card authorization to Senior Steno Clerk at Planning Division, Suite 210, 350 City Hall Square West, Windsor ON N9A 6S1 or [planningdept@citywindsor.ca](mailto:planningdept@citywindsor.ca)

### TYPE OF REZONING AMENDMENT

### DATE RECEIVED STAMP

The type of amendment is determined by the City Planner or their designate.

#### Minor Zoning Amendment

- Site zoned commercial, institutional, or manufacturing
  - Addition to the list of permitted uses
- Site already zoned
  - Change to existing regulations or to zoning district boundary to match lot lines
- Site designated in the Official Plan for residential use
  - Rezoning to accommodate a maximum of six dwelling units
- Site designated in the Official Plan for the proposed use other than residential
  - Site-specific zoning for a site with a lot area of less than 1,000.0 m<sup>2</sup>

#### Major Zoning Amendment

- Any other amendment not listed as minor.

# ZONING BY-LAW AMENDMENT APPLICATION

## ZONING BY-LAW AMENDMENT PROCESS

---

The application will be terminated without notice after 60 days of inactivity. The following is for your information only. Review the Planning Act and relevant regulations for statutory requirements. The processing of the application is subject to change. Direct all questions to the assigned Planner. The process is generally as follows:

1. The application is reviewed to ensure all prescribed and required information and the fee have been submitted. Within 30 days of the receipt of the application, you will be notified in writing that the application is deemed incomplete or complete.
2. If deemed incomplete, the application and fee will be returned. If deemed complete, fees are not refundable, the application is circulated to departments and external agencies for review and comment, and all submitted documents are made available to the public.
3. Following circulation, a draft staff report containing a recommendation and any conditions is prepared. The City Planner and other staff review the draft staff report.
4. When the staff report is approved by appropriate municipal staff, it will be scheduled for a future meeting of the Development and Heritage Standing Committee (DHSC).
5. The DHSC meeting is the public meeting required by the Planning Act. Public notice of the DHSC meeting is advertised in the Windsor Star, a local newspaper, at least 20 days in advance of the DHSC meeting. A courtesy notice may be mailed to property owners and/or tenants within 120 metres or more of the subject land.
6. 10 days prior to the DHSC meeting, the staff report is circulated to the applicant and DHSC members and made available to the public. All supporting documentation submitted by the applicant is available for review.
7. At the DHSC meeting, a staff planner makes a presentation. The applicant and other parties have an opportunity to provide verbal and/or written submissions. The DHSC may ask questions of staff, the applicant, agent, and other parties. The DHSC may decide to defer or recommend approval or denial of the application.
8. If deferred, the application along with any additional information or a new staff report will be considered at a future DHSC meeting. If recommended for approval or denial, the staff report, the minutes of the DHSC meeting, and the amending by-law are forwarded to City of Windsor Council for consideration at a future date. The applicant, agent and all interested parties will be notified by the City Clerk of the date, time, and location of the Council meeting. Call 311 or contact the City Clerk at 519-255-6211 or [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca).
9. The application may be placed on the Consent Agenda of the Council Meeting, a part of the meeting where Council approves several matters with a single motion. If the application is not on the Consent Agenda, the staff planner may introduce the application, review the staff recommendation and any additional information provided to Council, and advise Council of any differences between the staff and DHSC recommendations. The applicant and other interested parties have an opportunity to make verbal and/or written submissions. Council may decide to approve, deny, or defer the application. If Council approves the application, the amending by-law may be approved at the same Council meeting, otherwise it will be approved at a future Council meeting.
10. When the amending by-law is passed, the City Clerk will mail a notice of the passing of the amending by-law to property owners and various public agencies within 15 days. There is a 20-day appeal period commencing the day after this notice is given. The notice will include the last day to file an appeal. An appeal is made to the Ontario Land Tribunal (OLT) through the City Clerk. If no appeal is filed, the amending by-law is final and binding as of the date of Council's passing of the by-law. Contact the City Clerk at 519-255-6211 or [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca).
11. If the rezoning is subject to a holding symbol, it is the responsibility of the property owner to satisfy the conditions to remove the holding symbol, to apply, and to pay the fee to remove the holding symbol.

## CONTACT INFORMATION

---

Planning & Building Department – Planning Division  
Suite 210  
350 City Hall Square West  
Windsor ON N9A 6S1

Telephone: 519-255-6543  
Fax: 519-255-6544  
Email: [planningdept@citywindsor.ca](mailto:planningdept@citywindsor.ca)  
Web Site: [www.citywindsor.ca](http://www.citywindsor.ca)

# ZONING BY-LAW AMENDMENT APPLICATION

## 1. PRE-SUBMISSION CONSULTATION

By-law 199-2007 requires pre-submission consultation with a staff Planner to determine what supporting information is required, to verify fee payable, and to review the process. This application is incomplete unless you have a valid Pre-Submission Letter or a staff Planner signs below.

Valid Pre-Submission Letter? NO  YES  File Number: PS- 048/22

*Staff Use Only*

Signature of Staff Planner	Date of Consultation
<input type="checkbox"/> Jim Abbs <input type="checkbox"/> Melissa Gasic  <input type="checkbox"/> _____	<input type="checkbox"/> Kevin Alexander <input type="checkbox"/> Justina Nwaesei  <input type="checkbox"/> Greg Atkinson <input type="checkbox"/> Simona Simion  <input type="checkbox"/> Laura Diotte <input type="checkbox"/> Adam Szymczak

## 2. REQUIRED SUPPORTING INFORMATION *(To be completed by a staff Planner)*

Unless you have a valid Pre-Submission Letter, a staff Planner will indicate below what supporting information must be submitted with the application during pre-submission consultation. The City of Windsor reserves the right to require additional supporting information during the processing of the application. All supporting information submitted is made available for public review.

For each document, provide one paper copy, and where possible, one digital copy on a CD or USB flash drive. All drawings or plans shall be in letter size (8.5 x 11 inches) in JPG and PDF format. All other document shall be provided in Word and PDF format. **All PDF documents shall be flattened with no layers.**

If you are submitting a companion application submit only one set of documents.

<input checked="" type="checkbox"/> Deed or Offer to Purchase	<input type="checkbox"/> Corporation Profile Report	<input checked="" type="checkbox"/> Site Plan Conceptual <i>(see Section 8)</i>	<input checked="" type="checkbox"/> Sketch of Subject Land <i>(see Section 11)</i>
<input type="checkbox"/> Archaeological Assessment – Stage 1	<input type="checkbox"/> Built Heritage Impact Study	<input type="checkbox"/> Environmental Evaluation Report	<input type="checkbox"/> Environmental Site Assessment
<input type="checkbox"/> Floor Plan and Elevations	<input type="checkbox"/> Geotechnical Study	<input type="checkbox"/> Guideline Plan	<input type="checkbox"/> Lighting Study
<input type="checkbox"/> Market Impact Assessment	<input type="checkbox"/> Micro-Climate Study	<input type="checkbox"/> Noise Study	<input type="checkbox"/> Planning Rationale Report
<input type="checkbox"/> Record of Site Condition <i>(see Schedule E)</i>	<input type="checkbox"/> Sanitary Sewer Study	<input type="checkbox"/> Species at Risk Screening	<input type="checkbox"/> Storm Sewer Study
<input type="checkbox"/> Storm Water Retention Scheme	<input type="checkbox"/> Topographic Plan of Survey	<input type="checkbox"/> Transportation Impact Statement	<input type="checkbox"/> Transportation Impact Study
<input type="checkbox"/> Tree Preservation	<input type="checkbox"/> Tree Survey Study	<input type="checkbox"/> Urban Design Study	<input type="checkbox"/> Vibration Study
<input type="checkbox"/> Wetland Evaluation Study	Other Required Information: _____		

# ZONING BY-LAW AMENDMENT APPLICATION

## 3. APPLICANT, REGISTERED OWNER, AND AGENT INFORMATION

Provide in full the name of the applicant, registered owner, and agent, the name of the contact person, and address, postal code, phone number, fax number and email address.

If the applicant or registered owner is a numbered company, provide the name of the principals of the company. If there is more than one applicant or registered owner, copy this page, complete in full and submit with this application.

All communication is with the Agent authorized by the Owner to file the application. If there is no Agent, all communication is with the Applicant.

### Applicant

Name: Stoyshin Enterprises (Windsor) Ltd. Contact: Ron Kirshner  
*Name of Contact Person*

Address: 1560 BLUE HERON DRIVE

Address: WINDSOR, ON Postal Code: N8P 1L6

Phone: 416-803-0987 Fax: \_\_\_\_\_

Email: ronkirshner.rk@gmail.com

### Registered Owner Same as Applicant

Name: \_\_\_\_\_ Contact: \_\_\_\_\_  
*Name of Contact Person*

Address: \_\_\_\_\_

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

### Agent Authorized by the Owner to File the Application (Also complete Section A1 in Schedule A)

Name: OAKVIEW LAND USE PLANNING Contact: Robert Brown  
*Name of Contact Person*

Address: 6 ROYAL CRES, PO BOX 188

Address: PAIN COURT Postal Code: N0P 1Z0

Phone: 519-809-4539 Fax: \_\_\_\_\_

Email: oakviewlup@outlook.com

## 4. COMPANION APPLICATIONS

Are you submitting a companion Official Plan Amendment application? NO  YES

Are you submitting a companion Plan of Subdivision/Condominium application? NO  YES

Are you submitting a companion Site Plan Control application? NO  YES

# ZONING BY-LAW AMENDMENT APPLICATION

## 5. SUBJECT LAND INFORMATION

Municipal Address 849 WALKER ROAD

Legal Description LOTS 7, 9, 11, 13 & PART LOT 5, PLAN 490

Assessment Roll Number 3739-020-090-09500-0000

If known, the date the subject land was acquired by the current owner: \_\_\_\_\_

Frontage (m) 50.95 Depth (m) 43.58 Area (sq m) 2,225.85

Official Plan Designation MIXED USE

Current Zoning CD2.2

Existing Uses STORAGE, VACANT SPACE & DETIALING/LIGHT AUTO REPAIR

If known, the lengths of time that the existing uses have continued: VARIES DEPENDING ON THE TENANT

Previous Uses MIXED

List the names and addresses of the holders of any mortgages, charges, or other encumbrances in respect of the subject land:

NONE

Are there any easements or restrictive covenants affecting the subject lands? NO  YES

If yes, describe the easement or restrictive covenant and its effect:

If known, has the subject land ever been subject of: *(leave blank if unknown)*

An application for a Plan of Subdivision or Consent: NO  YES  File: \_\_\_\_\_

An application for an amendment to a Zoning By-law: NO  YES  File: \_\_\_\_\_

An application for approval of a Site Plan: NO  YES  SPC- 003/17

A Minister's Zoning Order (Ontario Regulation): NO  YES  OR#: \_\_\_\_\_



# ZONING BY-LAW AMENDMENT APPLICATION

## 6. DESCRIPTION OF AMENDMENT

---

Amendment to Zoning By-law from: CD2.2

to: CD4.1 - EXCLUDING AUTO BODY REPAIR AND GAS BAR

Proposed uses of subject land: SAME WITH EXPANDED LIST OF PERMITTED USES

---

Describe the nature and extent of the amendment(s) being requested:

THE OWNER WOULD LIKE TO EXPAND THE LIST OF PERMITTED USES ON THE PROPERTY TO INCLUDE THOSE FOUND IN THE CD4.1 ZONE, EXCLUDING AUTO BODY SHOP AND GAS BAR.

---

Why is this amendment or these amendments being requested?

THE PURPOSE IS TO BETTER MARKET THE PROPERTY FOR FUTURE TENANTS AND ADDRESS THE CURRENT ZONING ISSUE WITH A TENANT WHO HAD BEEN ADVISED THAT THE AUTO DETAILING AND LIGHT AUTO REPAIR IS NOT A PERMITTED USE.

---

Explain how the amendment to the Zoning By-law is consistent with the Provincial Policy Statement:

See Planning Rationale Report THE PROPERTY IS LOCATED IN A MIXED USE DESIGNATION WITHIN THE SETTLEMENT AREA LIMITS OF WINDSOR. THE ZONING AMENDMENT IS REQUESTING ONLY AN EXPANDED LIST OF USES COMPATIBLE WITH THE SURROUNDING AREA

---

Explain how the application conforms to the City of Windsor Official Plan:

See Planning Rationale Report THE AREA IS A MIX OF COMMERCIAL USES. THE REQUESTED ADDITIONAL USES, EXCLUDING AUTO BODY REPAIR AND GAS BAR WILL REMAIN COMPATIBLE WITH THE AREA AND CONTINUE TO CONFORM WITH THE CITY OF WINDSOR OFFICIAL PLAN.

---

If this application is to remove land from an area of employment, details of the official plan or official plan amendment that deals with this matter:

See Planning Rationale Report  See Official Plan Amendment

---

N/A

---

# ZONING BY-LAW AMENDMENT APPLICATION

## 7. EXISTING BUILDINGS / STRUCTURES ON SUBJECT LAND

---

Are there any buildings or structures on the subject land?

- NO Continue to Section 8
- YES Indicate the type of building or structure, the date of construction (if known), and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area.
  - See attached Existing Plan or Sketch of Subject Land

---

---

---

---

---

---

---

---

---

---

## 8. PROPOSED BUILDINGS / STRUCTURES ON SUBJECT LAND

---

Do you propose to build any buildings or structures on the subject land?

- NO Continue to Section 9
- YES Indicate the type of building or structure and, in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure, and its dimensions or floor area.
  - See attached Site Plan Conceptual

---

---

---

---

---

---

---

---

---

---

# ZONING BY-LAW AMENDMENT APPLICATION

## 9. ACCESS TO SUBJECT LAND

---

Indicate if access to subject land is by: *(check all that apply)*

- Municipal Road                       Provincial Highway                       Another public road or a right-of-way
- Water - If access to the subject land is by water only, describe the parking and docking facilities used or to be used and provide the approximate distance in metric of these facilities from the subject land and the nearest public road:

---

---

---

## 10. WATER, SANITARY SEWAGE AND STORM DRAINAGE

---

**WATER** – Indicate whether water will be provided to the subject land by:

- Publicly owned & operated piped water system
- Privately owned & operated individual well
- Privately owned & operated communal well
- Other \_\_\_\_\_

**SANITARY** - Indicate whether sewage disposal will be provided to the subject land by:

- Publicly owned & operated sanitary sewage system
- Privately owned & operated individual septic system - See Note below
- Privately owned & operated communal septic system - See Note below
- Other \_\_\_\_\_

Note: If the application would permit development on privately owned and operated individual or communal septic systems, and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, you must submit a Servicing Options Report and a Hydrogeological Report.

**STORM DRAINAGE** - Indicate whether storm drainage will be provided by:

- Sewers                       Ditches                       Swales                       Other \_\_\_\_\_

# ZONING BY-LAW AMENDMENT APPLICATION

## 11. SKETCH OF SUBJECT LAND

Provide a sketch showing, in metric units,

- a) the boundaries and dimensions of the subject land;
- b) the location, size, and type of all existing and proposed buildings and structures on the subject land, including their distance from the front lot line, rear lot line, and side lines;
- c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that are located on the subject land and on land that is adjacent to it, and in the applicant's opinion, may affect the application;
- d) the current uses of all land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road, or a right of way;
- f) if access to the subject land will be water only, the location of the parking and docking facilities to be used; and
- g) the location and nature of any easement affecting the subject land.

## 12. APPLICATION FEE & OTHER FEES

The amendment type is determined by the City Planner or their designate.

Verify fees before submitting the application. Fees are subject to change and are not refundable when the application is deemed complete. Method of payment: Cash, Mastercard or Visa (complete Credit Card Authorization on page 15), or by Certified Cheque or Personal Cheque payable to The Corporation of the City of Windsor.

### APPLICATION FEE

Amendment Type	Code	<input checked="" type="checkbox"/> Minor Rezoning	<input type="checkbox"/> Major Rezoning
Base Fee	53001	\$4,347.00	\$5,837.40
GIS Fee	63024	+ \$50.00	+ \$50.00
Essex Region Conservation Authority Fee	53023	+ <u>\$200.00</u>	+ <u>\$300.00</u>
<b>Total Application Fee</b>		<b>= \$4,597.00</b>	<b>= \$6,187.40</b>

### OTHER FEES

<b>Re-Notification/Deferral Fee</b>	Code 53016	\$2,258.40
Required when an applicant requests a deferral after notice of a public meeting has been given.		
<b>Legal Fee - Servicing Agreement</b>	Code 63002	\$597.64 plus \$50 per unit, lot, or block
Required when the preparation of a servicing agreement is a condition of approval.		
<b>Removal of the Holding Symbol Application</b>	Code 53001	\$1,536.00
It is the responsibility of the property owner to satisfy the conditions to remove the holding symbol and to apply and fee to remove the holding symbol.		
<b>Ontario Land Tribunal (OLT) Appeal Fee</b>		\$1,100.00
An appeal is made through the Office of the City Clerk (519-255-6211). Fees, forms, and processes are subject to change. Visit <a href="https://olt.gov.on.ca">https://olt.gov.on.ca</a> for additional information		

# ZONING BY-LAW AMENDMENT APPLICATION

## 13. PROPOSED PUBLIC CONSULTATION STRATEGY

Select or describe your proposed strategy for consulting with the public with respect to the application:

Required Public Consultation (Public Notice & Public Meeting as required per the Planning Act)

Open House

Website

Other \_\_\_\_\_

## 14. SWORN DECLARATION OF APPLICANT

Complete in the presence of a Commissioner for Taking Affidavits. If the declaration is to be administered remotely, you must be able to see, hear and communicate with the Commissioner and show documentation that confirms your identity.

I, \_\_\_\_\_, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the applicant is accurate and that the information contained in the documents that accompany this application is accurate, that if this declaration was administered remotely that it was in accordance with Ontario Regulation 431/20, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Location of Applicant at time of declaration

*Sign in the presence of a Commissioner  
For Taking Affidavits*

This declaration was administered remotely in accordance with Ontario Regulation 431/20

Declared before me \_\_\_\_\_ at the \_\_\_\_\_

*Signature of Commissioner*

*Location of Commissioner*

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
*day month year*

PLACE AN IMPRINT OF YOUR STAMP BELOW

## READ & COMPLETE SCHEDULES A & E IN FULL & SIGN

# ZONING BY-LAW AMENDMENT APPLICATION

## SCHEDULE A – Authorizations & Acknowledgements

---

### A1. Authorization of Registered Owner for Agent to Make the Application

If the applicant is not the registered owner of the land that is the subject of this application, the written authorization of the registered owner that the agent is authorized to make the application must be included with this application form or the authorization below must be completed.

I, Stoyshin Enterprises (Windsor) Ltd., am the registered owner of the land that is  
*Name of Registered Owner*

subject of this application for an amendment to the City of Windsor Zoning By-law and I authorize

ROBERT BROWN to make this application on my behalf.  
*Name of Agent*

  
\_\_\_\_\_  
Signature of Registered Owner

SEPT 12, 2022  
\_\_\_\_\_  
Date

If Corporation - I have authority to bind the corporation

### A2. Authorization to Enter Upon the Subject Lands and Premises

I, Stoyshin Enterprises (Windsor) Ltd.,  
*Name of Registered Owner*

hereby authorize the Development and Heritage Standing Committee or their successor, City Council, and staff of The Corporation of the City of Windsor to enter upon the subject lands and premises described in Section 5 of the application form for the purpose of evaluating the merits of this application and subsequently to conduct any inspections on the subject lands that may be required as a condition of approval. This is their authority for doing so.

  
\_\_\_\_\_  
Signature of Registered Owner

SEPT 12, 2022  
\_\_\_\_\_  
Date

If Corporation – I have authority to bind the corporation

**SCHEDULE A CONTINUES ON NEXT PAGE**

# ZONING BY-LAW AMENDMENT APPLICATION

## SCHEDULE A – Authorizations & Acknowledgements - *Continued*

### A3. Acknowledgements

#### Receipt, Fees, Additional Information, Termination, and Freedom of Information

I acknowledge that receipt of this application by the City of Windsor does not guarantee it to be a complete application, that further review of the application will occur, and that I may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted.

I further acknowledge that after the application is deemed complete, fees are not refundable, additional information may be requested, and that after 60 days of inactivity the City of Windsor may terminate the application without notice.

I further acknowledge that pursuant to the provisions of the Planning Act and the Municipal Freedom of Information and Protection of Privacy Act, this application and all material and information provided with this application are made available to the public.

#### Species at Risk

Ontario's *Endangered Species Act* protects endangered and threatened species — animals and plants in decline and at risk of disappearing from the province by restricting activities that may affect these plants, animals or their habitats.

I acknowledge that it is my sole responsibility as the Applicant to comply with the provisions of the *Endangered Species Act, 2007, S. O. c. 6*. This could require me to register an activity, get a permit or other authorization from the Ministry of the Environment, Conservation and Parks (MECP) prior to conducting an activity that could impact an endangered or threatened plant or animal or its habitat. I further acknowledge that any *Planning Act, R.S.O. 1990, c.P. 13* approval given by the City of Windsor does not constitute an approval under the *Endangered Species Act*, nor does it absolve me from seeking the necessary authorization, approvals or permits from the MECP prior to conducting any activity that may affect endangered or threatened plant or animal or its habitat.

Additional information can be found at:

<https://www.ontario.ca/page/development-and-infrastructure-projects-and-endangered-or-threatened-species>

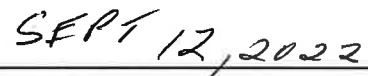
or by contacting MECP at SAROntario@ontario.ca

#### Acknowledgement

I acknowledge that I have read and understand the above statements:



Signature of Applicant or Agent



Date

**END OF SCHEDULE A  
COMPLETE SCHEDULE E ON NEXT PAGE**

# ZONING BY-LAW AMENDMENT APPLICATION

## SCHEDULE E – Environmental Site Screening Questionnaire

---

### Previous Use of Property

- Residential       Industrial       Commercial       Institutional  
 Agricultural       Parkland       Vacant       Other \_\_\_\_\_

- a) If previous use of the property is Industrial or Commercial, specify use:  
\_\_\_\_\_
- b) Has the grading of the subject land been changed by adding earth or material? Has filling occurred on the subject land?  
 Yes       No       Unknown
- c) Has a gasoline station and/or automobile service station been located on the subject land or adjacent lands at any time?  
 Yes       No       Unknown
- d) Has there been petroleum or other fuel stored on the subject land or adjacent lands?  
 Yes       No       Unknown
- e) Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?  
 Yes       No       Unknown
- f) Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been applied as pesticides and/or sewage sludge applied to the lands?  
 Yes       No       Unknown
- g) Have the lands or adjacent lands ever been used as a weapons firing range?  
 Yes       No       Unknown
- h) Is the nearest boundary line of the application within 500 metres (1,640 feet) of the boundary line of an operational/non-operational public or private waste disposal site, landfill or dump?  
 Yes       No       Unknown
- i) If there are existing or previously existing buildings on the subject lands, are there any building materials remaining on site which are potentially hazardous to public health (e.g., asbestos, PCB's)?  
 Yes       No       Unknown
- j) Is there reason to believe the subject lands may have been contaminated by existing or former uses on the site or adjacent sites?\*

*\* Possible uses that can cause contamination include but are not limited to: operation of electrical transformer stations, disposal of waste minerals, raw material storage, and residues left in containers, maintenance activities and spills. Some commercial properties such as gasoline stations, automotive repair garages, and dry cleaning plants have similar potential. The longer a property is under industrial or similar use, the greater the potential for site contamination. Also, a series of different industrial or similar uses upon a site could potentially increase the number of chemicals that are present.*

- k) If current or previous use of the property is Industrial or Commercial, or if YES to any of a) to j) above, attach a previous use inventory showing all former uses of the subject land, or if applicable, the land(s) adjacent to the subject lands.

**SCHEDULE E CONTINUES ON NEXT PAGE**



# ZONING BY-LAW AMENDMENT APPLICATION

## SCHEDULE E - CONTINUED

### Acknowledgement Clause

I hereby acknowledge that it is my responsibility to ensure that I am in compliance with all applicable laws, regulations, guidelines and the City's Official Plan policies pertaining to potentially contaminated sites, and to use all reasonable effort to identify the potential for contamination on the subject property.

I acknowledge that as a condition of approval of this application that the City may require me to file a Record of Site Condition signed by a qualified person in the provincial Environmental Site Registry, and provide verification to the City of Windsor of acknowledgement of this Record of Site Condition by the Ministry of Environment.

I acknowledge that the City may require the qualified person signing the Record of Site Condition to submit to the City a Declaration acknowledging that the City of Windsor may rely on the statements in the Record of Site Condition.

I acknowledge that the City of Windsor is not responsible for the identification and/or remediation of contaminated sites, and I agree, whether in, through, or as a result of any action or proceeding for environmental clean-up of any damage or otherwise, I will not sue or make claim whatsoever against the City of Windsor, its officers, officials, employees or agents for or in respect of any loss, damage, injury or costs.

Stoyshin Enterprises (Windsor) Ltd.

Name of Applicant (print)

  
\_\_\_\_\_

Signature of Applicant

SEPT 12, 2022

Date

ROBERT BROWN

Name of Agent (print)

  
\_\_\_\_\_

Signature of Agent

Sept 14/22

Date

**END OF SCHEDULE E**

# ZONING BY-LAW AMENDMENT APPLICATION

DO NOT COMPLETE BELOW – STAFF USE ONLY

<b>Receipt and Assignment of Application</b>	Date Received Stamp
This application has been assigned to:	
<input type="checkbox"/> Adam Szymczak (AS)	<input type="checkbox"/> Greg Atkinson (GA)
<input type="checkbox"/> Pablo Golob (GL)	<input type="checkbox"/> Jim Abbs (JA)
<input type="checkbox"/> Justina Nwaesei (JN)	<input type="checkbox"/> Kevin Alexandar (KA)
<input type="checkbox"/> Laura Diotte (LD)	<input type="checkbox"/> Melissa Gasic (MG)
<input type="checkbox"/> Simona Simion (SS)	<input type="checkbox"/> _____

<b>Complete Application</b>		
This application is deemed complete on _____ <i>Date</i>		
_____ <i>Signature of Delegated Authority</i>		
<input type="checkbox"/> Neil Robertson, MCIP, RPP Manager of Urban Design	<input type="checkbox"/> Michael Cooke, MCIP, RPP Manager of Planning Policy	<input type="checkbox"/> Thom Hunt, MCIP, RPP City Planner & Executive Director

<b>Internal Information</b>			
Fee Paid: \$ _____	Receipt No: _____	Date: _____	
Payment Type: <input type="checkbox"/> Cash	<input type="checkbox"/> Certified Cheque	<input type="checkbox"/> Credit Card	<input type="checkbox"/> Personal Cheque
NEW Zoning File No. ZNG/ _____	Z- _____		
Previous Zoning File No. ZNG/ _____	Z- _____		
Related OPA File No. OPA/ _____	OPA _____		
Other File Numbers: _____			
Notes: _____			
_____			

**THIS IS THE LAST PAGE OF THE APPLICATION FORM**



## COMMITTEE OF ADJUSTMENT/CONSENT AUTHORITY AGENDA RECORD

The following applications are scheduled to be heard by the Committee of Adjustment/Consent Authority in the afternoon of Thursday, October 20, 2022 at the following location and in the order stated below. LOCATION: VIA ZOOM

ITEM	TIME	ROLL #	FILE #	APPLICANT	LOCATION	REQUEST	RESULT
1	3:30 PM	3739070080055000000	B-070/22	DEVONSHIRE MALL HOLDINGS INC	3060 HOWARD AVE	<b>CONSENT:</b> Lease in Excess of 21 Years	
2	3:30 PM	3739010190160000000	A-071/22	DONALD DANBY	1323 GEORGE AVE	<b>RELIEF:</b> Creation of a detached accessory in the rear yard of a single unit dwelling exceeding the required maximum lot coverage for accessory buildings on the property.	
3	3:30 PM	3739040350001000000	A-072/22	ERIE CENTRE INC	101 ERIE ST E	<b>RELIEF:</b> A medical office and pharmacy with reduced minimum parking	
4	3:30 PM	3739010140030000000	A-073/22	OMAR AL-KATAN	1197 ALBERT RD	<b>RELIEF:</b> Converting an existing duplex dwelling into a SUD with an ADU; Creation of a new ADU in an accessory building in a front yard, exceeding the required maximum lot coverage on the property, lot coverage for an accessory building, and required maximum gross floor area for an ADU.	
5	3:30 PM	3739020100028000000	B-071/22 THRU B-077/22	WALKERVILLE WALKER DEVELOPMENTS INC	1031 WALKER RD	<b>CONSENT:</b> Severance of a parcel with a combined use building (currently under construction) into 12 lots and creation of easements for access and servicing (Parts 13 thru 38)	
6	3:30 PM	3739020410054000000	B-078/22	AHMADIYYA MOVEMENT IN ISLAM (ONTARIO) INC	1957 HEAD AVE	<b>CONSENT:</b> Create a new Lot	
7	3:30 PM	3739050290013000000	A-075/22	MEHMET YETKINER	929 BRIDGE AVE	<b>RELIEF:</b> Creation of a detached additional dwelling unit exceeding maximum lot coverage.	

8	3:30 PM	3739070680032000000	B-081/22	EUOPRO (TECUMSEH MALL) GP INC	7446-7780 TECUMSEH RD E	<b>CONSENT:</b> Create a new Lot	
9	3:30 PM	3739070680032000000	B-082/22	EUOPRO (TECUMSEH MALL) GP INC	7446-7780 TECUMSEH RD E	<b>CONSENT:</b> Create Easements for access and services.	
10	3:30 PM	3739080290088000000	A-074/22	DANIEL WHILSON CRAIG-PAUL	3659 CHURCH ST	<b>RELIEF:</b> Creation of a new Lot with reduced minimum Lot width (retained and severed).	
11	3:30 PM	3739080290088000000	B-079/22	DANIEL WHILSON CRAIG-PAUL	3659 CHURCH ST	<b>CONSENT:</b> Create a new Lot	
12	3:30 PM	3739080020190000000	B-080/22	CP REIT ONTARIO PROPERTIES LIMITED	2430 DOUGALL AVE & 2473 OUELLETTE AVE	<b>CONSENT:</b> Create a new Lot	
13	3:30 PM	3739080070061000000	B-083/22	SHANNON DINHAM, JULIE DROUILLARD	1335 COUSINEAU RD & 4494 VILLA PARADISO CRES	<b>CONSENT:</b> Lot addition.	

If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal. In addition, if you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed applications, you must make a written request to the Committee of Adjustment at the address shown below. **Note: To access the Agenda Record and Comments for the upcoming meeting, as well as the Minutes from the previous meeting, please visit our website at: [www.citywindsor.ca](http://www.citywindsor.ca) . Choose the Residents tab, then select Planning and click on Committee of Adjustment.**

**Item No. 12.2**



**Committee Matters: SCM 282/2022**

**Subject: Report of the Striking Committee of its meeting held September 26, 2022**

**REPORT OF THE STRIKING COMMITTEE  
of its meeting held  
September 26, 2022**

---

**PRESENT:** Mayor D. Dilkens  
Councillor F. Francis  
Councillor G. Kaschak  
Councillor K. McKenzie  
Councillor J. Morrison  
Councillor F. Costante  
Councillor R. Bortolin  
Councillor E. Sleiman  
Councillor J. Gignac  
Councillor Holt  
Councillor Gill

**Also in attendance:**

O. Colucci, Acting Chief Administrative Officer  
A. Daher, Commissioner, Human and Health Services  
C. Nepsy, Commissioner, Infrastructure Services  
J. Mancina, Commissioner, Corporate Services CFO/City Treasurer  
S. Askin-Hager, Commissioner, Legal and Legislative Services  
R. Mensour, Commissioner, Community Services  
J. Payne, Commissioner Economic Development and Innovation  
S. Vlachodimos, City Clerk  
D. Paladino, Acting Executive Director, Human Resources

**Declarations of Pecuniary Interest:**

None Declared.

Your Committee submits the following recommendation:

1) That Cynthia Summers, CEO Windsor-Essex Community Housing Corporation **BE APPOINTED** to the ***Housing and Homelessness Advisory Committee***, representing housing providers, to replace Jim Steele, for the term expiring November 14, 2022, or until successors are appointed.

MAYOR

CITY CLERK



**BY-LAW NUMBER 142-2022**

**A BY-LAW TO APPOINT A DRAINAGE SUPERINTENDENT FOR THE CORPORATION OF THE CITY OF WINDSOR PURSUANT TO THE DRAINAGE ACT, R.S.O. 1990, IN THE CITY OF WINDSOR**

Passed the 11<sup>th</sup> day of October, 2022.

**WHEREAS** s. 93 of the Drainage Act, R.S.O. 1990, c. D-17 (Drainage Act) authorizes the council of a local municipality to appoint Drainage Superintendents to carry the duties specified under the said Act;

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

- 1. That Thomas Graziano is hereby appointed Drainage Superintendent for The Corporation of the City of Windsor, pursuant to the provisions of the Drainage Act.
- 2. That the duties of the said Drainage Superintendent are:
  - (a) To initiate and supervise the maintenance and repair of any drainage works;
  - (b) To assist in the construction or improvement of any drainage works; and
  - (c) To report to Council on the superintendent’s activities mentioned in clauses (a) and (b).
- 3. This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

First Reading - October 11, 2022  
Second Reading - October 11, 2022  
Third Reading - October 11, 2022

**BY-LAW NUMBER 143-2022**

**A BY-LAW TO AMEND BY-LAW NUMBER 25-2018 BEING A BY-LAW TO DESIGNATE THE LEGAL BOUNDARIES OF THE CITY OF WINDSOR AS A COMMUNITY IMPROVEMENT PROJECT AREA**

Passed the 11<sup>th</sup> day of October, 2022.

**WHEREAS** By-law Number 25-2018, being a by-law to Designate the Legal Boundaries of the City of Windsor as a Improvement Project Area for the creation of a Building Facade Improvement Program and Urban Design Guidelines for Main Streets, was passed the 5<sup>th</sup> of February, 2018;

**AND WHEREAS** it deemed expedient to amend By-law Number 25-2018;

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

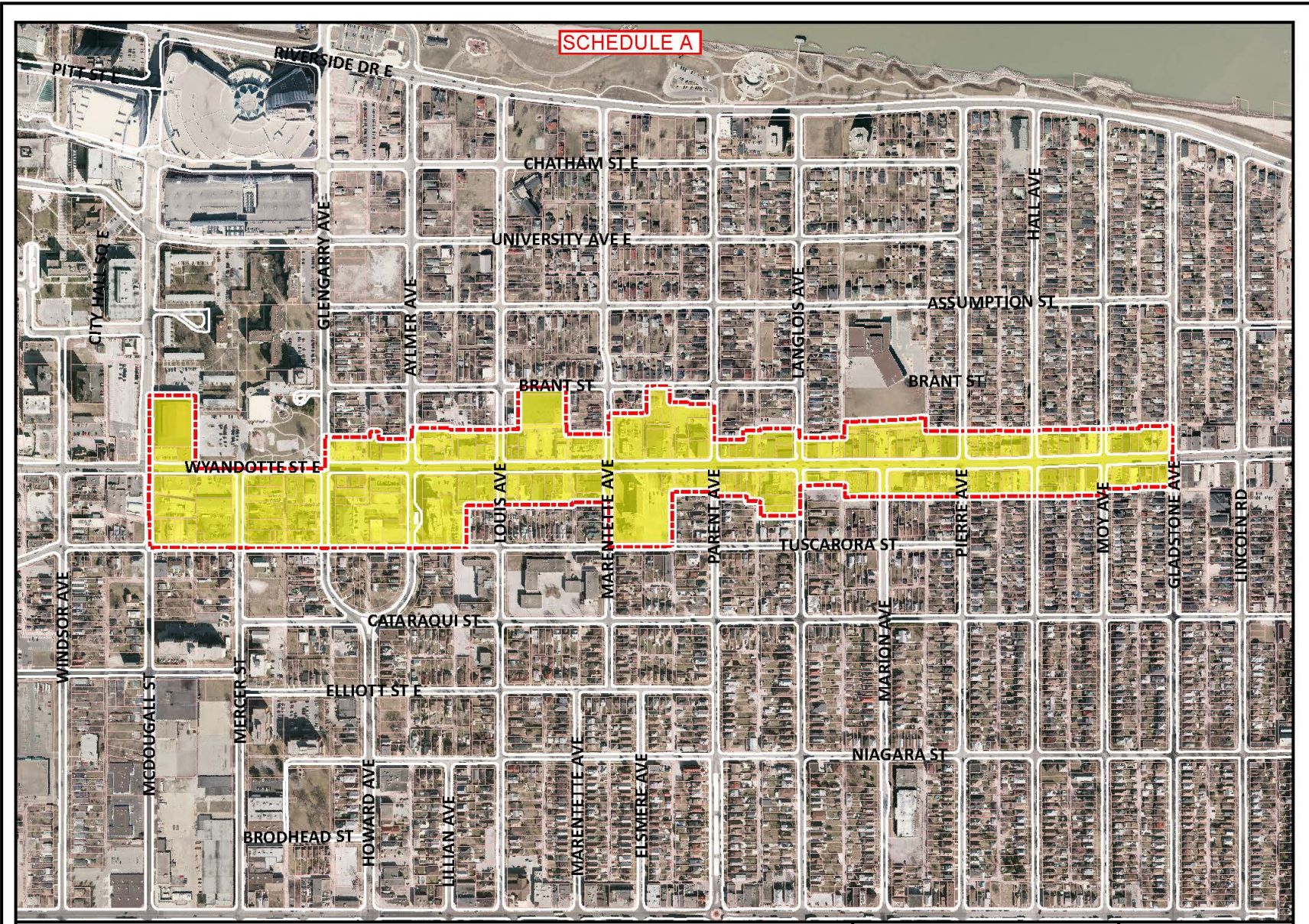
- 1. That By-law Number 25-2018 be amended by deleting all reference to “Building Facade Improvement Program and Urban Design Guidelines for Main Streets” and replacing it with “Main Streets”.
- 2. That By-law Number 25-2018 be further amended by deleting section 1 and replacing it with the following:
  - “1. That the lands shown delineated by a heavy black line on Schedules “A” to “H” inclusive, attached hereto and forming part of this by-law, are designated the Main Streets Community Improvement Project Area.”
- 3. This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR


CITY CLERK

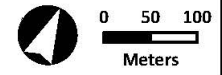
First Reading - October 11, 2022  
Second Reading- October 11, 2022  
Third Reading - October 11, 2022





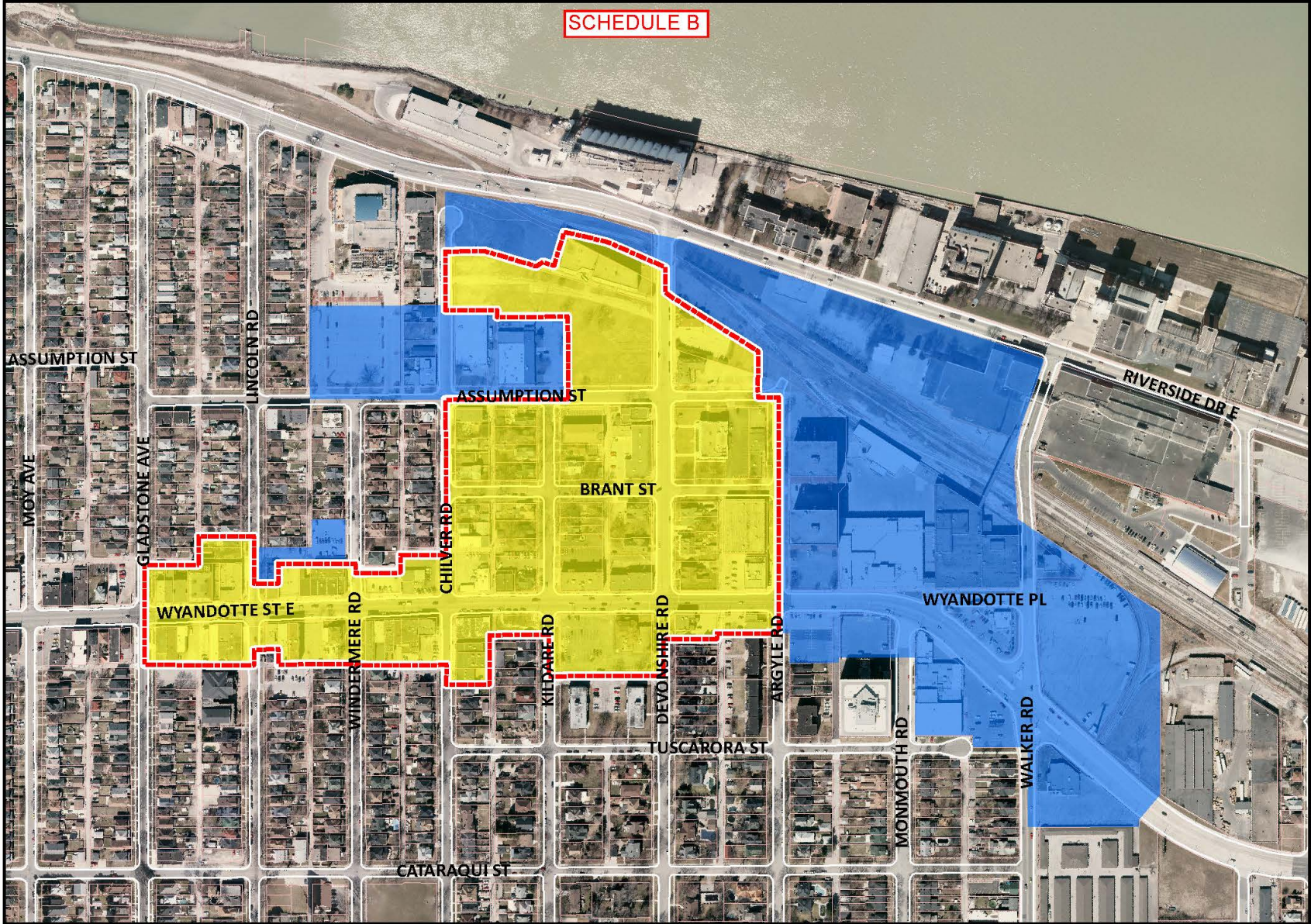
**Schedule A : Areas Included in the C.I.P.**  
 Wyandotte Towne Centre Business Improvement Area (BIA)

 Wyandotte Towne Centre  
 BIA Boundary





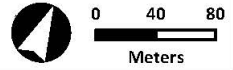
**SCHEDULE B**



**Schedule B : Areas Included in the C.I.P.**  
Walkerville Business Improvement Area (BIA)

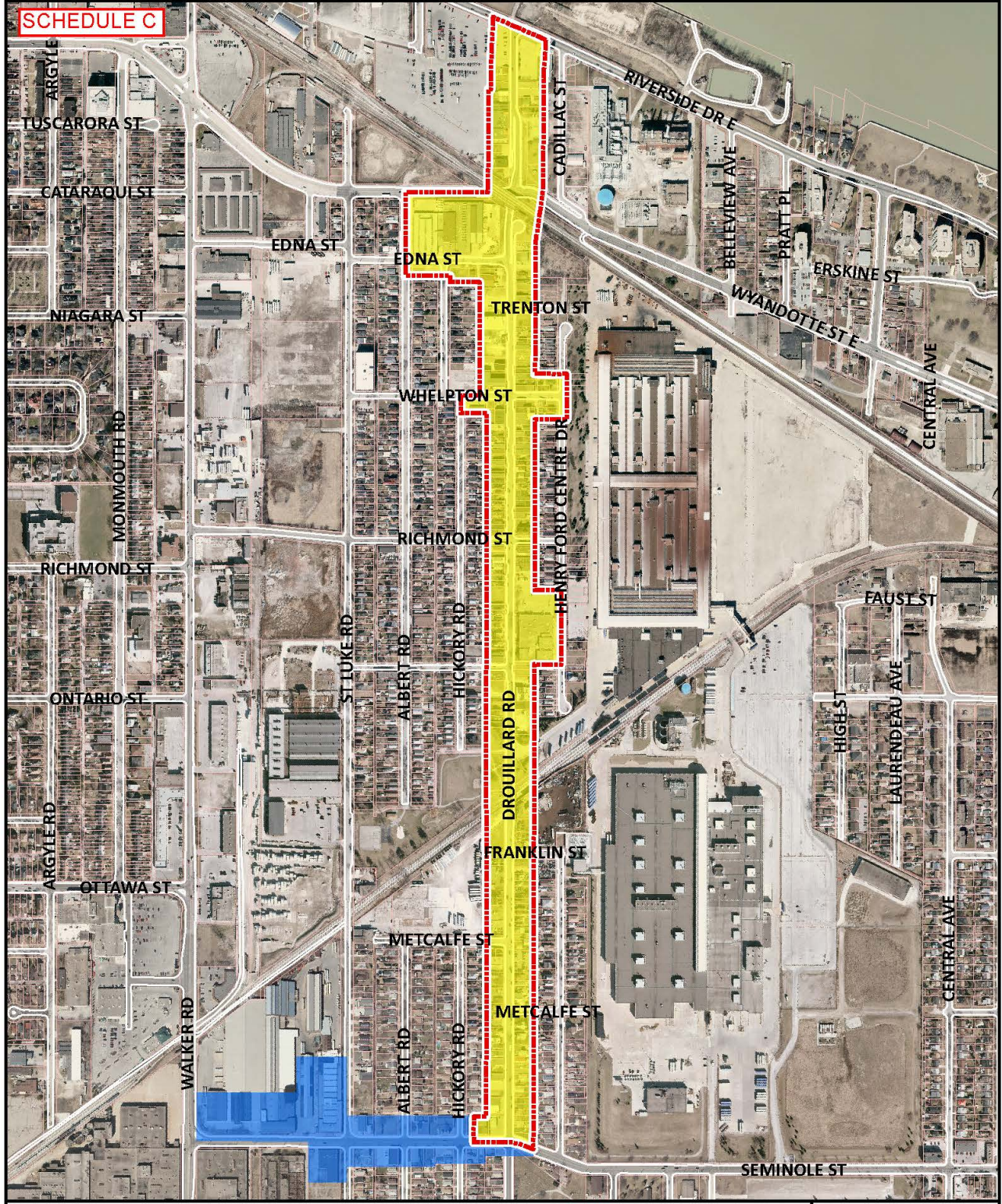
 Walkerville BIA Boundary

 Amended Area





**SCHEDULE C**



**Schedule C : Areas Included in the C.I.P.**

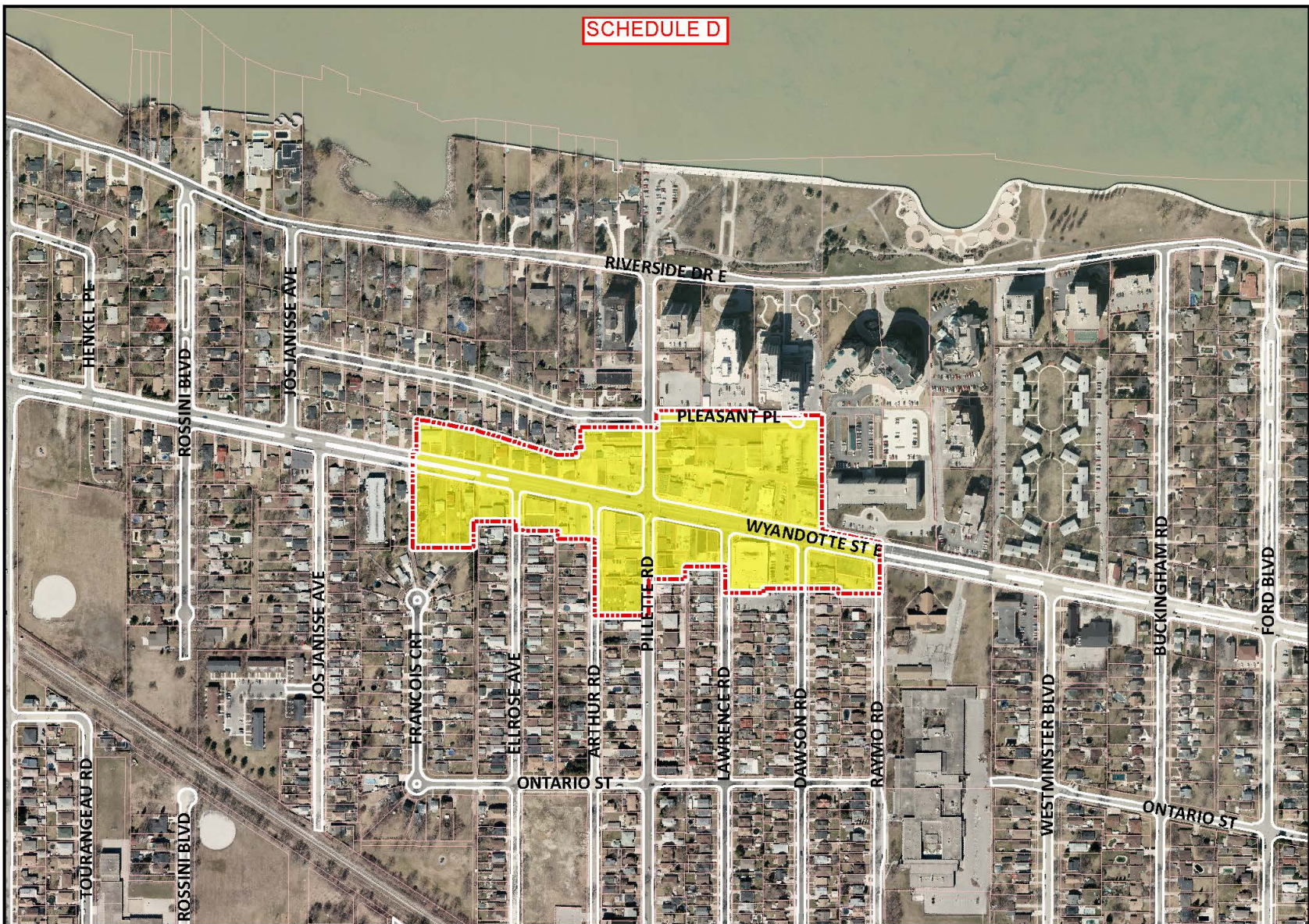
Ford City Business Improvement Area (BIA)

-  Ford City BIA Boundary
-  Amended Area

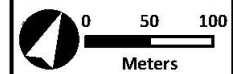




**SCHEDULE D**



**Schedule D : Areas Included in the C.I.P.**  
Pillette Village Business Improvement Area (BIA)

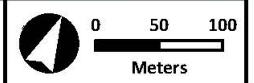




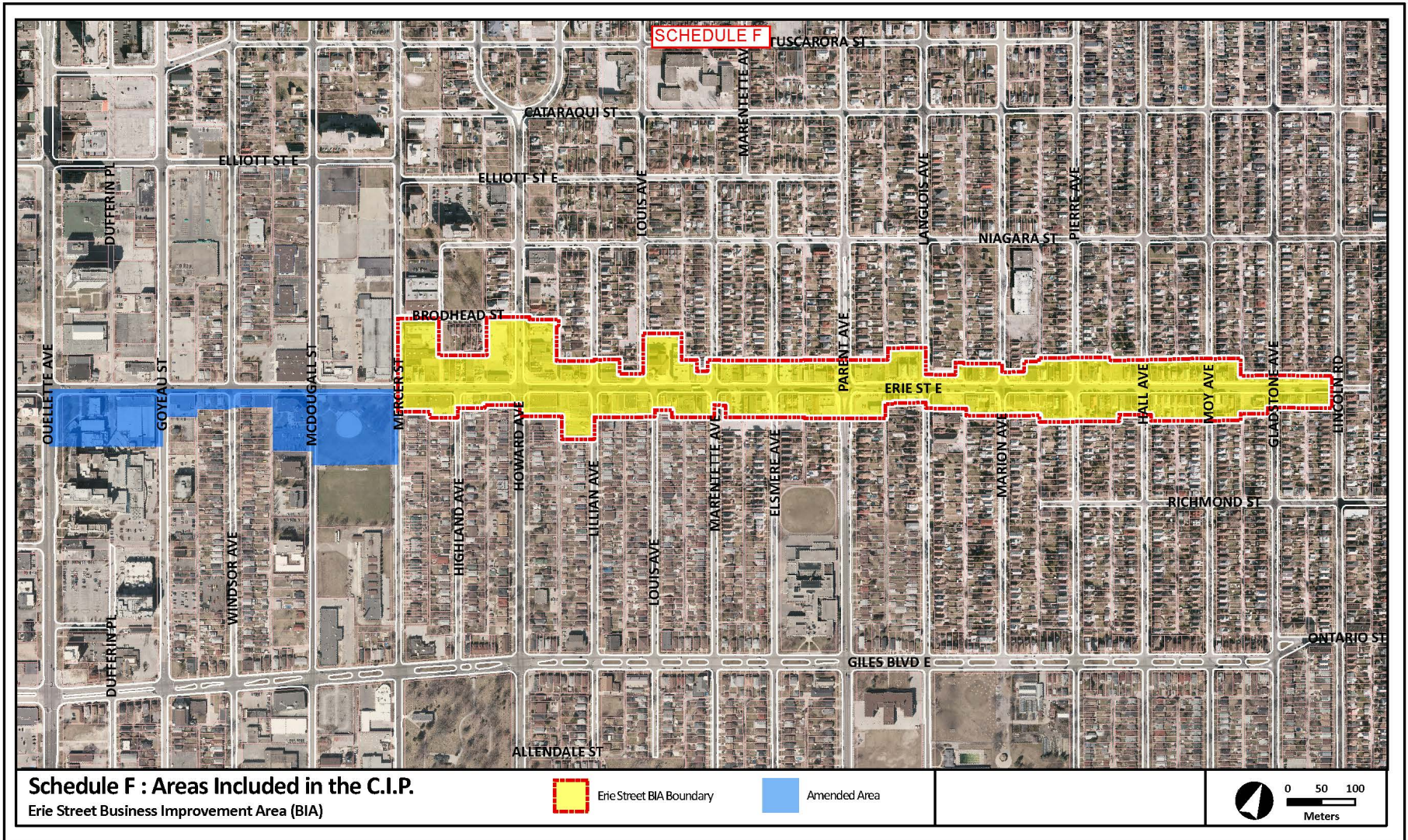


**Schedule E : Areas Included in the C.I.P.**  
 Olde Riverside Business Improvement Area (BIA)

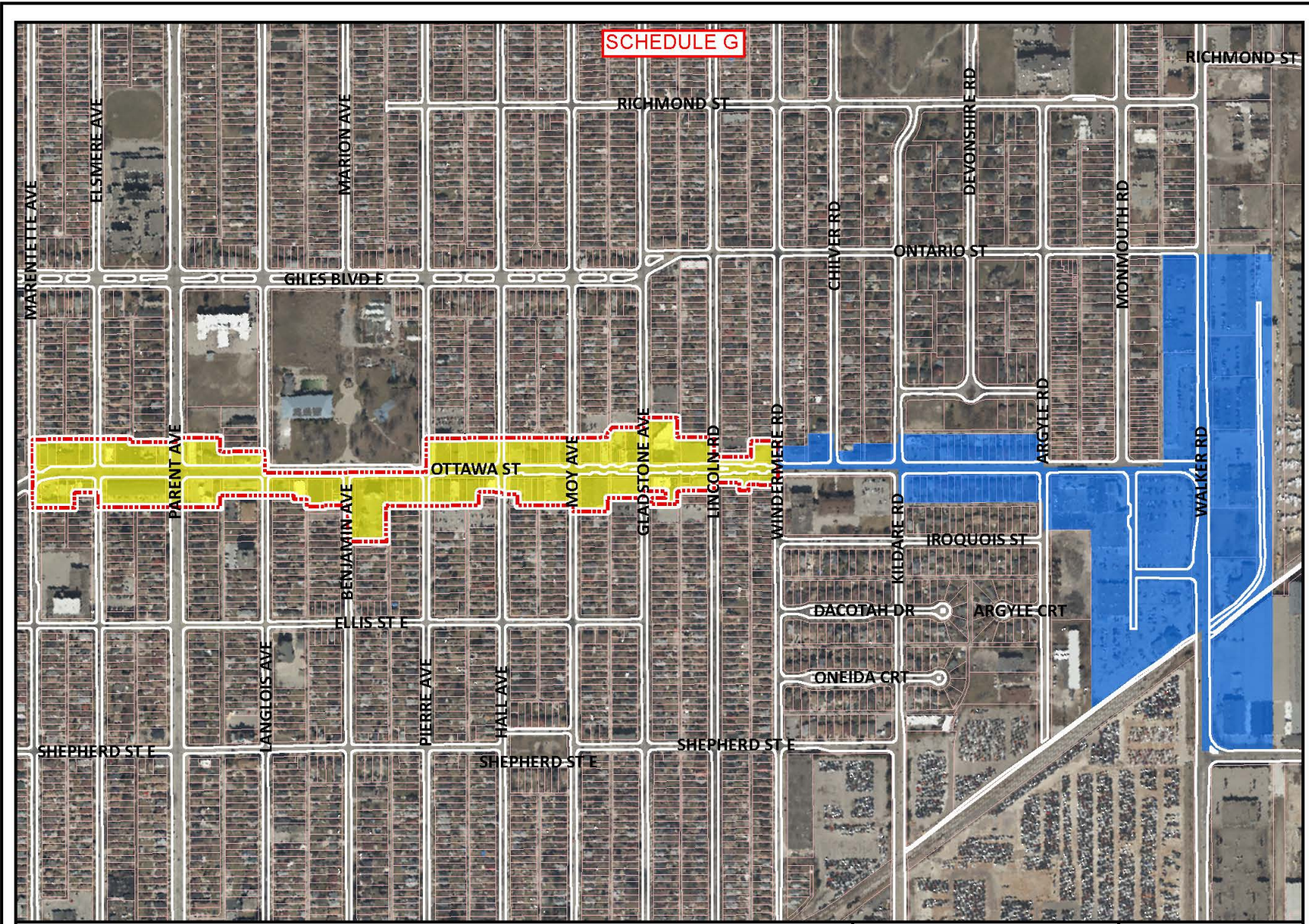
 Olde Riverside BIA Boundary







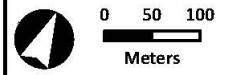




**Schedule G : Areas Included in the C.I.P.**  
 Ottawa Street Business Improvement Area (BIA)

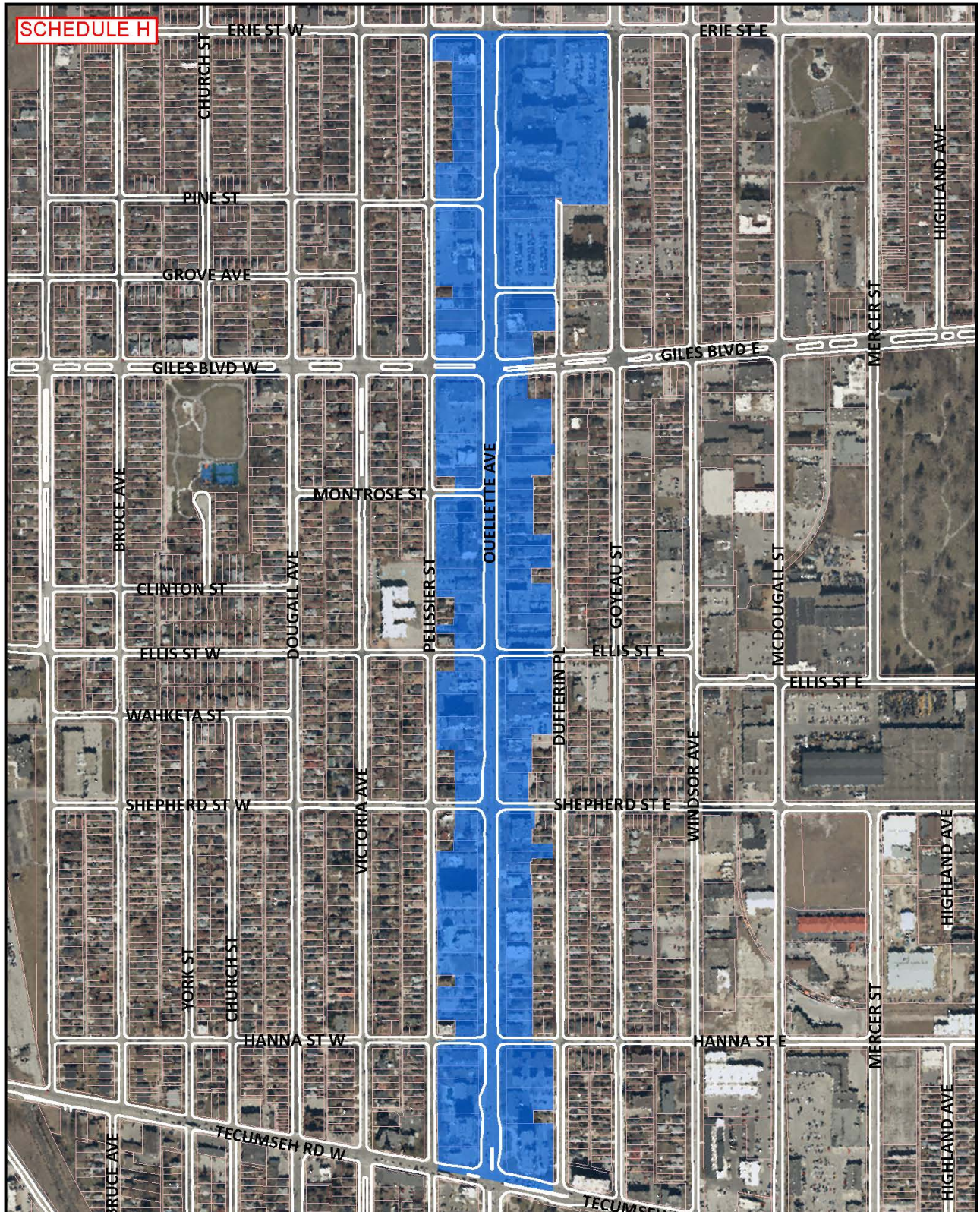
 Ottawa Street BIA Boundary

 Amended Area





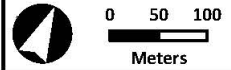
**SCHEDULE H**



**Schedule H : Areas Included in the C.I.P.**

Ouellette Avenue - Erie Street to Tecumseh Road

 Amended Area



**Item No. 13.3**

**BY-LAW NUMBER 144-2022**

A BY-LAW TO AMEND BY-LAW NUMBER 26-2018 BEING A BY-LAW TO ADOPT A COMMUNITY IMPROVEMENT PLAN FOR THE CITY OF WINDSOR BUILDING FACADE IMPROVEMENT PROGRAM AND URBAN DESIGN GUIDELINES FOR MAIN STREETS COMMUNITY IMPROVEMENT PROJECT AREA

Passed the 11<sup>th</sup> day of October, 2022.

**WHEREAS** By-law Number 26-2018, being a by-law to Adopt a Community Improvement Plan for the City of Windsor Building Facade Improvement Program and Urban Design Guidelines for Main Streets, was passed the 5<sup>th</sup> of February, 2018;

**AND WHEREAS** it is deemed expedient to amend By-law number 26-2018;

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

1. That By-law Number 26-2018 be amended by deleting all reference to “Building Facade Improvement Program and Urban Design Guidelines for Main Streets” and replacing it with “Main Streets”.
2. That By-law Number 26-2018 be further amended by deleting Schedule “A” attached thereto and substituting Schedule “A” attached hereto.

DREW DILKENS, MAYOR

CITY CLERK

First Reading - October 11, 2022  
Second Reading - October 11, 2022  
Third Reading - October 11, 2022



SCHEDULE "A"



# MAIN STREETS

COMMUNITY IMPROVEMENT PLAN

AMENDED OCTOBER 11, 2022



DRAFT



# Main Streets Community Improvement Plan



**PART A**

Introduction does not constitute part of the Community Improvement Plan.

**PART B**

The Community Improvement Plan consists of the text, photos, tables, design guidelines, maps, recommendations and Schedules identified in Part C.

**PART C**

The Schedules consists of the Background and analysis, and recommendations for main streets included within the City of Windsor Building Facade Improvement Program for Main Streets



# TABLE OF CONTENTS

## PART A – Introduction

10 *A Brief History of Windsor's Main Streets*

11 **BACKGROUND**

## PART B – The Community Improvement Plan

13 **1.0 RATIONALE FOR A COMMUNITY IMPROVEMENT PLAN**

- 1.1 Purpose of the Plan
- 1.2 Project Area
- 1.3 Expanding the Program to Other Main Streets: A Phased Approach
- 1.4 Criteria

20 **2.0 GOALS AND OBJECTIVES**

*What is a Building Facade Improvement Program?*

*Benefits of a Building Facade Improvement Program*

- 2.1 Defining the Main Street
- 2.2 Defining the Facade and Storefront
- 2.3 Elements of Main Street Buildings

- 2.4 Provisions
- 2.5 Public Input
- 2.6 Public Meetings and Notification
- 2.7 Scope of Plan

31 **3.0 THE FINANCIAL INCENTIVE PROGRAM**

34 **General Program Details**

52 **4.0 CONTEXT**

- 4.1 A Main Street Building's Architectural Features

59 **5.0 URBAN DESIGN GUIDELINES AND PRINCIPLES**

- 5.1 Purpose of Design Guidelines
- 5.2 Principles
- 5.3 Urban Design Guidelines

*Case Study: Sandwich Micro Brewery*





## PART C – The Schedules

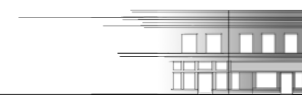
### Schedule 'A'

### Schedule 'B'

- 80 6.0 CONCLUSION AND RECOMMENDATIONS FROM THE CIP**
- 81 7.0 MONITORING PROGRAM**
- 83 8.0 FIGURES**
  - 8.1 Tables
  - 8.2 Maps
- 87 9.0 REFERENCES**

- 92 1.0 THE WYANDOTTE TOWNE CENTRE BUSINESS IMPROVEMENT AREA (BIA)**
  - 1.1 History
  - 1.2 How does the BIA meet the Criteria Identified in Section 1.4 of the CIP?
  - 1.3 Wyandotte Town Centre BIA
  - 1.4 The Municipal Heritage Register and Main Street type buildings
  - 1.5 Urban Design Analysis
  - 1.6 Recommendations

- 103 2.0 THE WALKERVILLE 117 BUSINESS IMPROVEMENT AREA (BIA)**
  - 2.1 History
  - 2.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?
  - 2.3 Walkerville BIA
  - 2.4 The Municipal Heritage Register and Main Street type buildings
  - 2.5 Urban Design Analysis
  - 2.6 Recommendations





# PART C – The Schedules

## Schedule ‘C’

### **3.0 THE FORD CITY BUSINESS DISTRICT IMPROVEMENT AREA (BIA)**

- 3.1 History
- 3.2 How does the BIA meet the Criteria Identified in Section 1.4 of the CIP?
- 3.3 Ford City BIA
- 3.4 The Municipal Heritage Register and Main Street type buildings
- 3.5 Urban Design Analysis
- 3.6 Recommendations

## Schedule ‘D’

### **127 4.0 THE PILLETTE VILLAGE BUSINESS IMPROVEMENT AREA (BIA)**

- 4.1 History
- 4.2 How does the BIA meet the Criteria Identified in Section 1.4 of the CIP?
- 4.3 Pillette Village BIA
- 4.4 The Municipal Heritage Register and Main Street type buildings
- 4.5 Urban Design Analysis
- 4.6 Recommendations

## Schedule ‘E’

### **137 5.0 THE OLDE RIVERSIDE TOWN CENTRE BUSINESS IMPROVEMENT AREA (BIA)**

- 5.1 History
- 5.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 5.3 Olde Riverside Town Centre BIA
- 5.4 The Municipal Heritage Register and Main Street type buildings
- 5.5 Urban Design Analysis
- 5.6 Recommendations



Schedule 'F'

**147 6.0 THE ERIE STREET BUSINESS IMPROVEMENT AREA (BIA)**

- 6.1 History
- 6.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 6.3 Erie Street BIA
- 6.4 The Municipal Heritage Register and Main Street type buildings
- 6.5 Urban Design Analysis
- 6.6 Recommendations

Schedule 'G'

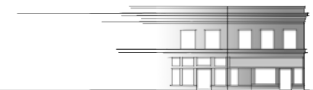
**157 7.0 THE OTTAWA STREET BUSINESS IMPROVEMENT AREA (BIA)**

- 7.1 History
- 7.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 7.3 Ottawa Street BIA
- 7.4 The Municipal Heritage Register and Main Street type buildings
- 7.5 Urban Design Analysis
- 7.6 Recommendations

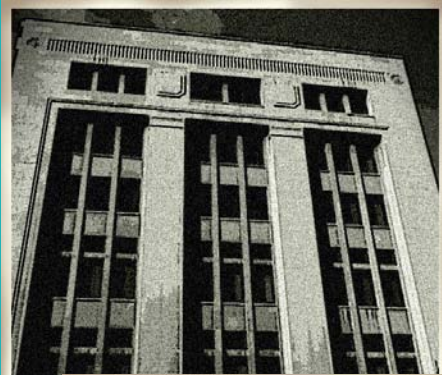
Schedule 'H'

**167 8.0 OUELLETTE AVENUE: ERIE STREET TO TECUMSEH ROAD**

- 8.1 History
- 8.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 8.3 Ouellette Avenue
- 8.4 The Municipal Heritage Register and Main Street type buildings
- 8.5 Urban Design Analysis
- 8.6 Recommendations



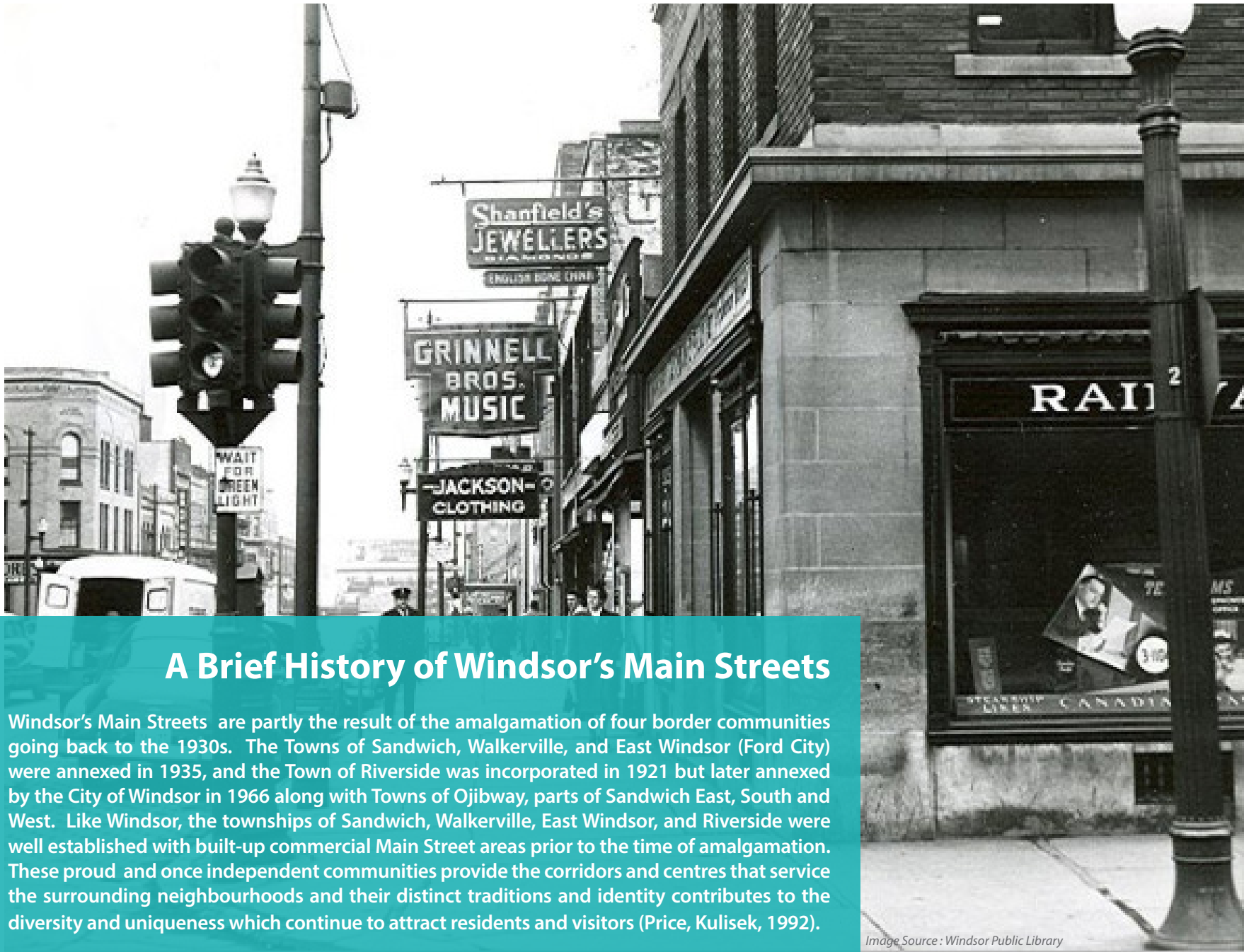
# PART A



# Introduction:

- 9 *A Brief History of Windsor's Main Streets*
- 10 **Background**





## A Brief History of Windsor’s Main Streets

Windsor’s Main Streets are partly the result of the amalgamation of four border communities going back to the 1930s. The Towns of Sandwich, Walkerville, and East Windsor (Ford City) were annexed in 1935, and the Town of Riverside was incorporated in 1921 but later annexed by the City of Windsor in 1966 along with Towns of Ojibway, parts of Sandwich East, South and West. Like Windsor, the townships of Sandwich, Walkerville, East Windsor, and Riverside were well established with built-up commercial Main Street areas prior to the time of amalgamation. These proud and once independent communities provide the corridors and centres that service the surrounding neighbourhoods and their distinct traditions and identity contributes to the diversity and uniqueness which continue to attract residents and visitors (Price, Kulisek, 1992).

*Image Source : Windsor Public Library*

Figure 1. Ouellette Avenue in 1951.

## Background

Where there is an Official Plan in place containing provisions relating to community improvement Section 28 (2) of the *Planning Act* permits the City of Windsor to designate (through by-law) the whole or part of an area covered by the Official Plan as a community improvement project area. Section 11.8 of the City's Official Plan contains these provisions and the objectives (Section 11.8.1) for preparing and adopting a Community Improvement Plan.

Section 28(1) of the *Planning Act*, defines a "community improvement project area" as "*a municipality or an area within a municipality, where in the opinion of council the community improvement is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social, or community economic development reason*". For the purposes of carrying out a community improvement plan, a municipality may:

- Acquire, hold, clear, grade or otherwise prepare land for community improvement;
- Construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the community improvement plan;
- Sell, lease or otherwise dispose of any land and buildings acquired or held by it in conformity with the community improvement plan; and
- Make grants or loans to registered or assessed owners and tenants of lands and buildings within the community improvement project area, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole or any part of the eligible costs of rehabilitating such lands and buildings in conformity with the community improvement plan.

Section 28 (7), of the *Planning Act* specifies that the eligible costs of a Community Improvement Plan (CIP) may include costs related environmental site assessment, environmental remediation, development or redevelopment of lands, construction and reconstruction of lands, and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements, or facilities.

Section 28 (7.3) of the *Planning Act* specifies that the total of the grants and loans made in respect of particular lands and buildings under subsections (7) and (7.2) and the tax assistance as defined in section 365.1 of the *Municipal Act, 2001*, in respect of the lands and buildings shall not exceed the eligible cost of the community improvement plan with respect to those lands and buildings.



# PART B



# The Community Improvement Plan:

<b>13</b>	<b>1.0 RATIONALE FOR A COMMUNITY IMPROVEMENT PLAN</b>	2.4 Provisions	5.4 Commercial / Mixed Use Infill Design Guidelines
	1.1 Purpose of the Plan	2.5 Public Input	Residential Infill Design Guidelines
	1.2 Project Area	2.6 Public Meetings and Notification	<b>5.5</b> Guidelines
	1.3 Expanding the Program to Other Main Streets: A Phased Approach	2.7 Scope of Plan	<b>5.6</b> Infill Design Guidelines for Vacant / Underutilized Property
	1.4 Criteria	<b>31</b>	<b>3.0 THE FINANCIAL INCENTIVE PROGRAM</b>
<b>20</b>	<b>2.0 GOALS AND OBJECTIVES</b>	<b>34</b>	<i>General Program Details</i>
<b>21</b>	<i>What is a Building Facade Improvement Program?</i>	<b>48</b>	<b>4.0 CONTEXT</b>
<b>22</b>	<i>Benefits of a Building Facade Improvement Program</i>	4.1 A Main Street Building's Architectural Features	<b>76</b>
	2.1 Defining the Main Street	<b>55</b>	<b>6.0 CONCLUSION AND RECOMMENDATIONS FROM THE CIP</b>
	2.2 Defining the Facade and Storefront	<b>5.0 URBAN DESIGN GUIDELINES</b>	<b>77</b>
	2.3 Elements of Main Street Buildings	5.1 Purpose of Design Guidelines	<b>79</b>
		5.2 Principles	<b>8.0 FIGURES</b>
		5.3 Urban Design Guidelines	8.1 Maps
		<b>64</b>	8.2 Tables
		<i>Case Study: Sandwich Micro Brewery</i>	<b>84</b>
			<b>9.0 REFERENCES</b>





## 1.0 Rationale for a Community Improvement Plan

A Community Improvement Plan (CIP) is a tool identified in Section 28 of the *Planning Act* that can be used for community improvement provided that a municipality has an Official Plan in place. The City of Windsor Official Plan (Volume 1: The Primary Plan) provides the criteria for designating a Community Improvement Project Area.

The CIP will permit the City to implement the objectives of the Official Plan as they relate to community improvement, particularly to provide grants through a Commercial/Mixed-Use Building Façade Improvement Program for Windsor’s Main Streets.

### 1.1 Purpose of the Plan

On August 24, 2015, at the regular meeting of Windsor City Council, Councillor Holt submitted CQ59-2015 that asks,

*“Given the success of existing streetscape projects in Walkerville & Wyandotte Towne Centre BIAs, is there an opportunity to leverage the public investments made by the City by offering a facade grant program aimed at improving the appearance of existing buildings?”*

Administration prepared a report based on CQ59-2015 regarding leveraging recent public investment spent on infrastructure improvements through a Commercial Building Façade Improvement Program. As a result of the report on January 4, 2016, through CR17/2016 Windsor City Council approved the following recommendations regarding the implementation of this CIP:

1. *That the Planning and Building Department BE DIRECTED to prepare a Community Improvement Plan and Urban Design Guidelines to implement a Building Façade Improvement Program for Main Streets under Section 28 of the Planning Act for the Wyandotte Towne Centre and Walkerville Business Improvement Areas (BIA);*
2. *That the Planning and Building Department BE DIRECTED to include the Wyandotte Towne Centre and Walkerville Business Improvement Areas as the first Main Streets to take advantage of funding through a Building Façade Improvement Program for Main Streets; and*
3. *That By-Law 42-1998 for the Commercial Area Façade Improvement Strategy Community Improvement for the City Centre Community Improvement Project Area Plan and By-Law 43-1998 for the Commercial Area Façade Improvement Strategy Community Improvement Plan for Wyandotte Towne Centre Community Improvement Project Area BE REPEALED.*



Figure 2. Overhead view of the Walkerville St. E. Main Street in the Walkerville BIA.

In addition to CR17/2016, there have been several requests from Business Improvement Areas (BIAs), some neighbourhood associations, and other Main Streets for financial incentives to assist owners with improving their storefronts. The preparation of a CIP for Commercial/Mixed-Use Building Façade Improvement Program for

Windsor’s Main Streets not only assists in addressing the concerns of the Business Improvement Areas (BIAs) and neighbourhood associations, but it is also an expression of the City of Windsor’s commitment to supporting local economic development, especially the small businesses located along these Main Streets.

On January 28, 2018, the Building Façade Improvement Program and Urban Design Guidelines for Main Streets Community Improvement Plan (CIP) was approved by Windsor City Council. Since its inception, several owners have taken advantage of the CIP program throughout the City’s BIAs and traditional main street areas.

In 2019, Traditional Commercial Street Policies and Demolition Control By-laws were passed by Windsor City Council as a strategy to prevent the demolition of Main Street buildings along traditional commercial streets. The intent of the policy is to encourage the retention of main street buildings, to facilitate continuous building facades and provide a positive impact on the unique character and walkability of these areas, and to prohibit the creation (and expansion) of surface parking areas abutting traditional commercial streets.

Given the success of other CIP's which not only include a façade improvement program, but also programs to encourage interior renovations, tax increment financing grants, creation of new residential units, and development and building fee grant; Council and Administration felt that there was an opportunity to amend the existing CIP to include additional programs such as those identified above.

In 2019 and 2020 Council approved the idea of theming or 'Districting' in certain areas of the City such as Walkerville. Through these studies and Administration's analysis several properties were identified along the main street that are either vacant or underutilized. Administration suggests that it is appropriate to recommend an expanded economic incentive program that will encourage the development of vacant or underutilized sites that would support the main street.

Currently, Downtown Windsor, Sandwich Town, and Ford City have similar programs that include several programs aimed at not only building facade improvement but also the creation of new residential units and the redevelopment of vacant underutilized land that would support the main street and neighbourhood.

On September 6, 2022 (CR383/2022 DHSC 414) City Council amended the CIP to expand the following areas within the vicinity of Main Streets identified in Schedules 'B', 'C', 'F', 'G' and 'H'.

This CIP continues to apply to Schedules 'A', 'D', and 'E'.



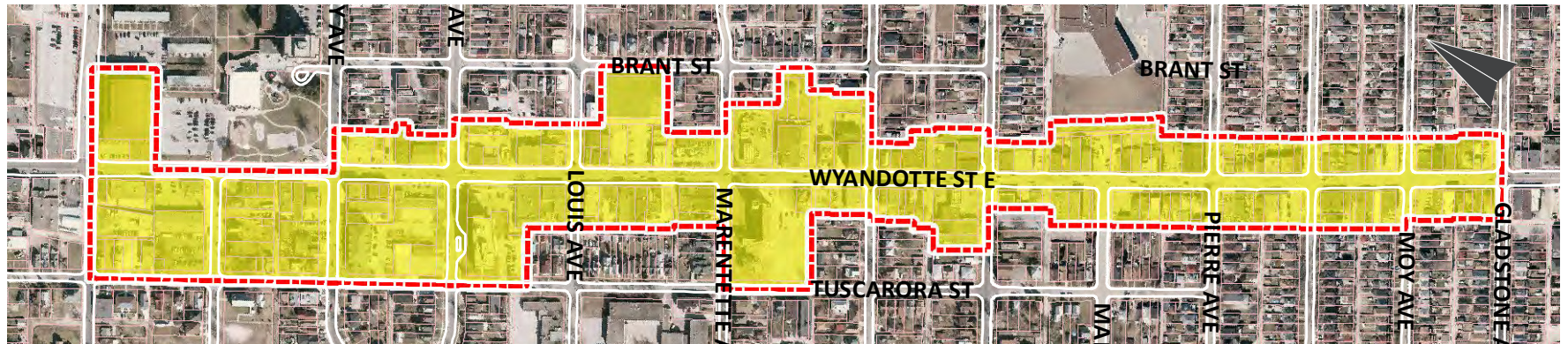


Figure 3 . Wyandotte Towne Centre BIA is one of the Main Street areas in the City to be approved by Council for the Building Facade Improvement Program

## 1.2 Project Area

The Community Improvement Project area is the City of Windsor. Main Streets meeting the criteria identified in Section 1.4 can be amended to this CIP by Schedule if directed by Council and when additional funding is available. As directed by Council (CR117/2016) Part C of this Plan includes Schedules 'A' through 'G' recommending that the following BIA's be the first Main Streets to take advantage of funding under the Building Facade Improvement Program and Urban Design Guidelines for Main

### Streets CIP:

- Wyandotte Towne Centre Business Improvement Area (BIA)
- Walkerville Business Improvement Area (BIA)
- Ford City Business District Improvement Area (BIA)
- Pillette Village Business Improvement Area (BIA)
- Olde Riverside Town Centre Business Improvement Area (BIA)
- Erie Street Business Improvement Area (BIA)
- Ottawa Street Business Improvement

### Area (BIA)

Council directed the Planning and Building Department to amend the Wyandotte Towne Centre and Walkerville BIAs by Schedule to the Program. However, since the program is for the entire City, traditional commercial Main Streets have been looked at from a city-wide level.



Figure 4. Pillete Village BIA, Windsor



Figure 5. Ouellette Avenue, Windsor



Figure 6. Erie Street (Little Italy), Windsor

### 1.3 Expanding the Program to Other Main Streets: A Phased Approach

Since the beginning of the study Planning and Building Department Staff have acquired enough detailed information to feel comfortable with recommending that all BIAs, except the Windsor Downtown and Sandwich Town BIAs, be approved for the Program at this time.

Many of the Building Façades along these Main Streets are in a similar condition across all BIAs (See Schedules 'A' through 'G' for the detailed analysis). Several of the BIAs are also in a location where the municipality has made significant infrastructure investment in road rehabilitation and streetscape improvements (Wyandotte Towne Centre, Walkerville, Erie, Ottawa). The

program provides an opportunity to leverage the municipal investment made in public infrastructure and streetscape improvements thereby encouraging physical improvements to the building facades along these Main Streets.

The Windsor Downtown and Sandwich Town BIAs will not be included under this Program because they are in an area where recent Building Façade Improvement Programs have been approved under separate CIPS.

Based on the size of the program area, number of properties eligible to participate in the program, community input and calls the Planning and Building Department received regarding the program, it is likely that future

funding will be requested as part of the City's annual capital budget deliberations.

Administration is proposing a balanced approach and leverages some of the most recent municipal investments in public realm infrastructure, while allowing for the Façade Improvement Program to be expanded with relative ease to other areas of the City as Council directs in the future.

# 1.4 Criteria

The Main Streets CIP are applicable to the Main Streets within all the BIAs in the City of Windsor, except for the Sandwich Town and Downtown Windsor BIAs. Council will have the option of expanding the program to other Main Street areas by schedule if the need for municipal intervention is identified and these Main Street areas meet the following criteria:

- A *Main Street* as identified on Schedule G: Civic Image of the City of Windsor Official Plan (Vol. 1: The Primary Plan);
- A Business Improvement Area (BIA);
- A Main Street area that is consistent with “Community Improvement” as identified in Section 11.8 of the City of Windsor Official Plan (Vol. 1: The Primary Plan) (See Table 1. Section 11.8 Policies);
- The Main Street or Business Improvement Area is consistent with

- the “*Criteria for Designation*” for a CIP Project Area;
- A Main Street or BIA where Council has directed a significant amount of municipal investment for improvements such as streetscape and infrastructure renovations; and
- Additional funding has been approved by Council to expand the program to other Main Streets within the city.
- Areas adjacent or in the vicinity of a Main Street or BIA where economic incentive programs could encourage the redevelopment of vacant land and buildings or the physical improvements to existing buildings.

Notwithstanding the criteria identified above, administration will also identify the following elements when developing a schedule for an amendment to this program for

- Council’s consideration:
- All properties identified on the Windsor Municipal Heritage Register;
  - All buildings of a Main Street “typology” that should be retained; and
  - Condition of the existing façades includes the storefront, upper stories, sides and rear of the buildings.
  - Consistent Design Elements such as:
    - Regulatory Lines;
    - Architectural style;
    - Rhythm and proportion of the facade;
    - Height of building; and
    - Door and window locations.

## Section 11.8 Policies in the City’s Official Plan (Vol. 1: The Primary Plan)

In order for a BIA to meet the criteria identified in Section 1.4, it shall be consistent with “Community Improvement” as identified in Section 11.8 of the City’s Official Plan. The properties in the BIA shall relate to the following policies:

- **Section 11.8.1.1**  
Encourage the renovation, repair, rehabilitation, development, redevelopment or other improvement of lands and/or buildings;
- **Section 11.8.1.2**  
To provide standards for building and property maintenance and occupancy;
- **Section 11.8.1.3**  
Maintain and improve the physical and aesthetic amenities of the streetscape;
- **Section 11.8.1.4**  
Encourage the conservation, restoration, adaptive reuse and improvement of cultural heritage resources;
- **Section 11.8.1.5**  
Strengthen residential areas and neighbourhoods, including where applicable, facilitating residential infill and intensification in residential areas and mixed use areas;
- **Section 11.8.1.7**  
Encourage the eventual elimination and/or relocation of incompatible land uses, and where this is not feasible, encourage physical improvements to minimize land use conflicts;
- **Section 11.8.1.8**  
Encourage improvement activities which contribute to a strong economic base, strengthen employment, commercial and mixed use areas, and facilitate and promote community economic development;
- **Section 11.8.1.10**  
To ensure the provision of energy efficient uses, buildings, structures, works, improvements or facilities;
- **Section 11.8.1.12**  
Maintain and improve the transportation network, including pedestrian and bicycle trails, to ensure adequate traffic flow and pedestrian mobility and circulation;
- **Section 11.8.1.14**  
Improve social conditions;
- **Section 11.8.1.15**  
Promote cultural development; and
- **Section 11.8.1.16**  
Improve community quality, safety, healthy and stability.

Table 1. Section 11.8 Policies in the City’s Official Plan (Vol. 1: The Primary Plan)





Figure 7. Traditional Main Street (Brantford, ON)



Figure 8. Traditional Main Street (Stratford, ON)



Figure 9. Modern Main Street building (Brantford, ON)

## 2.0 Goals and Objectives

Generally, the goal of the Main Street CIP is to encourage new investment and assist in revitalization efforts aimed at the physical improvement of building facades (the exterior face of a building) within Main Street corridors. The Program also aims to leverage recent public investment spent on infrastructure improvements.

The goals and objectives of the Main Street CIP are consistent with the Development Strategy and the Growth Concept policies regarding Corridors identified in Section 3.3.2 of the City's Official Plan. They are also consistent with Section 28 of the *Planning Act* regarding Community Improvement and the 2014 Provincial Policy Statements

with respect to Section 1.0 of the PPS Building Strong Healthy Communities by supporting existing Settlement Areas.





Figure 10. Concept of Wyandotte Towne Centre. A perspective of what Wyandotte Street East may look like after improvements (Architecttura Inc. Architects)

**GOALS**

1. To improve the overall appearance and function of building façades in traditional Main Street areas.
2. To encourage private investment through the use of public funds to improve the overall appearance of main street areas.
3. To strengthen neighbourhoods by improving the main streets that provides services to these neighbourhoods.
4. To protect traditional Main Streets

**OBJECTIVES**

1. Increase business and retail sales in main street areas
2. Increase rental revenue and property value in main street areas
3. Promote Urban Design Guidelines

that ensure the use of high quality materials and improvements to the function of the building

4. Leverage public investment spent on recent infrastructure improvements (roads, sewers, sidewalks, streetscape) by providing public funds for building façade improvement in Main Street areas.
5. Offset building façade improvement costs by providing an Incentive Program.
6. Retain and attract new business to main street areas through the promotion of a Main Streets CIP.
7. Provide a Building Façade Improvement Program and Urban Design Guidelines for Main Streets that encourages the restoration of historic facades to their original style.

**What is a Building Façade Improvement Program?**

Façade Improvement Programs are financial incentive programs created to encourage property owners and businesses to make investments to improve the exterior appearance of their buildings and storefronts in a targeted area such as a commercial Main Street. Programs typically focus on commercial properties in historic or non-historic areas and provide financial incentives such as matching grants. In Ontario they can only be implemented through a Community Improvement Plan as identified in Section 28 of the Planning Act.

# Benefits of a Building Façade Improvement Program

Improvements to one building such as repairing and cleaning brick, new paint or removal of non-historic materials, calls attention to a building’s original architectural details signally positive change in the area and can often stimulate similar improvements to neighbouring buildings. Such improvements make residents and visitors feel safe and encourage walking and shopping for services in the neighbourhood. To help understand many of the benefits of a Façade Improvement Program, an article in the February 2015 Downtown Idea Exchange titled “Facade Improvement Programs Produce Real Economic Benefits” summarized a study that looked at the benefits over the past 15 years. The study revealed the following about facade improvement programs:

- More than 80 percent of business operators experience an increase in the number of first-time customers;
- Over 90 percent of existing businesses reported an increase in sales;

- Property owners typically generated an increase in rental revenue and previously unoccupied spaces were rented out;
- Properties were often repurposed to a perceived better use and other interior improvements were made to accommodate the new use;
- Most owners believe that their building value will increase;
- Nearby businesses often experience increased sales and initiated their own facade improvements; and
- Owners often wanted to restore their historic facades to their original style.

To further support these findings, another recent study (2013) from a report in the National Trust for Historic Preservation’s Dollars & Sense Series found that:

- Commercial building improvements resulted in increased sales a year after the improvements were made;
- Sales improvements were sustained for several years;

- Sales increases exceeded increases in local taxes;
- Improvements attracted new businesses and shoppers to the area;
- Participants were often motivated to make more improvements (such as to interior spaces or product lines); and
- Owners/tenants of properties and businesses in surrounding areas were motivated to make improvements.

Windsor is beginning to see firsthand the success of Building Façade Improvement Programs through the implementation of the Incentive Program in Sandwich Town. There are currently three façade improvement projects either underway or about to begin that will have a significant positive impact on the surrounding area (Downtown Idea Exchange, 2015).

### 2.1 Defining the Main Street

Main Streets are found along corridors and are identified in the Official Plan as the backbone of the urban network structure where residents in the surrounding neighbourhoods gravitate to for their everyday needs. These corridors provide day to day retail and other service needs; they create a sense of community by providing places for residents to walk such as local businesses which provides basic services and employment opportunities. These areas are transit supportive because they are typically along bus routes where bus stops are located. Section 8.15.1 of the City’s Official Plan defines the Main Street as:



Figure 11. Traditional Main Street building in Walkerville

*“Main streets are pedestrian-oriented mixed use areas with small to medium scale buildings that are located close to the street, contributing to a strong street presence. The frontages of the buildings are of a scale that supports easy pedestrian movement within the Mainstreet areas. There are often commercial uses on the street level and some residential use on the upper floors. The broad range of mixed uses offered in Mainstreets cater to nearby residential neighbourhoods walkable from the Mainstreets, and specialty services and shopping for customers from the larger community. Many Mainstreets areas are also Business Improvement Areas. The Main street policies apply to all public right-of-way locations identified on Schedule G: Civic Image, and generally one lot abutting the public right-of-way.”*

### 2.2 Defining the Façade and Storefront

The name façade comes from the French word for “frontage” or “face” and is generally defined as one exterior side of a building. For the purpose of this program, the facade of a building is defined as the face of a building including sides and rears of buildings

that can be viewed from the street. This includes an ancillary appendage, which may not enclose the building but forms part of the facade or part of the face of the building. Ancillary appendages examples include seat walls or extensions of the facade because this element would form part of the face expression of the building.

The first 1 to 4 stories of a building is generally the maximum distance the average person can comprehend details of a building; created by the degree of enclosure—sense of space—which we feel through our normal frontal field of view at the street level. The first floor or pedestrian level is where there is a direct interaction between the building and the public realm.

The storefront or shop front of the facade is the entryway of a retail store or office building located on the ground floor or street level of a commercial building. Typically, it has one or more display windows. A storefront functions to attract visual attention to a business and its merchandise. The storefront is the most important part of the facade linking the customer and pedestrian with the public realm.

### 2.3 Elements of Main Street Buildings

Buildings located along traditional Main Streets tend to have the following design elements. These elements of a Main Street building design should be taken into consideration when making improvements to a facade:

#### 2.3.1 Building Height

Typically minimum two to a maximum of four story buildings with each story being approximately 10 to 12 feet (3.05 to 3.7 metres) in ceiling height. Typically the commercial first floor of Main Street Buildings are approximately 14 feet.

#### 2.3.2 Components of a Building

Components include the base, middle, and top (See Figure 33).

**TOP**  
Consists of the roof and cornice treatment and the mechanical penthouse. This section should integrate the base and the middle to provide a visually coherent building.

**MIDDLE**  
Should complement the architectural features of the base and the top by including windows and material that is visually cohesive with the base and top and maintains the overall scale of the street.

**BASE**  
The pedestrian level where the greatest opportunity lies to contribute to the quality of the public realm, having active frontages (windows with transparent glass that provide views to the interior), porches, awnings, lighting and high quality materials.

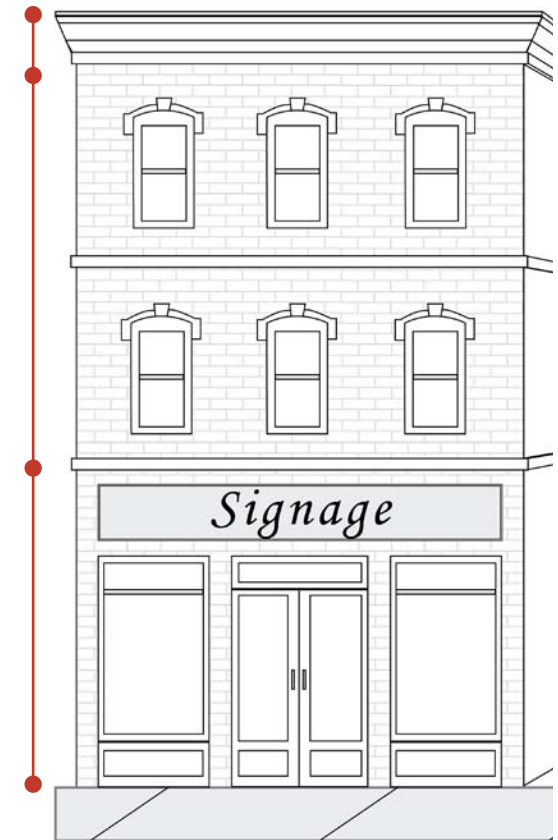


Figure 12. General elements of a facade



**BUILDING CAP (ENTABLATURE/PARAPET)**  
 MATERIALS: Stone, wood, composite  
 NOTES: High level of detail

**BUILDING BODY**  
 MATERIALS: Various (Stone, brick, stucco, parging, wood)  
 NOTES: Less detail than the base, vertical emphasis, vertical elements align, symmetrical evaluation

**BUILDING BASE/STORE FRONT**  
 MATERIALS: Various (Stone, brick, stucco, parging, wood)  
 NOTES: Lit from above, vertical, demarcation, high amount of glazing, clear glazing, transom windows)

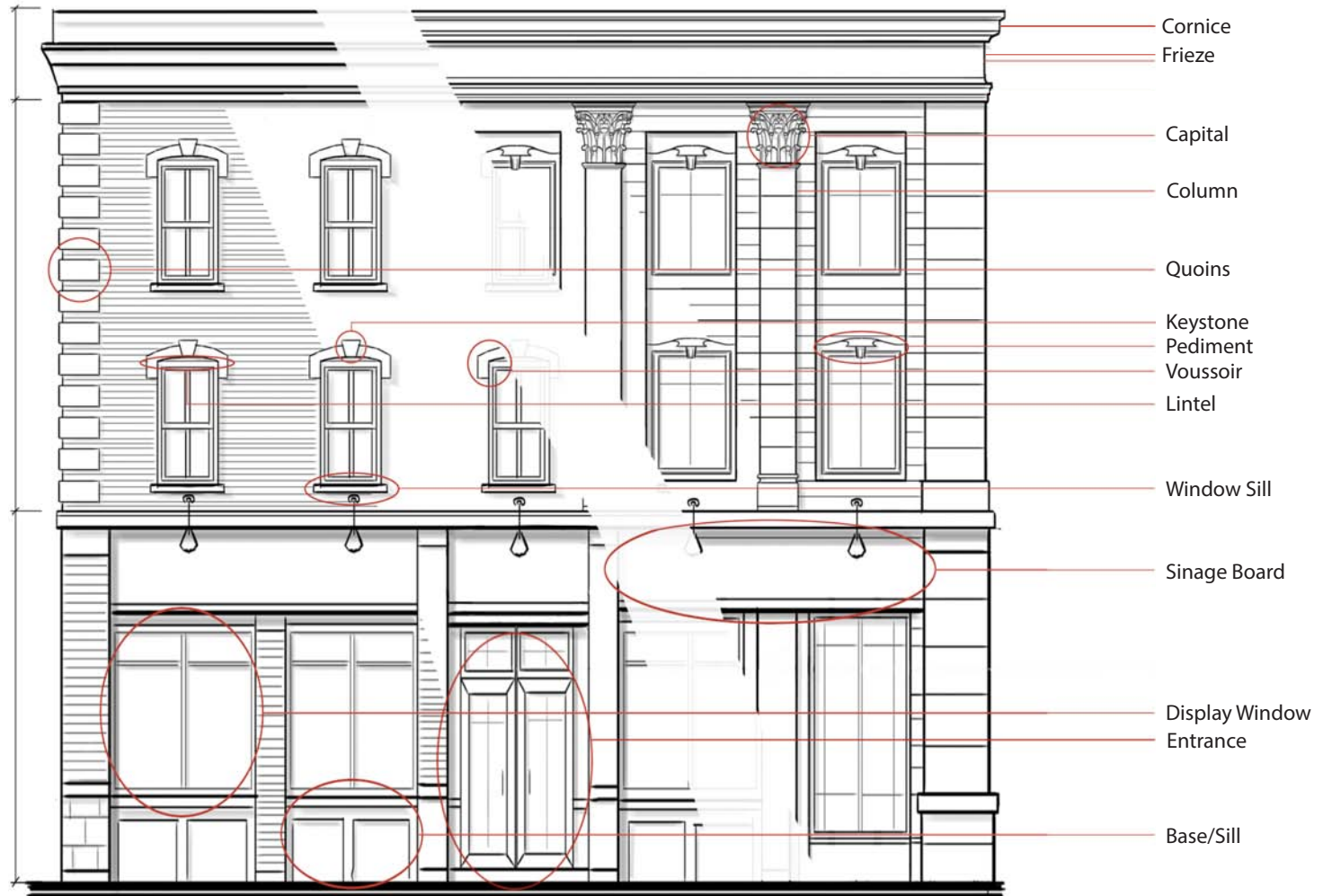


Figure 13. Elements of a Main Street building

## 2.4 Provisions

The Main Streets CIP will provide grants for Main Street areas meeting the criteria outlined in Section 1.4 and consistent with the following *Criteria For Designation* for a CIP Project Area:

- Properties including buildings, building façades, structures and lands in need of maintenance, repair, restoration, rehabilitation or redevelopment;
- Commercial area with high vacancy rates/or poor overall visual quality of the built environment, including but not limited to building facades, streetscapes, public amenity areas and urban design;
- Presence of cultural heritage resources; and
- Areas that have the potential to be new employment areas.

## 2.5 Public Input

Public input was sought in accordance with the *Planning Act* and Section 10.6 of the City's Official Plan. Sections 28(5) identifies the relevant Section of the *Planning Act* and Ontario Regulation 543/06 identifies appropriate notification for approval authorities, public notification, and public meetings aimed at seeing public input.

## 2.6 Public Meetings and Notification

On May 25, 2017, a public open house was held and a survey distributed (also available online) regarding a Building Façade Improvement Program for Main Streets for the Wyandotte Towne Centre and Walkerville BIA's. Information regarding the time and location of the meeting was posted on the City Website and in the Windsor Star on May 20, 2017.

Thirteen (13) people responded to the survey and eight (8) of the respondents owned or rented within the Wyandotte Towne Centre or Walkerville BIAs. The majority of respondents owned, leased or lived in the Wyandotte Towne Centre BIA. Generally, building facades were perceived to be within poor to average condition which is consistent with the

staffs' analysis of the Main Streets. Almost all respondents felt that a Building Façade Improvement Program would benefit the BIAs and that they would take advantage of such a program. Many of the respondents felt that they would use the program for the following:

- Restoration work to exterior building wall(s) (i.e. re-pointing of brick, stone, and other architectural elements of the building)
- Restoration or replacement of windows and/or doors
- Building Code and structural improvements to the building wall(s)
- Functional improvements to the Building Façade (i.e. reinstate windows and door openings)
- Signage and lighting
- Awnings or canopies
- Beautification elements

Other general comments which were consistent with the 2014 staff survey pointed to an inconsistent design approach regarding materials used on building façades, upkeep of façades, the

need for historic preservation, inconsistent addressing and a need for guidelines for the BIAs. These comments can be addressed through a Building Façade Improvement Program with Urban Design Guidelines to ensure a consistent design approach.

Other comments related to neighbourhood pride and public safety, increasing foot traffic and encouraging small business owners to buy or lease through improvements to the buildings is consistent with the goals and objectives of the CIP.

The public meeting was held to determine how likely business owners would apply for a Building Façade Improvement Program and to try and gauge the level of improvement based on their response to the survey. This information informed staff on how to design the program, such as what level of funding should be available, what types of improvements should be made, and how we can encourage uptake in the program to improve the condition of each Main Street.

The report recommending approval of the Windsor Building Façade Improvement Program for Main Streets

CIP was reviewed at the Planning, Heritage and Economic Development Standing Committee (PHEDSC) on December 11, 2017. The meeting of the PHEDSC is the statutory public meeting as prescribed under the *Planning Act*. A notice was placed in the Windsor Star informing the Public about the meeting on November 24, 2017. The appropriate approval authorities as prescribed by Ontario Regulation 543/06 were also notified.

On January 8, 2018 the Building Façade Improvement Program and Urban Design Guidelines for Main Streets was approved by Windsor City Council.



Figure 14. Public meeting

On January 7th, 2022, the City of Windsor sent out a media release inviting the public to register for a Public Information Centre (PIC) held on January 12th, 2022, to discuss amendment to the Building Façade Improvement Program and Urban Design Guidelines for Main Streets CIP. An online SurveyMonkey was also made available through the City's website for the public to provide comments on the existing CIP and amendments to the program.

On January 12th, 2022 the Planning and Building Department hosted a virtual PIC from 4 p.m. to 5 p.m. and a second session from 6 p.m. to 7 p.m.

Twenty-six (26) people attended the 4 p.m. to 5 p.m. session and Thirteen (13) people attended the 6 p.m. to 7 p.m. session. The ten (10) minute presentation discussed the following:

- Expanding the existing program to other main street areas and property within the vicinity of existing BIA's (and main streets) where improvements would help strengthen and support the main street

- Amending the existing CIP to include programs that would encourage the redevelopment of vacant or underutilized buildings and property.

Following the presentation, the staff Planner was available for a question and answer period. Generally questions concerned expanding the areas eligible for grants adjacent existing Main Streets and when the new programs would be available. Presentation slides as identified in Schedules 'B', 'C', 'F', and 'G' provided proposed expanded eligible areas. Other questions were related to providing the grants to property not within the existing or proposed expansion areas.

The SurveyMonkey was available on the City's website from January 7, 2022 through to January 26, 2022. Thirty (30) people responded to the SurveyMonkey, but not all answered every question. General questions related to ownership, condition, use, and location of the property that would be eligible for the existing and expanded programs. Other questions related to whether or not the participants would apply to such

programs and if they would benefit the area. The following information was gained from the survey:

#### *Location, Ownership, Use and condition of the Property*

- Of those who responded most were within the vicinity of the Ford City Main Street.
- Nearly 80% owned a property within the vicinity of a BIA
- Of those who responded Residential (33%), Office (25%), and Mixed-use (25%) are the most common uses.
- Most respondents indicated that the facades are in poor (47%) or average (47%) condition

#### *Applying to the Programs*

- Of those who responded all felt that their area would benefit from the existing and proposed economic incentive programs.
- Forty Four (44%) of respondents felt that they would apply to the existing Building Facade Improvement Program and new programs being proposed
- Of those who responded most felt

that improvements would include new paint, lighting fixture, while others felt improvements would include restoration work.

- Of those who responded most were interested in the existing Building Facade Improvement Program (100%), followed by the Building Improvement Tax Increment Grant Program (57%), Commercial/ Mixed-Use Building Improvement Loan Program (43%) and less were interested in the New Residential Development Grant Program (29%)

#### *General Comments*

- There were a couple comments related to expanding the areas (i.e. along Seminole Street East of Drouillard Road, and down part of Walker Road related to heritage buildings) but most appeared satisfied with the existing and proposed expanded areas identified.
- Some references to the importance of Heritage Building facades that could use improvement
- Some comments were related to Sandwich Town yet this CIP is for the other BIAs and excludes Sandwich



Town, Downtown and the University Ave.—Wyandotte Street West CIP areas

On August 2, 2022 a Council Report was included on the Development and Heritage Standing Committee (DHSC) Agenda recommending amendments to the existing Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP. The meeting of the DHSC is considered the statutory public meeting in accordance with the Planning Act. The amendments to the CIP were also made available at least 20 days prior to the statutory public meeting as prescribed by the Planning Act.

## 2.7 Scope of Plan

The Municipality will work with the community to prepare a CIP and Design Guidelines to implement a building facade improvement program for Main Streets. The first Main Streets amended to the program by schedule as identified in Schedules 'A' through 'G' are consistent with the provisions identified in this plan. One of the objectives is to provide an equitable grant.

Current Building Façade Improvement Programs such as the *Sandwich Town CIP Façade Improvement Program* provide a grant equal to 70% of the cost of improvements to a maximum of \$15,000 per façade/project. At the discretion of Council the maximum grant can be increased up to \$10,000 for properties/projects that require side and/or rear façade improvement/restoration work where the side and/or rear façade is visible from the Main Street.

An inventory of building façades in the seven BIAs recommended for this Program (See Schedules 'A' through 'G') identified large properties that could be improved, that would receive a disproportionate amount of incentive when compared to smaller building facades. To ensure that all applications receive a proportionate amount of funding the amount per property/project will be based on the number of storefronts and at the discretion of Planning & Building Department. For example, Figure 15 would be considered one storefront and project. Figure 16 would be considered four storefronts under one project.

Projects undertaken for building facades that are in need of maintenance, repair, restoration, rehabilitation will be guided by Urban Design Guidelines where by a design study is undertaken and Design Guidelines will be prepared to enhance the character of the BIA/Main Street area and achieve the following:

**Preserve and Restore Heritage Resources**

The study will identify any heritage resources and the Design Guidelines will include policies to restore, maintain and enhance these elements.

**Revitalization**

The study will identify issues that deter revitalization efforts (i.e. inconsistent use of signage, addressing, lighting, parking) and provide Design Guidelines for beautification of the existing facades, provide a consistent approach to signage and lighting.

**Business Retention and Attraction**

The Urban Design Guidelines will identify opportunities and methods to improve the function and appearance of storefronts. The incentives program will encourage business owners to improve the area which will attract customers and new businesses.

**Housing**

The CIP recognizes the need for a residential component and will provide guidelines that encourage residential on the second floor of "Combined Use Buildings".



Figure 15. A typical storefront located on Wyandotte Street East



Figure 16. Strathcona Building with several storefronts identified for the purpose of the program (Walkerville BIA)



Figure 17. Chilver Road, Windsor



Figure 18. Bartlett Building (University Street W), Windsor

### 3.0 The Financial Incentive Program

#### Purpose

The Main Streets CIP is intended to encourage reinvestment and assist in revitalization efforts aimed at the physical improvements of building facades along traditional Main Streets. The program is intended to achieve the goals and objectives identified in Section 2.0 of the CIP.

#### Description and Applicability

The Building Façade Improvement Grant Program is designed to be comprehensive and flexible, giving applicant's options based on project scope, timing and affordability. The program allows for a phased or incremental approach at improving building façades. Applicants can choose from a range of improvements, provided that the projects are all completed within a two year time frame from the original work being started.

The program is designed to be equitable making larger buildings with multiple

storefronts eligible for more funding than smaller buildings with fewer storefronts. The City will match 50% of the costs for eligible building facade and storefront restoration improvements to commercial and mixed use buildings within the designated Community Improvement Project Areas up to a maximum of \$30,000 per project to a maximum of \$60,000 per project for larger buildings with multiple storefronts. The grant is also applicable to the side and rear of building façades provided that the building façade is visible from an adjacent street or public right-of-way or park and as long as the storefront/façade facing the main street is improved at the same time.

The recommended grant amount(s) are determined at the discretion of the City Planner and will be based on the following:

- The overall impact the improvements have on the building

- The overall impact the improvements have on the Main Street area
- How the improvements meet the goals and objectives identified in Section 2.0 of the CIP
- Adhering to the urban design guidelines identified in the CIP
- How improvements address structural and long term maintenance issues of all facades

Grants range from a Minimum grant of \$3,000 for work identified in Category A to \$30,000 for work identified in Categories B and C.

Categories will also include the following grants as part of the program:

- **Building and Development Fees** reduction/exemption of fees such as building permit, signage permit, site plan application fees, for example

- **Encroachment Agreement Application and Annual Fees** will be exempted for projects eligible for the program to encourage the use of awnings and other architectural elements that may encroach over the sidewalk.

City Council has delegated the authority to approve the following minor improvements up to \$5,000 to staff:

- All improvements identified in Category A except murals and public art Restoration work to exterior building wall(s) (i.e. re-pointing of brick, stone, and other architectural elements of the building);
- Brick & Mortar Testing\*;
- Minor building code issues and structural improvements



Figure 19. Wyandotte Street East, Windsor



Figure 20. Erie Street and Parent Avenue, Windsor





### Category A—Beautification

Category A — Beautification façade improvement types are aesthetic and minor functional improvements aimed at making the building façade and storefront more attractive and welcoming to tenants and customers. A minimum grant of \$3,000 to a maximum of \$5000 administered through the Planning and Building Department with grant approvals delegated by City Council to professional Planning staff.

- Signage
- Lighting\*
- Awnings or canopies
- Cleaning and painting\*
- Removal of security bars\*
- Murals and public art (as long as important elements of the building are not impacted)\*\*

\*\* Indicates that murals and public art will be approved through the City’s Public Art Advisory Committee



### Category B—Restoration

The Category B—Restoration items are aesthetic, functional and restoration improvements made to restore key features of the building façade and protect the prominent building typology of the area for future generations, while making them more appealing to customers. They will also assist owners in improving structural aspects of the facade and making the building more accessible to customers.

- Restoration work to exterior building wall(s) (i.e. re-pointing of brick, stone, and other architectural elements of the building);
- Brick & Mortar Testing\*;
- Removal of material inconsistent with the design of the building\*;
- Restoration of windows and/or doors\*;
- Building Code and structural improvements to the building facade\*;
- and
- Accessibility and barrier-free design improvements\*.



### Category C—Replacement

The Category C – Replacement items describe work that will replace or reinstate key features such as doors and windows that have been lost or deteriorated beyond repair or are of a style that is no longer consistent with the building design. The grant will also encourage functional improvements such as reinstating doors and windows that have been filled in. Such improvements will preserve and protect these Main Street Buildings over time.

- Functional improvements to the Building Facade such (i.e. reinstating window and door openings);
- Replacement of doors and windows that have deteriorated beyond repair or are inconsistent with the design of the building\*;
- and
- Replacement of architectural features that have deteriorated beyond repair (i.e. coping and cornice replacement, stone work such as quoins, and keystone replacement).

Note: See Figure 25. Architectural Features of a Main Street Building for a more comprehensive list of eligible Building Facade Features.

\* Indicates facade improvements that must be done in conjunction with 1 or more of the other listed facade improvements from any of the categories.

### Existing Economic Incentives

In addition to the Building Façade Program identified in Section 3, the following section identifies additional city-wide CIPs that can also be accessed. This section also identifies administrative efforts aimed at assisting applicants with maneuvering through the development review process and providing assistance with various applications.

### Reduced Development Charges

Under the current Development Charges Act, municipalities can apply Development Charges to best suit their local growth related needs and priorities. Strategic Development Charges reductions have been adopted by Council to help support the City's growth management goals, including the Official Plan policies promoting "selective residential redevelopment, infill and intensification initiatives".

On August 2, 2016 the City-wide Development Charge By-law #60-2015 was implemented to reduce Development Charges in the core areas of the city as a way to encourage infill and intensification within the city core and around existing Business Improvement Areas.

This policy significantly reduces or exempts the Development Charges owing for new residential and commercial development occurring in most BIAs and Main Street areas identified on Schedules 'A' through 'G'. The 'Development Charge Exemption Area' is identified on Map 15. Exceptions to this include the Olde Riverside Town Centre BIA and the area east of Pillette Road in the Pillette Village BIA, because the property is not within 'The Development Charge Exemption Area'.

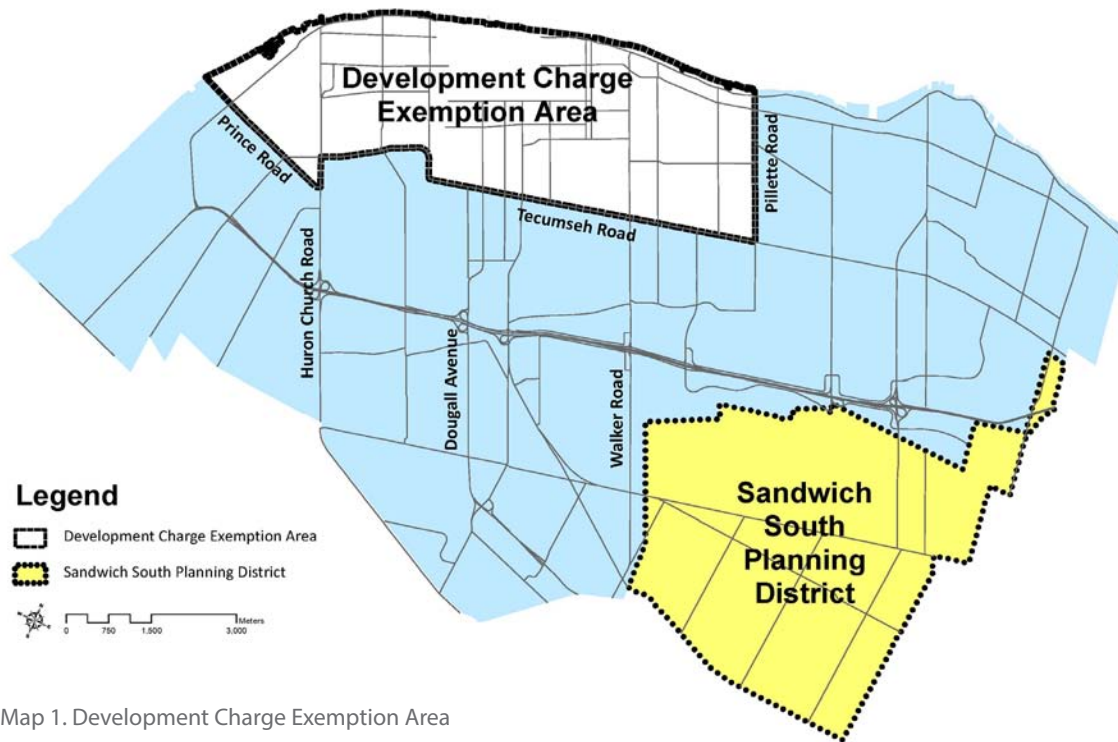
### Economic Revitalization Community Improvement Plan (CIP)

The adoption of the Local Economic Revitalization CIP has created supportive planning policies, financial incentive programs, and a municipal leadership strategy that has the City taking a leadership role in local economic development, diversification, and job creation.

Through the CIP, the City offers annual grants (i.e. for up to 10 years) equivalent to up to 100% of the municipal property tax increase created by investments that retain or create jobs in the following industry sectors:

- Manufacturing (all types) and Warehousing/Logistics
- Tourism (i.e. Tourist Attraction)
- Professional Services (which includes: Business Incubator, Computer Programming Services, Computer Systems Design Services, Industrial Design Services, Research and Development, and Testing Laboratories)
- Renewable and Alternative Energy (which includes: Manufacturing, Research and Development, Cogeneration Facilities, and Renewable Energy Power Generation)
- Creative Industries (which includes: Performing Arts Facilities, Museums, Computer Software Developer, and Digital/Media Studios)
- Health & Life Sciences (which includes: Manufacturing, Research & Development, and Physician Recruitment)
- Management of Companies and Enterprises (i.e. Corporate Office and Head Offices)





Map 1. Development Charge Exemption Area

**City of Windsor Brownfield Redevelopment Community Improvement Plan (CIP)**

Brownfields are often characterized as underutilized, derelict or vacant property and buildings. This characterization has further been refined to mean any property that is located in the city that exceeds the Ministry of Environment standards for the proposed use of the property.

Windsor’s brownfields are the legacy of its industrial past dating back to the turn of the 20th century. They are the properties where previous use(s) has caused environmental contamination which will need to be properly addressed before redevelopment can occur. However, there are many barriers to brownfield redevelopment, including it being more expensive, time consuming and complex than traditional forms of development.

Council adopted the City of Windsor Brownfield Redevelopment Community Improvement Plan on April 26, 2010. Through the CIP, the City offers the following incentive programs designed to promote brownfield redevelopment throughout the city.

- The Feasibility Study Grant Program offers up to \$7,500 (50% of the total study costs) for an eligible feasibility study (e.g. structural analysis, evaluation of mechanical/electrical systems, concept plans, market analysis).
- The Environmental Site Assessment Grant Program offers up to \$15,000 (50% of the total study cost) toward a Phase 2 Environmental Site Assessment, designated substances and hazardous materials survey, remedial action plan, or risk assessment. If two studies are required the program can offer up to \$25,000.
- The Brownfields Tax Assistance and Rehabilitation Grant Program offers annual grants equivalent to 70% of the municipal property tax increase (or 100% for a LEED certified project) created by investment in the project for up to 13 years after project

completion. Successful projects must file a record of site condition in order to participate; and,

- Properties approved to participate under the Rehabilitation Grant Program also receive a 60% Development Charge reduction (see below for additional information on development charges).

**Community Heritage Fund**

The Community Heritage Fund is available to assist in the conservation of heritage properties. It provides direct financial assistance to owners wishing to acquire and/or conserve designated heritage properties. The Fund offers grants and loans for the ongoing preservation and maintenance of designated heritage properties to help offset some of the higher costs associated with owning and maintaining a historic property.

Main Street areas found within the City of Windsor include many buildings listed on the Municipal Heritage Register. As such, the Community Heritage Fund could prove to be a useful tool in encourage the conservation, and possibly the adaptive reuse, of heritage properties, provided that the owner is willing to pursue “designation”

under Section IV of the Ontario Heritage Act. The use of the Community Heritage Fund will not preclude someone from accessing additional financial incentives offered through an approved Community Improvement Plan.

**Heritage Property Tax Reduction Program**

Similar to the Community Heritage Fund above, the Heritage Property Tax Reduction Program is available to properties that are individually designated under Part IV of the Ontario Heritage Act. The Heritage Property Tax Reduction Program allows owners of eligible heritage property to apply for a 30% tax rebate (portion of municipal and school levies) for a period of up to 3 years to a maximum of eligible costs conducted on the property. This program can also be included as part of a larger incentive package (along with CIP incentives) to make the conservation and adaptive reuse of heritage properties more attractive.

**Financial Incentive Programs**

As identified in Section 3.0 of this CIP a Building Facade Improvement Program has previously been approved for BIAs and Main Streets within the areas

identified through Schedules ‘A’ through ‘G’. The following additional programs will be applied to Main Street areas undergoing to help leverage existing Investment in the area. Administration through council will be able to apply these programs to additional Main Street areas when deemed appropriate through minor revisions to this CIP.



Figure 21. Wyandotte Street E, Windsor



Figure 22. Wyandotte Street E, Windsor



Figure 23. Sandwich Street, Windsor

## Building Façade Improvement Program

### General Program Details

Applicants are eligible to apply for funding under this program subject to meeting the following program requirements, and the availability of Council approved funding:

### Eligible Costs

Building Façade Improvement Program Grants are only available for the “eligible costs” specified below:

- repair or replacement of storefront, including repair or replacement of storefront doors and windows;
- exterior and entrance modifications to provide barrier free accessibility;
- repair or repointing of façade masonry and brickwork;
- repair or replacement of cornices, parapets, eaves, soffits and other architectural details;
- repair or replacement of awnings or canopies;
- façade painting and cleaning/ treatments;
- addition of new lighting/upgrading of existing fixtures on exterior façade and in entrance and storefront display areas;
- installation/improvement of signage (as permitted by the Sign By-law);
- architectural/design fees required for eligible works (to maximum of 10% of the grant amount);
- Other improvements and repairs that may be necessary to implement the approved Community Improvement Plan also may be undertaken subject to the appropriate By-laws of the Corporation of the City of Windsor, as determined by the City Planner.
- works that conserve or enhance elements specified in the Reasons for Designation accompanying the designating by-law under the Ontario Heritage Act;
- original siding and roofing materials including repair and replacement where necessary of wood clapboard or board-and-batten, repair and repointing of masonry buildings, stucco repair, repair or replacement of original roofing materials (slate, wood shingles, tile, etc.);
- removal of modern materials and replacement with documented original materials;
- reconstruction or construction of former and significant architectural features for which the appearance can be clearly determined from documentary sources (photographs, drawings, etc.);
- cleaning of masonry buildings if it is necessary for the building’s preservation;
- all final finishes, such as paint and masonry are eligible for funding subject to approval; and,

- works required to maintain or preserve significant architectural features.

### Financial Incentives

1. The total of all grants provided in respect of the particular lands and buildings of an applicant under the programs contained in the CIP shall not exceed eligible costs with respect to these lands and buildings.
2. The program encourages the restoration of façades to their original state using authentic or original materials. Products used in the restoration of a façade should contain materials that match the texture, colour, size, shape and detail of the original material where possible.
3. This program encourages removal of materials such as vinyl or aluminum siding and the restoration of original brick, block or wood façades. Where it is not possible to restore the original materials of a façade, the use of natural materials is encouraged where the form and scale of the original façade is maintained.
4. Other compatible design elements and or proposed as part of an addition to the facade may be considered
5. Fees for architectural drawings associated with the façade improvements are an eligible cost. Labour contributed by the applicant is not an eligible cost.
6. Pre-consultation with the property owner and staff from the Planning Department to discuss the proposed improvements is recommended prior to submitting an application.
7. Windsor City Council is the sole approval authority for all applications submitted under the financial incentive programs included in this CIP. Council may delegate to either a committee of the council or to an appointed officer of the municipality by position occupied the council's authority to approve financial incentive applications subject to the requirements of the individual financial incentive programs.
8. The applicant will be required to complete and provide the following application materials to the Office of the City Planner prior to commencement of any work to which the financial incentive program will apply and prior to an application for a building permit:
  - A completed application form;
  - Detailed plans/drawings of the improvements to be undertaken;
  - Three estimates of the cost of undertaking the proposed improvements; and,
9. Reports and other details as required by the City with respect to costs of the project and conformity of the project with the CIP.
9. All work must be consistent with the CIP. Furthermore, the evaluation of the applicant's proposal will be based on the extent to which the project enhances building aesthetics and functionality with regard for the interface between building and adjacent street(s) and/or public spaces, and adheres to the Urban Design Guidelines.
10. Design advice and technical assistance may be offered through the Planning Department to assess the property and suggest façade improvements that are consistent with the CIP and Urban Design Guidelines.
11. As a condition of approval of an application for any of the financial incentive programs contained within this CIP, the applicant must enter into an agreement with the City. The Agreement will be registered against the land to which it applies and will specify the terms, duration and default provisions of the grant.



**12.** The City reserves the right to audit the cost of any and all works that have been approved under the financial incentive programs, at the expense of the applicant;

**13.** The City is not responsible for any costs incurred by an applicant in relation to any of the programs, including without limitation, costs incurred in anticipation of a grant;

**14.** If the applicant is in default of any of the general or program specific requirements, or any other requirements of the City, the City may delay, reduce or cancel the approved grant, and require repayment of the approved grant;

**15.** The City may discontinue any of the programs contained in this CIP at any time, but applicants with approved grants will still receive said grant subject to meeting the general and program specific requirements.

**16.** All eligible works approved under the financial incentive programs and associated improvements to facades must conform to the following:

- Main Streets CIP Design Guidelines
- Any additional Urban Design Guidelines as identified for the areas identified on Schedule 'A' as amended from time to time;

- Other City guidelines, by-laws, policies, procedures, and standards;
- The City Official Plan and Zoning By-law; and,
- Appropriate reference material as determined by City staff.

**17.** All works completed must comply with the description of the works as provided in the application form and contained in the program agreement, with any amendments as approved by the City;

**18.** All improvements made to buildings and/or land shall be made pursuant to a Building Permit, and/or other required permits, and constructed in accordance with the Ontario Building Code and all applicable zoning requirements and planning approvals;

**19.** When required by the City, outstanding work orders, and/or orders or requests to comply, and/or other charges from the City must be satisfactorily addressed prior to grant approval/payment;

**20.** Property taxes must be in good standing at the time of program application and throughout the entire length of the grant commitment;

**21.** City staff, officials, and/or agents of the City may inspect any property that is the subject of an application for any the

financial incentive program offered by the City;

**22.** The total of all grants provided in respect of the particular property for which an applicant is making application under the programs contained in this CIP and any other CIPs shall not exceed the eligible cost of the improvements to that property under all applicable CIPs.

**23.** All improvements must be maintained during the term of the Community Improvement Plan and all improvements must be completed within 24 months (2 years) of the date on the signed agreement.

**Default Provisions**

The default provisions are contained in the Grant Agreement. Payment of the grant may be cancelled if:

- property taxes are more than three (3) months in arrears;
- the building is demolished or any of the heritage features are altered in any way that would compromise the reason for designation;
- the applicant declares bankruptcy;
- If there is a grant for a study and the applicant uses the grant for studies that are not eligible for this program;
- the applicant is in default of any of the provisions of the Grant Agreement;

- the applicant fails to maintain the improvements as required in the grant agreement; and,
- If improvements are being made and the applicant uses the grant for improvements of works that are not eligible for this program.

**Eligibility Main Street Areas**

The Building Façade Improvement Program for Commercial/ Mixed Use properties is applicable to the entire Community Improvement Project Area for projects for Main Street Areas that have been approved by Windsor City Council and amended by Schedule to the CIP.

**Who Can Apply?**

Owners of properties (and tenants with written authorization from owners) within the City of Windsor in Main Street areas as approved by Windsor City Council by Schedule and amended to the Main Streets CIP.

**Grant Calculation**

The amount of the grant will be determined based on the Costs provided by the applicant and through RSMeans Data. RSMeans Data provides accurate and up-to-date cost

information to help owners, developers, architects, engineers, contractors and others carefully and precisely project and control the cost of both new building construction and renovation projects.

**Grant Payment**

Payment of the CIP Grant will be made to the grant recipient upon the City being satisfied that the grant recipient has complied with all terms and conditions of the application procedure, inspection procedures, development procedures, and completion of work within the prescribed time frame.

**Other CIPs**

Projects that are eligible for the Main Streets CIP are permitted to combine the incentives from any other City of Windsor approved Community Improvement Plan provided that the total of all property tax assistance, grants and loans provided by the City in relation to this, or any other CIP, cannot exceed the approved eligible costs for all approved incentive programs.

**Other BIA Administered Grants**

Projects that are participating in other Business Improvement Areas (BIAs) Grant Programs are also eligible to participate in the Main Streets CIP. Furthermore, the funds contributed by the applicant to meet the required matching contribution for the other BIA Grant Programs can also be used to meet required matching contribution for the Main Streets CIP.

**Other City Administered Grants Projects**

Projects that are participating in other City administered grants such as public art programs through Recreation & Culture and City Heritage grants and tax rebates are also eligible participate in Building Façade Improvement Program for Commercial/ Mixed Use properties.



## Expanded Financial Incentive Programs

### Urban Design Guidelines

All improvements and development must adhere to the Urban Design Guidelines identified in this Plan and any other Council approved Urban Design Guidelines and policies identified for the area where the development will take place.

### BUILDING/PROPERTY IMPROVEMENT TAX INCREMENT GRANT PROGRAM

#### Purpose

The Building/Property Improvement Tax Increment Grant Program is intended to provide financial incentive for the physical improvements to properties along and within the vicinity of the Main Street project area and to encourage the redevelopment of vacant or underutilized property.

The Building/Property Improvement Tax Increment Grant Program will be an economic catalyst for new investments in buildings and properties by providing a financial incentive that reduces the

potential tax increase that can result when property and building improvements are made. The purpose of the program is to encourage the redevelopment/repurposing of vacant and under-utilized buildings and sites that through improvement will help support the sustainability of the Main Street.

#### Description

This program will provide an annual grant equal to 100% of the increase in municipal property taxes for ten (10) years, after the project is completed and reassessed to help offset the costs of rehabilitating and redeveloping properties, as long as such development, redevelopment or rehabilitation results in an increase in municipal property taxes.

#### Program Details

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program specific requirements, and subject to the availability of funding as approved by Council:

1. The following types of projects are considered eligible for the Building/
- Consolidated Agenda - October 11, 2022  
Page 135 of 342

Property Improvement Tax Increment Grant Program:

Existing commercial, residential, industrial and mixed use buildings, and vacant properties where the development, redevelopment or rehabilitation project results in an increase in the assessed value and taxes on the property.

2. The Building/Property Improvement Grant Program will consist of a grant program, whereby registered property owners and/or assignees will be eligible to receive a grant for 100% of the municipal portion of the tax increment generated from the improvements made to the building or property for a defined period of time.
3. The amount of the grant will be determined based upon the incremental increase in the municipal taxes that results from the work being completed and the project being reassessed by the Municipal Property Assessment Corporation (MPAC).
4. The applicant will be required to

submit a complete application to the City describing in detail the development or redevelopment that is planned. This may include reports, conceptual site plans, business plans, estimates, contracts and other details as may be required to satisfy the City with respect to and conformity of the project with the CIP. The application must be submitted to the City prior to City Council's approval of financial incentives for the project.

5. The development, redevelopment, adaptive reuse or rehabilitation of the building and/or property must result in an annual grant (or tax increment) of at least \$500 for properties that are taxed at the "residential" tax rate, or \$1000 for all other tax categories.

6. Building/Property Improvement Grants are only available for the "eligible costs" specified below:

- (a) Any portion of the eligible costs that were not reimbursed as part of another CIP program;
- (b) Demolishing buildings for the purpose of preparing the site for development or redevelopment that is

- approved by the City (only an eligible cost as part of a redevelopment of the property) provided that the building is not eligible for inclusion or on the Municipal Heritage Register;
- (c) Development or redevelopment of a building or property, including improvements and expansion to an existing building;
- (d) Adaptive reuse, building rehabilitation and retrofit works;
- (e) Development Feasibility and Support Studies;
- (f) Development application fees and building permit fees (includes application for Official Plan Amendment, Zoning By-law Amendment, Minor Variance or Permission, Consent, Site Plan Approval/Amendment/Modification, Plan of Subdivision/ Condominium, Condominium Conversion, Part Lot Control Exemption, Removal of the "H" Holding Symbol, Demolition Permit, and Building Permit);
- (g) Upgrading on-site infrastructure including water services, sanitary sewers and stormwater management facilities; and
- (h) Constructing/upgrading of any off-site improvement that is required to

fulfill any condition of a development/ planning approval (including Site Plan Control) for the development, redevelopment, adaptive reuse or rehabilitation of the building and/or property.

- 7. Determination of compliance with the requirements of this program and the amount of the property's grant (within the permitted terms of this program) is at the discretion of and subject to City Council approval.
- 8. City Council, at its sole discretion, may evaluate an incentive application and decide on a case-by-case basis to adjust the level of the incentives or provide for an alternative payment schedule to pay the Building/Property Improvement Grant Program. Projects must still meet the eligibility requirements of the Building/Property Improvement Grant Program and Council modified grants will not exceed the eligible costs of the development, redevelopment, adaptive reuse or rehabilitation.
- 9. Grants will be made upon successful completion of the approved work and

documentation of the eligible costs associated with the work. The City may undertake an audit of work done and eligible costs if it is deemed necessary, at the expense of the applicant.

10. The Building/Property Improvement Grant Program may be passed on to subsequent owners, including individual residential unit owners, for the amount and time left in the original grant payback period with City Council's approval. Subsequent owners will be required to enter into an agreement with the City that outlines the details of the remaining grant amount, eligibility and financial obligations.

11. The grant will be forfeited and repaid to the City if the property is demolished or altered in a manner that does not comply with the CIP before the grant period elapses.

### **Geographic Eligibility**

The Building/Property Improvement Tax Increment Grant Program is applicable to the BIA or Main Street identified schedule within the Community Improvement

Project Area for projects that meet the program requirements outlined above.

### **Grant Calculation**

The amount of the grant will be determined based upon the incremental increase in the municipal taxes that result from the eligible work being completed. The tax increment will be established after the final inspection of the improvements in accordance with the Ontario Building Code and when MPAC has established a new assessment value. The total amount of the grant provided cannot exceed the value of the eligible work that resulted in the reassessment.

The payment schedule for the Building/Property Improvement Grant Program will be as follows, or until the total of all grants that are provided in respect of the lands and buildings are equal to the approved eligible costs:

The amount of the grant will be recalculated every year based on the tax increment for that particular year. City Council, at its sole discretion, may approve any alternative payment schedule for the grant pursuant to the General Incentive Program Provisions.

For development or redevelopment occurring in a mixed use building, the Building/Property Improvement Grant will be calculated using MPAC's method of apportioning the assessed value of mixed-use properties into different classes.

### **Grant Payment**

The applicant will be required to pay the full amount of property taxes owing for each year of the program's applicability and will receive a Building/Property Improvement Grant for the amount of the municipal tax increment after the final tax bills for each year have been collected, provided all other eligibility criteria and conditions continue to be met. Grants will not be applied as tax credits against property tax accounts. If the tax bill is not paid in full, the City may cancel all future grants and collect past grants made as part of this program.

In case of an assessment appeal, the City reserves the right to withhold any forthcoming Building/Property Improvement Grant payments pending final disposition of the appeal. If necessary, the grant will be adjusted and paid once a decision regarding the appeal is rendered.

This program does not exempt property owners from an increase in municipal taxes due to a general tax rate increase or a change in assessment for any other reason after the eligible work has been completed.

**Grant Adjustments**

The City of Windsor reserves the right to adjust the amount of the Building/Property Improvement Grant:

- If it ceases to meet the objectives outlined in this CIP;
- To recover grant payments that were made under one or more of the other programs contained within this CIP where the development or redevelopment no longer complies with the Purpose or Program Details of the program for which the grant was made;
- To reflect the amount of all reductions to municipal taxes paid to the applicant following the commencement of the grant program, including property tax rebates to reflect vacancy, charitable status, heritage status, etc; and,

- To account for a reduction of municipal taxes payable resulting from a successful assessment appeal.

**Grant Agreement**

As a condition of approval of an application for a Building/Property Improvement Tax Increment Grant, the applicant must enter into an agreement with the City. The Agreement will be registered against the land to which it applies and will specify the terms, duration and default provisions of the grant.

**Other Funding**

Projects that are eligible for the Building/Property Improvement Grant Program are permitted to combine the incentives from any other City of Windsor approved Community Improvement Plan provided that the total of all property tax assistance, grants and loans provided by the City in relation to this, or any other CIP, cannot exceed the approved eligible costs for all approved incentive programs.

In no instances can the application of this, or any other CIP program, exceed 100% of the Municipal tax increment generated by the approved development or redevelopment.

**NEW RESIDENTIAL DEVELOPMENT GRANT PROGRAM (CREATION OF RESIDENTIAL UNITS)**

**Purpose**

The New Residential Development Grant Program is intended to stimulate residential development above the first floor of the retail storefront of traditional Main Street buildings and on property adjacent the Main Street designated through this CIP by providing a financial incentive to stimulate the construction of new residential units, including creating new residential units on vacant land, and/or the expansion to an existing building. The grant includes the conversion of other second storey uses to residential units. The creation of new residential units will further support the preservation and ongoing sustainability of the Main Street (also identified as Traditional Commercial Street in Section 1.39 Vol. II of the City’s Official Plan).

**Description**

The New Residential Development Grant Program will consist of a grant program, whereby property owners will be eligible to receive a grant of \$2,500 for every

new residential unit, up to a maximum of \$50,000 per property.

**Program Details**

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program specific requirements, and subject to the availability of funding as approved by Council:

1. The New Residential Development Grant is a grant of \$2,500 for every new residential unit, up to a maximum of \$50,000 per property.
2. The development or redevelopment must result in a minimum of two (2) new residential units.
3. Any unit or space that was already configured and/or used for a residential use is not eligible.
4. The conversion of other second storey uses to a minimum of two (2) residential units is also eligible.

5. New residential units must be created above storefronts when along the main street or within the BIA.
6. The applicant will be required to submit a complete application to the City describing in detail the development or redevelopment that is planned. This may include floor plans, conceptual site plans, reports, business plans, estimates, contracts and other details as may be required to satisfy the City with respect to conformity of the project with the CIP. The application must be submitted to the City prior to City Council’s approval of financial incentives for the project.
7. Prior to the approval of a New Residential Development Grant, City staff may need to inspect the building to review its condition and the proposed conversion plans;
8. New Residential Development Grants are only available for the “eligible costs” specified below:

Construct new residential units that are in compliance with the Ontario

Building Code, Property Standards By-law and the Fire Code, including, but not limited to the following:

- (a) Construction of the foundation, building shell (walls), and roof of a building housing new residential units;
- (b) Installation of safety and fire protection systems such as carbon monoxide detectors, smoke alarms, fire alarms, exit signs, etc.;
- (c) Installation of fire escapes;
- (d) Installation of new floors, ceilings and/or walls;
- (e) Installation to electrical, ventilation, heating and plumbing supply systems;
- (f) Improvements for barrier-free accessibility;
- (g) Construction of stairs, guard rails and / or hand rails;
- (h) Installation or alteration of required window openings and windows for upper storey residential units (of a new building addition);
- (i) Other improvements, at the discretion of the City Planner, related to construction of new residential units;

- (j) Development application fees and building permit fees (includes application for Official Plan Amendment, Zoning By-law Amendment, Minor Variance or Permission, Consent, Site Plan Approval/Amendment/Modification/Termination, Plan of Subdivision/Condominium, Condominium Conversion, Part Lot Control Exemption, Removal of the "H" Holding Symbol, Demolition Permit, and Building Permit). Any other permit issued by the City that is not listed above, but in the opinion of the City Planner, advances the objectives of this CIP;
- (k) Upgrading on-site infrastructure including water services, sanitary sewers and storm water management facilities; and,
- (l) Constructing/upgrading of any off-site improvement that is required to fulfill any condition of a development/planning approval (including Site Plan Control) for the development, redevelopment, adaptive reuse or rehabilitation of the building and/or property.

- 9. Only one New Residential Development Grant will be available per property.
- 10. For projects that involve an existing building, only the residential units that are constructed as part of an addition to the existing building will be eligible for a New Residential Development Grant.
- 11. Determination of compliance with the requirements of this program and the amount of the property's grant (within the permitted terms of this program) is at the discretion of and subject to City Council approval.

### **Geographic Eligibility**

The New Residential Development Grant Program is applicable to the BIA or Main Streets identified by schedule within the entire Community Improvement Project Area for projects that meet the program requirements outlined above.

### **Grant Calculation**

The amount of the grant will be determined based upon the number of new residential units created as a result of the development or redevelopment of a building or property. The grant will be



for the amount of \$2,500 for every new residential unit created, up to a maximum of \$50,000 per property.

**Grant Payment**

Payment of the grant is made to the grant recipient upon the City being satisfied that the grant recipient has complied with all terms and conditions of the application procedure, inspection procedures, development procedures, and completion of work within the required time frame.

In accordance with the Planning Act, the total of the New Residential Development Grant Program will cannot exceed the approved eligible costs for the New Residential Development Grant Program.

**Grant Agreement**

As a condition of approval of an application for a New Residential Development Grant, the applicant may be required to enter into an agreement with the City. The Agreement may be registered against the land to which it applies and will specify the terms, duration and default provisions of the grant.

**Other Funding**

Projects that are eligible for the New Residential Development Grant Program are permitted to combine the incentives from any other City of Windsor approved Community Improvement Plan, provided that the total of all property tax assistance, grants and loans provided by the City in relation to this, or any other CIP, cannot exceed the approved eligible costs for all approved incentive programs.

## 4.0 Context

### SETTING THE STAGE: CONTEXTUAL ANALYSIS OF THE MAIN STREET

Traditional Main Streets were designed for people and are human scaled, this means that the buildings and spaces are based on the proportion of the human body and all elements are in context with each other and with people. Scale in architecture or urban design is a quality that relates buildings to our human ability of comprehension and

keeps the component parts in the same context. At the larger end of the spectrum scale refers to the height of the building and at the smaller end of the spectrum scale refers to the human body and people sized elements. For example, the size of parts of the building such as facade material like brick and stone, doors windows, etc., particularly in relation to the size of a person (Spreiregen, 1965; Hedman & Jaszewski, 1984; City of London, 2010).

Many modern suburban commercial developments have been typically designed for the needs and proportions of automobile users. As a result, sight lines, buildings and other elements of the development are typically designed to be visible to people driving in automobiles. Although not exhaustive, a list of the characteristics of a Main Street are shown on Table 2.



Consolidated Agenda - October 11, 2022  
Page 142 of 342

Figure 24. Wyandotte Street East at Thompson Boulevard

### 4.1 A Main Street Building's Architectural Features





Aspects of a Main Street building are shown below in Diagram 1. When improving the facade of a Main Street building, consider the architectural elements presented in the diagram. It shows two versions of the same building, the one on the right being more ornate. Both only show an approach to creating an appealing facade, not a method to do so.



Figure 25. Architectural features of a Main Street building



Table 2. Characteristics of Typical Main Streets

CHARACTERISTICS OF TYPICAL MAIN STREETS		
CHARACTERISTIC	FEATURES	PHOTO EXAMPLE
A typical Main Street is primarily designed for pedestrians, with large side walks rather than motor vehicles.	<ul style="list-style-type: none"> <li>• Large sidewalks</li> <li>• Streetscape amenities (benches)</li> <li>• On-street parking and bike lanes act as a buffer against vehicle traffic</li> </ul>	
Development in the area that surrounds the Main Street is typically more compact than modern suburbs.	<ul style="list-style-type: none"> <li>• Residential homes that surround Main Streets typically are designed to fit small lots</li> <li>• Houses may have more storeys than modern homes</li> <li>• Historic Main Streets are often surrounded by homes of a similar era</li> </ul>	
Main Streets often support a greater nightlife than purely residential areas.	<ul style="list-style-type: none"> <li>• Commercial buildings operate with later hours than in suburban areas</li> <li>• More entertainment and social activities are available throughout the night (bars, clubs, etc.)</li> </ul>	
Uses on a Main Street are normally both vertically and horizontally mixed use. This means that uses on higher and lower levels can be different (vertical mixed use) and the uses on a block can be diverse (horizontal mixed use).	<ul style="list-style-type: none"> <li>• Typically Main Streets consist of terraced/row houses with a commercial or institutional use on the first storey and residential uses on the upper storeys</li> <li>• Streets typically have a range of stores and other uses</li> </ul>	

## CHARACTERISTICS OF TYPICAL MAIN STREETS




CHARACTERISTIC	FEATURES	PHOTO EXAMPLE
<p>Buildings normally line the sidewalk of typical Main Streets, so the facade of the building directly abuts the pedestrian realm.</p>	<ul style="list-style-type: none"> <li>• Doors are directly accessible from the sidewalk</li> <li>• Normally, Main Streets do not have large boulevards or lawns that separate buildings from the sidewalk</li> </ul>	
<p>The building front lining the sidewalk should “fall” to the street’s centre line (other stories should be set back from sidewalk).</p>	<ul style="list-style-type: none"> <li>• Buildings are normally proportional to the street to create a sense of enclosure for pedestrians</li> </ul>	
<p>Many Main Streets were created before the automobile was common place, so parking is typically accommodated in through various arrangements other than large parking lots.</p>	<p>Parking configuration options from most to least preferred:</p> <ol style="list-style-type: none"> <li>1. Above/below grade</li> <li>2. Rear of building</li> <li>3. Side of building</li> <li>4. Continuously ‘screened’ to waist height</li> </ol>	



Figure 26. 14° enclosure

14° or 1:4 enclosure or less is when the average person no longer feels containment.

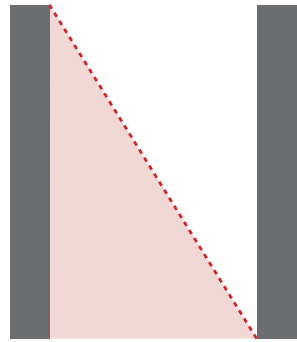


Figure 27. 60° enclosure

60° enclosure is when a person can feel too enclosed and light may be blocked from the street.

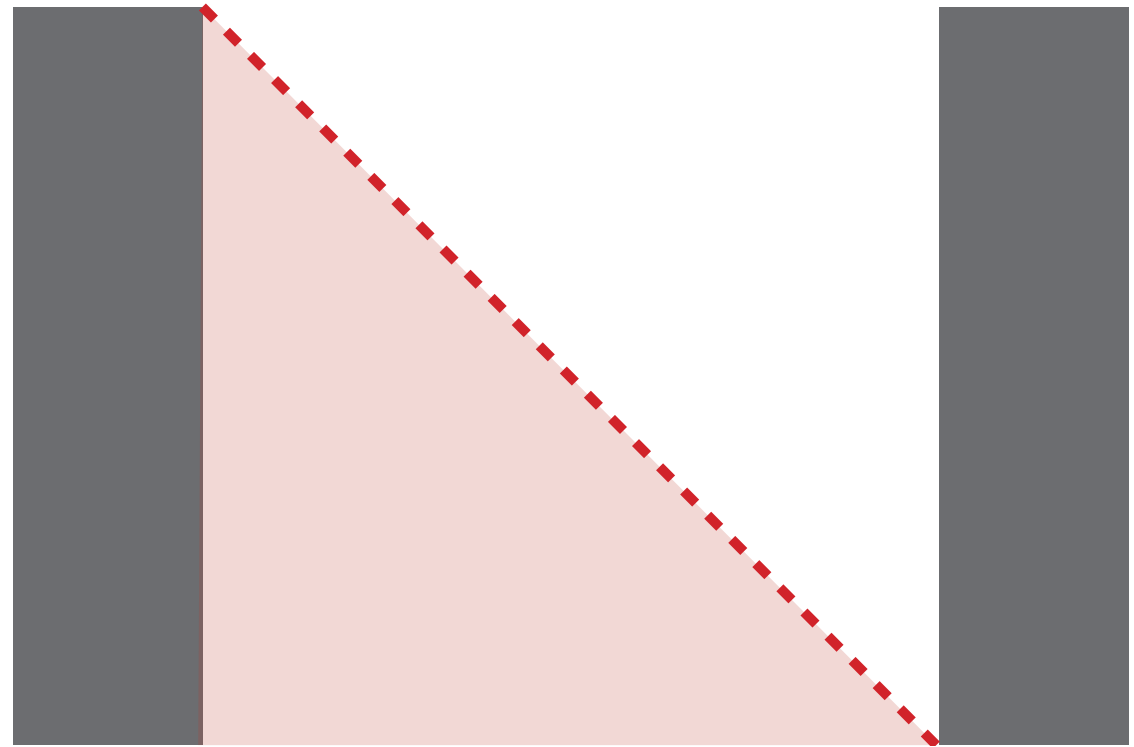


Figure 28. An ideal 45° or 1:1 enclosure

## In the context of Main Street areas, how does scale affect space and mass?

### Scale and Space

The height of the buildings and size of the space that surround them all play a role in creating a sense of containment or enclosure on a Main Street. Containment is important in terms of human scale because it is what allows the human mind to comprehend a space or feel comfortable within it. For this reason a building height to street width ratio of 1:1 is considered perfect containment and the perfect distance relationship for seeing façade

details. In other words, generally the height of buildings should be equal to the width of the Right-Of-Way (R.O.W.). The R.O.W. includes the street, boulevard and sidewalk area or the space between the buildings. It is important to maintain continuous facades and building height because spatial enclosure is weakened when too many gaps in building walls, drastic variations among the facades, and abrupt changes in cornice lines are allowed to take place overtime (Spreiregen, 1965).





Figure 29. A cool hued (grey stone) building



Figure 30. A warm hued (red brick) building



Figure 31. An optical illusion of figures advancing or receding based on colour and background

### Mass and Colour

Massing is the combined arrangement of the ground surface, buildings, and other objects, such as trees and street furniture, that make up a streetscape. When considering the facade of the building, the mass pertains to detailed design elements such as windows, ornamentation, colour, materials and visual bulk (City of London, 2010). The mass of an area can direct how it is used and the way that people perceive it (Spreiregen, 1965).

Our eyes and light conditions govern the way we see masses, so it is important that consideration is given to these elements. For example, a dark object placed against a light background will appear to recede; while a light object seen against a dark background will advance visually.

Similarly, buildings clad in warm colours will appear to advance, whereas buildings clad in cool colours will recede and seem less solid. Warm-hued

buildings illuminated with a cool light source or cool-hued buildings lit with a warm light source will seem awkwardly discoloured and out of place with the surrounding environment. Furthermore, rough surfaces often seem thicker than a smooth surface, which appear thin. These phenomena can be thought of as optical illusions, which alter a viewer's perception of a building based on differing conditions the building appears in (Spreiregen, 1965).



Figure 32. Former Windsor Star building showing a repeated “A” rhythm pattern



Figure 33. Pasadena Block showing a repeated “A” pattern with a break of a “B” pattern

### 4.1.1 Mass, Scale, and the Public Realm

When considering elements of a Main Street façade (top, middle, bottom) and architectural features, mass and scale play an important role in breaking up components of the façade into visibly digestible parts that are easy for the human eye to comprehend. This is called ‘human scale’ which help to enhance the pedestrian environment or public realm. For this reason the building should be designed at a human scale and integrated with the street. Façade articulation can bring large buildings down to human scale, and give small ones more importance. A long façade can be subdivided periodically into more digestible elements. A very small façade

can be more assertive by exaggerating the sizes of its component parts (Spreiregen, 1965; City of London, 2010).

### 4.1.2 Proportion and Regulating Lines

All buildings have certain proportions and along traditional Main Streets there are typically common regulating lines throughout each building façade along the Main Street. These inherent regulating lines (see Figure 47) occur from similar floor-to-floor relationships, window spacing, heights as well as load bearing supports and help to understand the historical rhythm and general building proportional spacing of façades to ensure that any infill

development or facade improvement fits within the context of the Main Street.

### 4.1.3 Rhythm

In design, rhythm is also referred to as repetition. It creates a consistency amongst the different building façades along the street through establishing a repeating pattern of architectural elements, such as window designs. Many buildings have a usual “A” pattern, while some others may have a various patterns such as “A-B-A” (M. Gerwing Architects, 2011).

#### 4.1.4 Placement

Buildings are sited on the exterior property lines face and connect with the sidewalk and street Right-of-Way.

Mass, scale, proportions, and siting discussed in Sections 4.1.1 to 4.1.3 are often overlooked during building façade repair and improvements. Over time key design features and elements that gave these buildings interest and a human scale are often covered up and lost, detracting from the public realm and pedestrian experience. Encouraging owners through the Façade Improvement Program to uncover key features of a façade or consider these principles is consistent with the goals and objectives of this CIP.

### 5.0 Urban Design Guidelines a

#### The City's Official Plan

The City's Official Plan provides overarching general policies pertaining to Windsor's Main Street areas with regards to urban design such as built form, streetscape and parking. Notwithstanding these policies the Urban Design Guidelines identified in Main Streets CIP will provide more detail on how to implement the policies found in the Official Plan.

#### 5.1 Purpose of Urban Design Guidelines

The purpose of urban design guidelines is to ensure that building façade improvements and infill development protect and enhance these unique Main Streets; and they continue to be a viable source of employment while continuing to service surrounding neighbourhoods and visitors to the area. One way to achieve this is to ensure that building modifications respect significant features of buildings, and ensure that improvements are compatible with the context (look and feel) the Main Street. Another way to achieve this is to create great storefronts which are critical to a vibrant street environment because they engage people passing by and contribute to an active street life. The following principles provide a framework for the Design Guidelines to do just that, "Create a great storefront".

Through a consistent design approach a greater vision can be achieved that will help convey a unique and distinctive character and branding that will attract residents and visitors to the area.



Figure 34. Past vs. present 1277 Ottawa Street



Figure 35. Present vs. past 182 Drouillard Road



Figure 36. Present vs. Past 1629 Howard Avenue





Figure 37. Window on the left is open whereas on the right it is blocked with signs



Figure 38. Bars over windows give the impression that the area is unsafe



Figure 39. Site mechanical equipment at rear if possible instead of along the front facade

## 5.2 Principles (Storefront Science)

### 1. Protection of the Main Street

Many key architectural elements of heritage buildings and buildings of a traditional Main Street typology have been covered, unsympathetically altered or neglected. These buildings that enhance the pedestrian realm and provide a sense of enclosure because there is a continuous street wall along the Main Street are often threatened by demolition for surface parking areas. Preservation of heritage resources and buildings of a Main Street typology is essential, and it will ensure that these unique Main Street buildings are protected for future generations. Design guidelines help to ensure that

building modifications respect heritage resources or significant features of buildings on the Main Street. Through a consistent design approach, a greater vision can be achieved that will help convey a distinctive character and branding that will attract residents and visitors to the area. Often these unique Main Street buildings also offer something that can help market a new business and the product they are trying to sell.

### 2. Maintain Transparency

Transparent storefronts can help drive retail sales. Transparent storefronts invite customers inside with products and

services on display. It also discourages crime by providing “eyes on the street”. Transparent storefronts allow for full visual exchange between the indoor and outdoor space. Customers and shop keepers in the store see what is happening on the street and pedestrians outside see products offered for sale inside. It is important that once façade improvements are made, business owners do not cover their storefront windows with sales signs and posters, so as not to block the visual connection with the street. If a customer cannot see inside a store it is unlikely that they will go in.

### 3. Maintain Connection with the Street

It is important to maintain connections between the storefront and street by minimizing barriers and keeping the public realm pedestrian oriented. This can be accomplished through well-illuminated street frontages that provide safety for retailers and residents and reduces the need for security bars. Security bars should not be permitted because they give the impression that the area is unsafe. As part of a building facade improvement program, security gates are strongly discouraged. Alternative solutions can be a security system with an alarm or video surveillance. If security gates are used they should be decorative and removeable during the day.

Air conditioning units and other mechanical elements of the building can also create obstacles and block the view of storefront. Avoid placing them in windows especially along the front facade. Mechanical equipment should be sited at the rear of the building or preferably on the roof and screened from street view. Storefront visibility has a significant impact on retail sales, as it is

one reason why businesses owners pay more for corner locations.

Effective signage can also play a role in improving visibility. Signage that projects from a building offers pedestrians strong visual cues that there are businesses in the vicinity.

### 4. Keep the Street Wall Continuous

As suggested earlier, gaps in the street facade not only create a loss of enclosure because they interrupt the continuity of the street wall which is key to benefiting pedestrian space, they also tend to make the area unattractive and less interesting. In retail avoiding gaps also has to do with the presence of an empty storefront not just the physical loss of a building. The Façade Improvement Program will help encourage a new business owner to move in. However, building owners and/or the BIA may also need to explore other ways to encourage leasing of a vacant storefront. It is also important that investment is focused by clustering facade improvements and/or creating a continuous street wall of improved storefronts. In this way the program can have a greater impact.



Figure 40. A continuous street wall is desirable such as this example along Wyandotte Street East in Olde Riverside



Figure 41. Avoid large breaks in the street wall such as this example along Ouellette Avenue





Figure 42. All store fronts are unique and are clearly distinctive through building material and architectural features

### 5. Storefronts Should be Distinctive

Ensure that retail entrances are clearly marked and distinct at street level. Awnings, signs and other architectural elements can help clearly define a retailer's main entrance. Traditional Main Street buildings are already distinctive because of key architectural elements that were often incorporated as part of the design in the past. All the more reason to preserve these key heritage resources along the Main Street.

### 6. Leverage Municipal Investment and Appropriate use of Municipal Funds

One of the reasons City Council directed the Main Streets CIP was to leverage public investment made through municipal infrastructure improvements. Particularly, in Main Street areas such as the Walkerville and Wyandotte Towne Centre BIA, where work was recently completed. The Design Guidelines will help ensure

that funds from the CIP are being used appropriately and the City is receiving good value for the public investment made.

### 5.3 Façade Improvement Design Guidelines

#### 5.3.1 Preservation - Restoring Key Elements of the Building Façade

One of the first principles of urban design is to protect structures of merit and when considering the Main Street retaining heritage buildings and buildings of a Main Street typology is key to the long term vitality of the Main Street. Unsympathetic alterations to buildings and the demolition of Main Street buildings have negatively impacted the economic vitality of these once successful retail districts. These Main Street type buildings help to provide a sense of continuity and can be an irreplaceable record of the vision and values of a community over time (Hedman & Jaszewski, 1984).

To protect buildings of a Main Street typology or heritage significance, the following guidelines will be addressed:

- Identify if the building/structure is on the Municipal Heritage Register and what key features and elements should be preserved or restored;



Figure 43. Traditional Main Street building on Park Street



Figure 44. Traditional Main Street building on Wyandotte Street E



Figure 45. Traditional Main Street building on Erie Street W

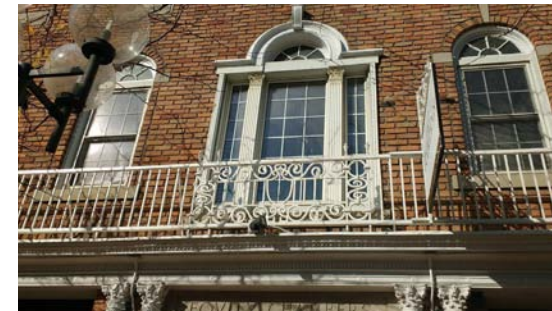


Figure 46. Traditional Main Street building on Chatham Street W

- If the building is not on the Municipal Heritage Register, but of a Main Street typology, determine what key features and elements should be maintained;
- Research property insurance maps, archival records and historic photos to determine original features of the building. Reinstall original architectural detailing and character;
- Identify regulating lines of the existing façade to determine the appropriate proportion of the façade proposed to be improved and distinguish the proportions of the original street wall;
- Retain and preserve the proportions and scale of the building, such as the proportions of doors, windows, and first and second storey regulating





Figure 47. Regulating lines along Sandwich Street, used to inform design of the new microbrewery (Studio g + G Inc. Architect, 2014)

- lines. All new development should also respect the existing proportion and scale of surrounding buildings;
- Traditional Main Street buildings were typically somewhat ornate with architectural elements such as cornice, columns, and brick details around windows. Restoring and preserving these elements can improve architectural quality;
  - Restore traditional building materials like stone, brick or clapboard, which are often covered with paint and signs, or materials such as siding. This practice impacts the ornate beauty and also the scale of these buildings and their relationship with the street;
  - Retain and preserve architectural elements of these buildings such as original doors, windows, cornice, brick, stone, and metal work;

- New building materials will be compatible with existing stone, brick, clapboard siding, and metal work found along the Main Street area;
- Retain and restore original masonry work (brick and stone) for buildings identified on the Municipal Heritage Register and buildings of a Main Street typology; and
- Brick and mortar testing is recommended to ensure the proper mortar type is used during repointing so as not to damage the brick. These tests can identify the following:
  - The brickyard and supplier
  - What the brick is made of/ porosity and mortar mix; and
  - Where the stone was quarried and the supplier



Figure 48. Fire insurance maps, photos, and other archival materials can be used to determine and reinstate original building (Church Street, Windsor, 1890)



Figure 49. Equity Chambers building retains traditional brick cladding and architectural details

### 5.3.2 The Storefront and Public Realm

In keeping with the principles of maintaining transparency and a connection with the street, it is important that windows and doors especially on the first floor (storefront) of the building remain transparent and are reinstated if they have been bricked in or boarded up in the past. Often windows have been boarded up or bricked in, but to maintain transparency and a connection with the public realm it is important to reinstate windows to the original opening size.

All improvements should follow these same guidelines to help create a good indoor/outdoor connection between people on the street and inside the building.

The storefront area should predominantly comprise of display windows to attract the pedestrian's attention and to create an interesting visual environment.

To achieve a positive relationship between the storefront and the public realm, the following points are recommended:



Figure 50. Avoid covering windows with wood or other materials (567 Pelissier Street)

- Avoid modifying, covering up, or removing original doors and windows;
- The storefront area should predominantly consist of glass display windows to discourage crime by providing more visibility and creating a connection to the public realm;
- Reinstate original door and window openings and restore original doors and windows when possible;
- To maximize transparency, a target of 70% of the façade surface should be completely transparent;



Figure 51. The store front in Figure 49 is enhanced by constructing open glass windows making the storefront more inviting to the public by creating a visual connection with the public realm.

- Site all rooftop mechanical equipment so that they are setback from the roof edge and/or screened from views along the street; and
- Locate new or relocate existing service areas out of view from pedestrians (the public-right-of-way). Ensure that these areas are accessed from secondary streets or rear lanes to reduce driveway cuts on the Main Street, which breaks the street wall. If existing service areas cannot be relocated, screen them with landscaping, decorative fencing, or architectural building material.

### 5.3.3 Elements of the Façade

The preceding principles and guidelines in Sections 4.0 and 2.0 for façades and storefronts are general in nature whereby the following are more detailed:

#### 5.3.3.1 Signage

Signage can take up a significant portion of the facade, and can have both a positive and negative impact on the pedestrian environment, which is why it is so important. Businesses should consider installing both storefront signs for motorists and smaller pedestrian signs. Storefront signs or fascia signs are located on the building facade and are directed at passing vehicles whereas



Figure 52. Storefront on Ouellette Avenue using traditional materials like wood or metal for signs

pedestrian signs are perpendicular to the building and directed to pedestrians on the sidewalk (Plan by Design, 201) The following guidelines apply to signage for Main Streets:

- All signage should be compatible with the scale of the building and it should be located within the traditional signage board of the building;
- Use fascia and projecting signage to enhance the unique identity along the Main Street;



Figure 53. Locate signage in the traditional signage area

- Repair and maintain building signage that is in poor condition if it meets the intent of these guidelines;
- Backlit signs are not permitted and;
- Signage should adhere to the City's Signage By-law.



Figure 54. Wooden A-frame signs are desirable



### 5.3.3.2 Doors & Entrance Ways

The main door or entranceway is important to the success of a business and attractiveness of a storefront. The main door is also a key identifying element of the Main Street building and retail storefront. It is an important articulating element of the facade that when designed appropriately can draw potential customers toward the building entrance. Main entrances should be street oriented and clearly visible from principle pedestrian approaches to be consistent with the Urban Design Section of the City's Official.

Regarding doors and entrance ways, the following is recommended:

- Entrances should be fully accessible from the street the building façade faces. Older buildings and those on the Municipal Heritage Register may not be fully accessible. If accessibility improvements to heritage buildings will impact key elements of the building, these alterations may not be permitted;
- Research photos, fire insurance maps and other historical documents and reinstate main entrances of buildings if it is feasible and makes functional sense;
- Design new building entrances and improve existing entrances to be prominent features that are clearly defined through the use of architectural features and materials, lighting, canopies and signage. Generally, new building entrances should be proportionally located in the middle of the storefront; and
- Reinstall and design new building entrances at the corner of all buildings that are sited at the intersection of two streets.



Figure 55. Distinct doors can make a business more visible and improve the overall appearance of the storefront



Figure 56. 3236 Sandwich Street before renovations, 2012



Figure 57. 3236 Sandwich Street during renovations



Figure 58. 3236 Sandwich Street at completion

## Case Study: Sandwich Brewing Company

The property located at 3236 Sandwich Street applied for a facade improvement grant through the program that was developed with the implementation of the Old Sandwich Towne CIP. Through researching fire insurance maps and excavation of the interior, it was confirmed that there were originally two storefronts. It was also discovered that a porch once extended over the sidewalk and the

brick used throughout the building was a brick from a former Sandwich brick yard (the Robinet Brickyard).

Although most of the original facade no longer exists, new elements were interpreted in a modern sense using materials found in the heritage district while adhering to the urban design guidelines and heritage conservation district policies.

The Sandwich Brewing Company provides a positive example of combining existing and introducing

new architectural features to rehabilitate and revitalize a historic building, creating a modern usable space. In particular, the discovery of and reinstating of the second entranceway positively impacted the historic quality and overall appearance of the facade. (*Studio g+G Inc., Architect, 2014*)



Figure 59. Awnings add a three dimensional quality



Figure 60. Align awnings with architectural details



Figure 61. Choose colours that complement the building

### 5.3.3.3 Awnings

Awnings not only provide protection from inclement weather and shade they can also provide a relatively inexpensive design element that creates unity and visual coherence while animating the street and providing an additional three dimensional quality to the building, helping to extend the business into the side walk area. Awnings can accentuate the entrance door, or can span a full building facade. When selecting an awning choose an appropriate form of awning to suite the window and door arrangement.

The following should also be considered:







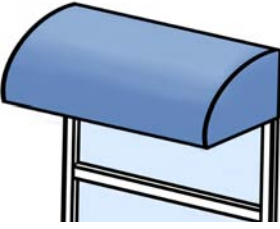


- Align awnings on a building, particularly the bottom edge of the awning. Fit the awning(s) to the dimension of the storefront openings to emphasize these proportions;
- Ensure awnings do not cover or detract or obscure from important architectural elements of the building or cover window areas;
- Provide a minimum of 2.4 metres (8 feet) clearance from the sidewalk to the awning;

- Coordinate the colour of the awning with the colour scheme of the building. If using the awning to accent the colour scheme of the building ensure that the accent colour is not too contrasting; and
- Select awning materials that are durable and ensures the preservation of the awning colour.

Table 3 provides examples of basic types and variations of awnings.



Table 3. Example Awning Types

TYPES OF AWNINGS			
TYPES		VARIATIONS	
Standard Type		Open	
		Closed	
Dome Type		Open with Valance	
		Fixed Valance	
Waterfall Type		Fixed Valance	
		Free Valance	

\*Adapted from the 2010 Minto , Ontario Facade Improvement Guideline (SKA Stempski Kelly Associates Inc., 2010).  
 Consolidated Agenda - October 11, 2022  
 Page 160 of 342

### 5.3.3.4 Colour

Many elements of facades benefit from the appropriate use of colour. It can help to make the details of the building facade more noticeable, giving it a better connection with the street by creating interest for pedestrians and motorists.

When using colour, consider the following:

- Use only 3 to 4 colours;
- Highlight door frames and windows with a single trim colour;
- Highlight awning(s), signage boards and front door(s) in accent colour; and
- The existing colour of original facade materials should be used to select a colour scheme.

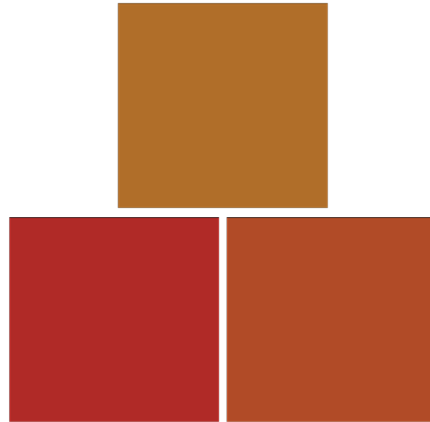


Figure 62. Example analogous warm colour scheme

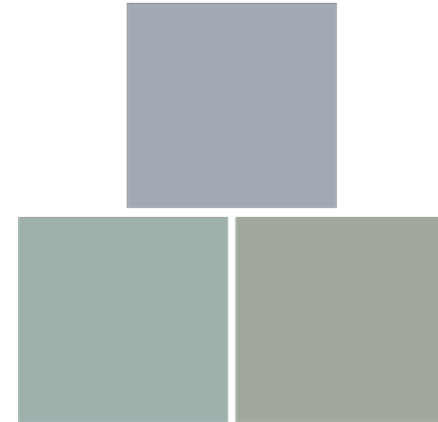


Figure 63. Example analogous cool colour scheme

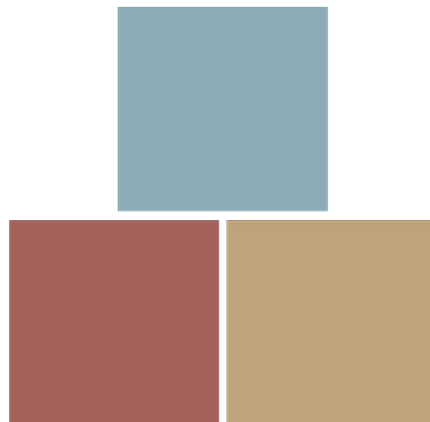


Figure 64. Example triadic warm-cool colour scheme



Figure 65. Example triadic warm-cool colour scheme





Figure 66. Brick and stone are timeless and durable building materials that are less likely to deteriorate quickly



Figure 67. EFIS is an undesirable building material that is often used to cover brick

### 5.3.3.5 Building Materials

The selection of building material is important helping to give the facade a human scale. The scale of certain materials such as brick and traditional clapboard siding provide a source of measurement to the human eye and help to break up the facade in comprehensible parts giving off a sense of dimension (length, height, width, and depth).

Often brick is covered with EFIS which diminishes the scaling quality of the building. It has become a popular material because it is less expensive than other more timeless (not based on fashion or trend) materials. It is important to select materials that are durable like brick, stone, metal, and wood. These materials have a human quality and natural feel that will stand the test of time.

The following should be taken into account when selecting building material or when improving existing façades:

- Use the buildings original brick, stone, wood siding, and aluminum, copper, or composite panel building material where possible;
- Materials that have become trendy but are not timeless or long lasting such as vinyl siding corrugated metal panels, reflective (tinted or shaded) glass, cultured stone, and Exterior Insulation and Finish Systems (EIFS) are not permitted;
- Materials selected should complement surrounding buildings;
- Stone, brick or concrete surfaces that have been painted should be reinstated to their natural colour;
- Masonry work should be re-pointed if necessary;
- The surfaces of buildings identified on the Municipal Heritage Register or buildings of a Main Street typology should be left in their original state;

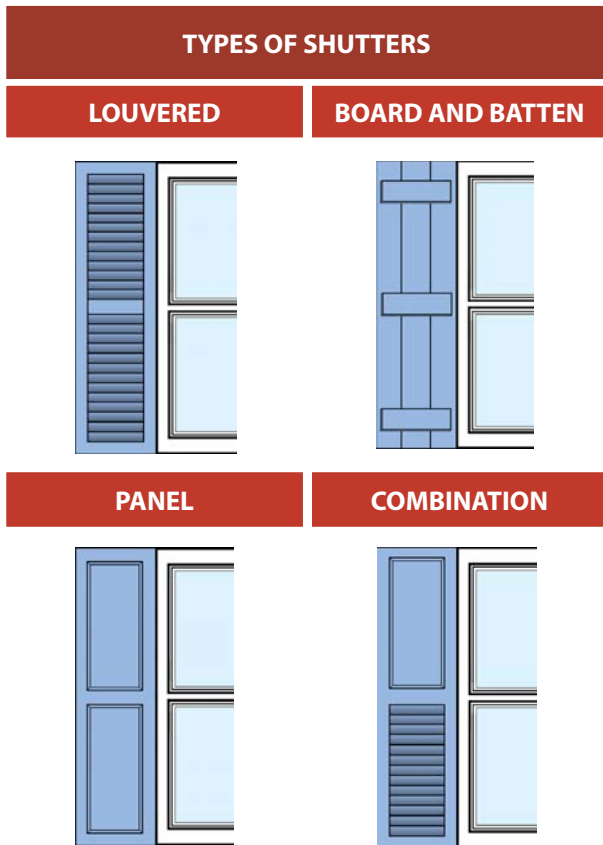


Table 4. Example Shutter Types

### 5.3.3.6 Shutters

Although no longer used for their original purpose of protecting windows, shutters can still be used as a relatively inexpensive design element that can provide visual interest to a building facade. If painted in a colour to match other trim, shutters can animate a facade that might otherwise be considered stark, boring, and uninteresting. Typical styles include: Louvered, Panel, Board and Batten, and Combination Shutters.

When utilizing shutters for a façade, it is important to consider:

- If original shutters exist they should be restored and retained;
- If original shutters no longer exist use shutters that match the shape of the inside of the window. For example, for arched windows use arched shutters;

- The width of the shutter should be in keeping with the width of the window. The total size of both shutters should be the size of the inside of the window frame;
- Shutters should be mounted on the inside edge of the window frame to give the appearance that they can be closed. Use hinges if possible, even if shutters are not meant to be closed;
- Shutters will be in keeping with the style of the building and made out of wood or vinyl; and,
- Shutters should also be painted or of the same colour as other trim.

## 5.4 Commercial/Mixed-Use Infill Design Guidelines

The design of new commercial/mixed-use infill developments should seek to enhance the character of the existing built form and streetscape. In addition to the urban design guidelines identified earlier in Section 5.2 and 5.3 for existing commercial/mixed-use buildings, infill development should be consistent with the existing built form within the main street areas, the following urban design guidelines apply:

1. Site and scale new buildings to be consistent with established setbacks, building heights, mass, widths, and proportions;
2. Orient buildings and entrances to the street rights-of-way and site buildings along the exterior property line so that new construction frames and strengthens the street edge;
3. Design new buildings to a height consistent with surrounding buildings. New infill buildings beyond the height of neighbouring buildings may be permitted and constructed as long as the additional storey is set back to a minimum of 2.0 metres from the front building façade;
4. Design all at-grade entrances to face and be accessed from the main street. Entrances should be prominent and defined through architectural features, materials, and signage;
5. Design new buildings with materials that are consistent and proportional to quality and enduring building material found within the area;
6. When choosing materials and selecting colours, choose a colour palette that is compatible with existing buildings in the area.
7. Design new buildings with large ground floor display windows at grade (to maximize transparency, a target of 70% of the building facade should be completely transparent at the street level);
8. Design new buildings so that service areas are located at the rear of the building;
9. Design buildings so that mechanical equipment is located on the roof, setback and screened from view at the street level; and,
10. Refer to Section 5.2 and 5.3 for additional guidelines on the use of materials, colour, signage, awnings, and shutters.



Figure 68. Commercial/Mixed-Use Infill Design Example located at the corner of Wyandotte St. E., and Windermere Rd. where a vacant site currently exists.

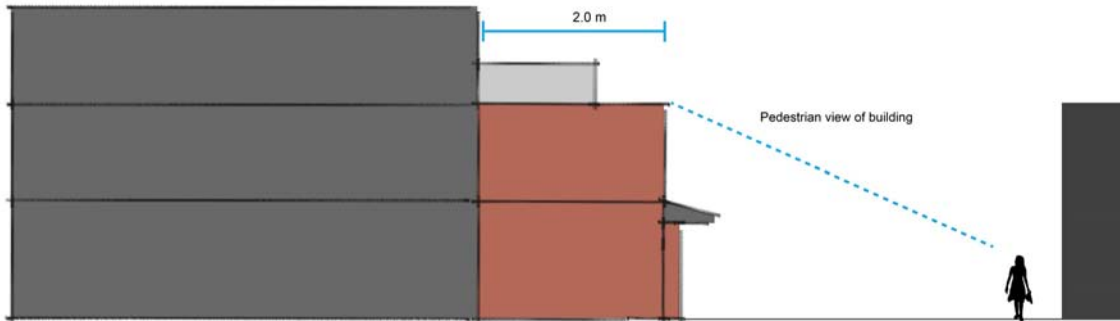


Figure 69. Demonstrates urban design guidelines 1, 2, 3, and 4



## 5.5 Residential Infill Design Guidelines

Homes within specific neighbourhoods in close proximity to main streets have been observed to have similar characteristics. Generally, homes within the community improvement project area are one to three storeys and have similar design traits such as a red brick exterior, clapboard or vinyl/aluminum siding, stairs leading up to porches, entranceways, and windows facing the streets.

These features preserve the character of the neighbourhood, create good connections with the public realm, and encourage walking and interaction between neighbours. The following design guidelines apply to residential areas:

1. Site and scale new residential structures to be consistent with established setbacks, heights, mass, widths, and proportions of existing residential structures found on the block;
2. Provide a transition in building height if the new development



Figure 70. Demonstrates Residential Design Guidelines 1, 2, 3, and 4

3. Orient principal building entrances so that they face the public street and are a prominent feature in the building elevation;
4. Use precedents for roof profiles, windows, entrances and porches from the existing built form and streetscape as a guide for the design of new buildings;
5. Locate garages in rear yard of property with access from the rear of the property, whenever possible; and,
6. Select materials for new construction based on the variety of materials found within the existing neighbourhood.





Figure 71. Demonstrates Residential Design Guidelines 3, 4, 5, and 6

## 5.6 Infill Design Guidelines for Vacant / Underutilized Property

Vacant and underutilized properties have been identified in locations along the main streets and within the surrounding neighbourhoods. Any new proposal for these properties would likely include a rezoning for a new use or at the minimum be subject to site plan control once the property is remediated. In keeping with the vision of pedestrian centered neighbourhoods, connectivity, and when considering the existing residential and commercial/mixed-use context, it is important to encourage development proposals that are pedestrian oriented. Through the development review process (i.e. rezoning and Site Plan Control), the following design guidelines apply:

1. Site and scale new buildings to be consistent with established setbacks, building heights, mass, widths, and proportions;

2. Orient buildings and entrances to the street rights-of-way and site buildings along the exterior property line so that new construction frames and strengthens the street edge;
3. Design all at-grade entrances to face and be accessed from the main street. Entrances should be prominent and defined through architectural features, materials, and signage;
4. Design new buildings with materials that are consistent and proportional to quality and enduring building material found within the area;
5. When choosing materials and selecting colours, choose a colour palate that is compatible with existing buildings in the neighbourhood.
6. Design new buildings to a height consistent with surrounding buildings. New infill buildings beyond the height of neighbouring buildings may be permitted and constructed as long as the additional storey is set back to a

minimum of 2.0 metres from the front building facade;

7. Design new buildings so that service areas are located at the rear of the building; and,
8. Design buildings so that mechanical equipment is located on the roof, setback, and screened from view at the street level.





Figure 72. Design Concept for Vacant and Underutilized Property at the intersection of Walker Rd. and Wyandotte St. E. (Sophia Symons)

## 6.0 Conclusion and Recommendations from the CIP

The Economic Incentives offered in this CIP will encourage the physical improvement of Main Street Buildings throughout the City and encourage the redevelopment of vacant and underutilized property within the vicinity of the Main Street helping to protect the Main Street by providing additional services and residential units that will suggest these traditional Main Street areas.

The design guidelines included in this program will ensure that City money is used to assist with improvements that are consistent with the character of Windsor's Main Streets and adjacent neighbourhoods through the restoration of existing and selection of new materials that are considered "timeless" and "durable".

The economic incentives offered in this CIP will provide the tools to not only protect the Main Street areas that service the City's surrounding neighbourhoods, but also enhance

these areas. As acknowledged by the Council Question (CQ59-2015), the City of Windsor has made significant public investments in infrastructure improvements, such as road rehabilitation and streetscape projects along the portions of Wyandotte Street East between the Wyandotte Towne Centre BIA and the Walkerville BIA.

A significant amount of investment has been made to improve the function and aesthetics of the public realm in these two BIA's. Given the success and positive feedback being received for these projects, it is the most opportune time to continue to build on the positive momentum gained through these projects, by directing municipal efforts towards the improvement and enhancement of the adjacent private properties.

One of the purposes of the Main Streets CIP is that it be City-wide for this reason the program is flexible and allows Windsor City Council to amend other main street areas to the program if it is determined that there is need for municipal intervention and the criteria identified in Section 1.4 is

followed.

In accordance with Section 28, Community Improvement of the Planning Act and Section 11.8 of the City of Windsor Official Plan the following recommendations apply to the implementation of the Main Streets CIP:

1. That the boundary established for the City of Windsor BE DESIGNATED the Community Improvement Plan Project Area
2. That the Main Streets Community Improvement Plan (CIP) for the City of Windsor Project Area be approved by Windsor City Council and adopted by by-law; and,
3. That the Economic Incentive Program and General Program Requirements identified in Section 3.0 be Activated by Windsor City Council.

## 7.0 Monitoring Program

The performance and impact of the Façade Improvement Program and other incentive programs will be monitored to ensure that the purpose and objectives of this CIP are successfully being met.

### Purpose of the Monitoring Program

The collection and analysis of information is intended to monitor:

- Funds which are dispersed through the various CIP incentive programs by program type in order to determine which programs are being most utilized;
- The revitalization and economic impact associated with projects that are taking advantage of the façade improvement program and other CIP incentive programs in order to determine the ratio of private sector investment being leveraged by public sector investment;
- The percentage of façade grant applications versus the number of facades improvements and façades that need improvement in the area to determine those who have not applied for the program and why have they not applied;

- The amount of private sector investment made in the main streets by sector (e.g. residential, retail, office, etc.); and,
- Feedback from users of the incentive programs so that adjustments can be made to the incentive programs over time as it is deemed necessary.

### Data Collection

The following program-specific information should be collected on an ongoing basis:

Façade Improvement Program for Main Streets:

- Number and location of applications;
- Number of façade improvements needed in the area;
- Number of owners and number of renters (as agents of the owner) applying for the program;
- Value of façade improvements;
- Increase in assessment value of the building; and,
- Estimated and actual amount of grants provided.

### CIP Review and Program Adjustments

Progress on implementation and the monitoring results of the incentive programs described above will be reported to City Council on an ongoing basis.

A comprehensive analysis of information collected will be presented to City Council at the five-year anniversary of the CIP coming into effect. This analysis will be accompanied by recommendations relating to the following matters (at a minimum):

- Continuation or repeal of the entire CIP;
- Discontinuation or addition of programs contained within the CIP; and,
- Minor adjustments to the program details, terms or requirements of programs contained within the CIP

### Requirement for CIP Amendment

Minor adjustments or revisions to the CIP, including the adjustment of terms and requirements of any of the programs, changing the boundaries of any of the targeted program boundaries or schedules (within the existing boundary



of the CIP Project Area) including adding new BIAs/Main Streets within the CIP Project Area , or discontinuation of any of the programs contained in the CIP, may be undertaken without amendment to the CIP. Such minor changes or discontinuation of programs will be provided to the Minister of Municipal Affairs and Housing for information purposes only.

The addition of any new programs, significant changes to eligibility criteria, changes to the CIP Project Area boundaries, or changes to the CIP that would substantially increase funding provided by existing financial incentives will require a formal amendment to the CIP in accordance with Section 28 of the Planning Act.

## 8.0 Figures

Figure 1. Ouellette Avenue in 1951.

Figure 2. Overhead view of the Walkerville St. E. Main Street in the Walkerville BIA.

Figure 3. Wyandotte Towne Centre BIA

Figure 4. Pillete Village BIA, Windsor

Figure 5. Ouellette Avenue, Windsor

Figure 6. Erie Street (Little Italy), Windsor

Figure 7. Traditional Main Street (Brantford, ON)

Figure 8. Traditional Main Street (Stratford, ON)

Figure 9. Modern Main Street building (Brantford, ON)

Figure 10. Concept of Wyandotte Towne Centre. Figure 11. Traditional Main Street building in Walkerville

Figure 12. General elements of a facade

Figure 13. Elements of a Main Street building

Figure 14. Public meeting

Figure 15. A typical storefront located on Wyandotte Street East

Figure 16. Strathcona Building with multiple storefronts (Walkerville BIA)

Figure 17. Chilver Road, Windsor

Figure 18. Bartlett Building (University Street W), Windsor

Figure 19. Wyandotte Street East, Windsor

Figure 20. Erie Street and Parent Avenue, Windsor

Figure 21. Wyandotte Street E, Windsor

Figure 22. Wyandotte Street E, Windsor

Figure 23. Sandwich Street, Windsor

Figure 24. Wyandotte Street East at Thompson Boulevard

Figure 25. Architectural features of a Main Street building

Figure 26. 14° enclosure

Figure 27. 60° enclosure

Figure 28. An ideal 45° or 1:1 enclosure

Figure 29. A cool hue (grey stone) building

Figure 30. A warm hue (red brick) building

Figure 31. An optical illusion of figures advancing or receding based on colour and background

Figure 32. Former Windsor Star building showing a repeated "A" rhythm pattern

Figure 33. Pasadena Block showing a repeated "A" pattern with a break of a "B" pattern

Figure 34. Past vs. present 1277 Ottawa Street

Figure 35. Present vs. past 182 Drouillard Road

Figure 36. Present vs. Past 1629 Howard Avenue

Figure 37. Window unobstructed

Figure 38. Bars over windows

Figure 39. Mechanical equipment

Figure 40. A continuous street wall along Wyandotte Street East in Olde Riverside

Figure 41. Large breaks in the street wall along Ouellette Avenue

Figure 42. All storefronts are unique and are clearly distinctive through building material and architectural features

Figure 43. Traditional Main Street building on Park Street

Figure 44. Traditional Main Street building on Wyandotte Street E

Figure 45. Traditional Main Street building on Erie Street W

Figure 46. Traditional Main Street building on Chatham Street W

Figure 47. Regulating lines along Sandwich Street

Figure 48. Fire insurance map

Figure 49. Equity Chambers building

Figure 50. Covered windows (567 Pelissier Street)

Figure 51. Opening up the store front

Figure 52. Storefront sinage on Ouellette

Avenue

Figure 53. Signage in the traditional signage area

Figure 54. Wooden A-frame

Figure 55. Distinct doors

Figure 56. 3236 Sandwich Street before renovations, 2012

Figure 57. 3236 Sandwich Street during renovations

Figure 58. 3236 Sandwich Street at completion

Figure 59. Awnings

Figure 60. Align awnings

Figure 61. Colours

Figure 62. Example analogous warm colour scheme

Figure 63. Example analogous cool colour scheme

Figure 64. Example triadic warm-cool colour scheme

Figure 65. Example triadic warm-cool colour scheme

Figure 66. Use of brick and stone

Figure 67. EFIS

Figure 68. Commercial/Mixed-Use Infill Design Example

Figure 69. Urban design guidelines 1, 2, 3, and 4

Figure 70. Residential Design Guidelines 1, 2, 3, and 4

Figure 71. Residential Design Guidelines 3, 4, 5, and 6

Figure 72. Student Design Concept for Vacant and Underutilized Property

### **Wyandotte Towne Centre BIA**

Figure 73. Leatherdale Block located at 1380-1394 Wyandotte Street East (1960)

Figure 74. Leatherdale Block located at 1380-1394 Wyandotte Street East

Figure 75. 1412 Wyandotte Street East

Figure 76. Holy Family Chaldean church located at 821 Wyandotte Street East

Figure 77. Pasadena Block located at 1424-1434 Wyandotte Street East

Figure 78. A panorama of buildings within the Wyandotte Towne Centre BIA

Figure 79. Langlois Street, Windsor

Figure 80. Wyandotte Street E, Windsor

Figure 81. Building with public art on Wyandotte Street E

Figure 82. Regulating lines and building proportions along the Wyandotte Towne Centre BIA Mainstreet

Figures 83. Buildings along Wyandotte Towne Centre BIA Mainstreet

Figures 84. Buildings along Wyandotte Towne Centre BIA Mainstreet- large gaps.

### **Walkerville BIA**

Figure 85. A fire insurance map of Walkerville from 1884

Figure 86. Wyandotte Street looking West, historic Walkerville, Canada

Figure 87. Building facades along the south side of Wyandotte Street East in the Walkerville BIA

Figure 88. Gap in the street facade along Wyandotte Street East

Figure 89. Security bars on windows

Figure 90. Regulating lines and building proportions

Figure 91. Imperial Building in the Walkerville BIA

Figure 92. Wyandotte Street East between Gladstone Avenue and Lincoln Road.

Figure 93. Wyandotte Street East between Lincoln Road and Windermere Road.

Figure 94. Wyandotte Street East between Chilver Road and Kildare Road.

Figure 95. Wyandotte Street East between Kildare Road and Devonshire Road.

Figure 96. Exchange Hotel (Victoria Tavern) c. 1910.

Figure 97. Victoria Tavern in 2011

Figure 98. Bird's Eye View - Existing Condition

Figure 99. Devonshire / Assumption Mixed Use Urban Square

Figure 100. Bird's Eye View - Existing Condition

Figure 101. Wyandotte Street East and Walker Road Gateway

**Ford City BIA**

Figure 102. Drouillard Road at Whelpton Street, 1924

Figure 103. Drouillard Road in December 1950 (Windsor Star Files)

Figure 104. Drouillard Road at Whelpton Street looking South

Figure 105. Mid-Drouillard Road

Figure 106. A building facade on the west side of Drouillard Road

Figure 107. Gap in the street facade along Drouillard Road, Ford City

Figure 108. Example of a building in Ford City where storefront doors and windows have been boarded up

Figure 109. Regulating lines and building proportions along the Ford City BIA Mainstreet

Figure 110. Example of varying setbacks from the sidewalk

Figure 111. Bricked in doors and windows

Figure 112. Example of a hodge-podge of building types and materials

Figure 113. Provincial Bank of Canada Building, 1924

Figure 114. The New Song Church

**Pillette Village BIA**

Figure 115. Wyandotte Street East, looking west from Lawrence Road, December 1952

Figure 116. Fire insurance map from 1953

Figure 117. Animating the sidewalk area and streetfront

Figure 118. Signage and branding

Figure 119. Building façades along the south side of Wyandotte Street East

Figure 120. Gap in the street facade along Wyandotte Street East

Figure 121. Example of a building where original brick has been covered

Figure 122. Regulating lines and building proportions along the Pillette Village BIA Mainstreet

Figure 123. The "indoor/outdoor" relationship with the street.

Figure 124. Example of where original building materials have been covered up

Figure 125. Example of traditional storefront that has been covered

Figure 126. East Windsor Hardware, at 815 Pillette Road, June 1964

Figure 127. 815 Pillette Road in 2018

**Olde Riverside Town Centre BIA**

Figure 128. The Essex Scottish march along Wyandotte Street East in Olde Riverside c.1950

Figure 129 Traditional Main Street facades along Wyandotte Street East by St. Louis Avenue

Figure 130. Variety in storefronts

Figure 131. Building façades along the north side of Wyandotte Street East in the Olde Riverside Town Centre BIA

Figure 132. Gap in the street facade along Wyandotte Street East, Windsor

Figure 133. Windows are barred over and cluttered with merchandise and signage.

Figure 134. Regulating lines and building proportions along the Olde Riverside Town Centre BIA Mainstreet

Figure 135. Original brick material has been painted over

Figure 136. Non-traditional commercial built form

Figure 137. Altered façade

Figure 138. Imperial Bank of Canada, 1950-51

Figure 139. CIBC Banking Centre

### **Erie Street BIA**

Figure 140. Erie Street East looking west, October 1951

Figure 141. Erie Street East during the Bike Race c.1973

Figure 142. Erie Street East looking east from Louis Avenue

Figure 143. Building façades along the North side of Erie Street East

Figure 144. A blank side wall visible from Erie Street East

Figure 145. Traditional Main Street building covered with non-traditional materials

Figure 146. Regulating lines and building proportions along the Erie Street BIA Mainstreet

Figure 147. A variety of storefronts along a continuous building façade

Figure 148. A residential dwelling nestled between two Main Street type buildings

Figure 149. Residential buildings fronting onto Erie Street East

Figure 150. Pop's Confectionery, 1406 Erie Street East, June 1958.

Figure 151. Former Pop's Confectionery, 1406 Erie Street East, 2017.

### **Ottawa Street BIA**

Figure 152. Intersection of Ottawa Street and Pierre Avenue looking east, June 1960

Figure 153. Blank walls and unarticulated storefronts

Figure 154. Building façades on Ottawa Street between Hall Avenue and Moy Avenue

Figure 155. A traditional Main Street building façade covered with non-traditional materials

Figure 156. Windows are barred and non-traditional material covers the facade

### **Ouellette Avenue BIA**

Figure 157. Regulating lines and building proportions along the Ottawa Street BIA Mainstreet

Figure 158. Continuous first storey facades at Ottawa Street and Parent Avenue intersection

Figure 159. A variety of building materials and facade styles on Ottawa Street

Figure 160. Gas station

Figure 161. Traditional Main Street storefront on the north side of Ottawa Street in 1951

Figure 162. Storefront on Ottawa Street in November, 2017.

Figure 163. Conceptual drawing of an infill opportunity on a vacant/underutilized site

Figure 164. Ouellette Avenue facing north from Hanna Street, 1960

Figure 165. Vacant/underutilized property

Figure 166. Inconsistent setbacks and building heights along Ouellette Avenue

Figure 167. Example of an International Style building

Figure 168. Example of late 1950's Modern Style building located at 1427 Ouellette

## **8.1 Tables**

Table 1. Section 11.8 Policies in the City's Official Plan (Vol. 1: The Primary Plan)

Table 2. Characteristics of Typical Main Streets

Table 3. Example Awning Types

Table 4. Example Shutter Types

Table 5. Buildings identified on the Municipal Heritage Register in the Wyandotte Towne Centre BIA

Table 6. Buildings identified on the Municipal Heritage Register in the Walkerville BIA

Table 7. Buildings identified on the Municipal Heritage Register in the Ford City BIA



*Table 8. Buildings identified on the Municipal Heritage Register in the Pillette Village BIA*

*Table 9. Buildings identified on the Municipal Heritage Register in the Olde Riverside Town Centre BIA*

*Table 10. Buildings identified on the Municipal Heritage Register in the Erie Street BIA*

*Table 11. Buildings identified on the Municipal Heritage Register in the Ottawa Street BIA*

*Table 12. Buildings identified on the Municipal Heritage Register in the Ouellette Avenue area*

## **8.2 Maps**

*Map 1. Development Charge Exemption Area*

*Map 2. Buildings on the Municipal Heritage Registry and other Main Street type buildings (Wyandotte Towne Centre)*

*Map 3. Areas included in the CIP (Wyandotte Towne Centre)*

*Map 4. Buildings on the Municipal Heritage Registry (Walkerville) and other Main Street type buildings*

*Map 5. Amended areas included in the*

*CIP (Walkerville) (Amended through CR383/2022 DHSC 414)*

*Map 6. Buildings on the Municipal Heritage Registry (Ford City) and other Main Street type buildings*

*Map 7. Areas included in the CIP (Ford City)*

*Map 8. Buildings on the Municipal Heritage Registry (Pillette Village) and other Main Street type buildings*

*Map 9. Areas included in the CIP (Pillette Village)*

*Map 10. Buildings on the Municipal Heritage Registry (Olde Riverside Town Centre) and other Main Street type buildings*

*Map 11. Areas included in the CIP (Olde Riverside Town Centre)*

*Map 12. Buildings on the Municipal Heritage Registry (Erie Street) and other Main Street type buildings*

*Map 13. Areas included in the CIP (Erie Street)*

*Map 14. Buildings on the Municipal Heritage Registry (Ottawa Street) and other Main Street type buildings*

*Map 15. Areas included in the CIP (Ottawa Street)*

*Map 16. Buildings on the Municipal*

*Heritage Registry (Ouellette Avenue) and other Main Street type buildings*

*Map 17. Areas included in the CIP (Ouellette Avenue)*

## 9.0 References

- Architecttura Inc. Architects (2016). *Wyandotte Towne Centre Project No:1624*, August 30, 2016, 180 Eugenie Street West, Windsor, ON, N8X 2X6, [www.architecttura-inc.com](http://www.architecttura-inc.com)
- Brisbin Brook Beynon. (1994). *Windsor City Centre Revitalization and Design Study*. City of Windsor. PP.74-11
- City of London. (2006). Official Plan, Chapter 2. PP. 11-13. Retrieved on November 7, 2016 from <https://www.london.ca/city-hall/by-laws/Pages/Official-Plan.aspx>
- City of London. (2010). *Illustrated Urban Design Principles*. PP. 1-15. Retrieved on November 7, 2016 from <https://www.london.ca/business/Planning-Development/urban-design/Documents/Illustrated-Urban-Design-Principles.pdf>
- City of Windsor. (2012). *Official Plan Volume 1 Tools*. PP. 11-29. Retrieved on November 7, 2016 from <http://www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Windsor---Official-Plan/Pages/Windsor-Official-Plan.aspx>
- City of Windsor. (2012). *Official Plan Volume II Special Policy Areas Demolitions and Consideration of Demolition*. PP. 1-32. Retrieved on November 8, 2016 from <http://www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Windsor---Official-Plan/Pages/Windsor-Official-Plan.aspx>
- City of Windsor. (2012). *Official Plan Volume II Special Policy Areas Target Area 1- Commercial Core*. PP. 1-36. Retrieved on November 8, 2016 from <http://www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Windsor---Official-Plan/Pages/Windsor-Official-Plan.aspx>
- Clay, G. (1978). *Alleys : A Hidden Resource* Grady Clay and Company 1978
- Dialog. (2016). *Tecumseh Road Main Street CIP*. Town of Tecumseh. PP. 3-135. Retrieved on November 8, 2016 from [http://www.tecumseh.ca/sites/default/files/Tecumseh%20Road%20CIP%2C%20As%20adopted%20by%20Council%20Final\\_Low%20Res.pdf](http://www.tecumseh.ca/sites/default/files/Tecumseh%20Road%20CIP%2C%20As%20adopted%20by%20Council%20Final_Low%20Res.pdf)
- Downtown Idea Exchange. (2015) *Facade Improvement Programs Produce Real Economic Benefits* Alexander Communications Group Inc., Downtown Development Center
- Edwards, C. and Weeks, E. (2017). [Photographs] East Windsor Hardware and Wyandotte-Lawrence. *Walkerville Publishing Inc.* Retrieved December 7, 2017.
- Fullerton, R. A. (2008). *Our Town: A history of Riverside, Ontario*. Windsor, ON: R.A. Publishing.
- GSP Group & RCI Consulting. (2014). *Vineland Commercial Façade*

*Design Guidelines*. Town of Lincoln PP. 1-13. Retrieved on November 8, 2016 from <http://lincoln.civicwebcms.com/sites/lincoln.civicwebcms.com/files/media/Planning-Building/2014%2011%2017%20Vineland%20CIP%20Final%20Commercial%20Facade%20Design%20Guidelines%20reduced%20file%20size.pdf>

Hedman, R. & Jaszewski, A. (1984). *Fundamentals of Urban Design*. Washington, D.C.: APA Planners Press.

Madera, C. (2008). *The Importance Of Street Parking*. Planetizen. Retrieved on November 8 from <http://www.planetizen.com/node/31274>

M. Gerwing Architects. (2011). *Facade Rhythm and Lessons of Venice*. Retrieved on November 8, 2016 from <http://mgerwingarch.com/2011/09/08/facade-rhythm-venice/>

Mouzon, S. (2011). *The Importance of On-Street Parking*. The Original Green Blog. Retrieved on November 7, 2016 from <http://www.originalgreen.org/blog/the-importance-of-on-street.html>

Mouzon, S. (2011). *Pedestrian Propulsion*. The Original Green Blog. Retrieved on November 7, 2016 from <http://www.originalgreen.org/blog/pedestrian-propulsion.html>

Ortiz, L. (2016). *Commercial District Advisor: What comes after streetscape improvements?*. Commercial District Advisor. Retrieved on November 8, 2016 from <http://commercialdistrictadvisor.blogspot.ca/2016/04/what-comes-after-streetscape.html>

Plan by Design. (2015). *Façade Design Guidelines Cannington, Ontario*. Township of Brock. PP. 1-16 Retrieved on November 8, 2016 from <http://townshipofbrock.ca/wp-content/uploads/2016/10/Final->

Clay, G. (1978). *Alleys : A Hidden Resource* Grady Clay and Company 1978

Dialog. (2016). *Tecumseh Road Main Street CIP*. Town of Tecumseh. PP. 3-135. Retrieved on November 8, 2016 from [http://www.tecumseh.ca/sites/default/files/Tecumseh%20Road%20CIP%2C%20As%20adopted%20by%20Council%20Final\\_Low%20Res.pdf](http://www.tecumseh.ca/sites/default/files/Tecumseh%20Road%20CIP%2C%20As%20adopted%20by%20Council%20Final_Low%20Res.pdf)

Downtown Idea Exchange. (2015) *Facade Improvement Programs Produce Real Economic Benefits* Alexander Communications Group Inc., Downtown Development Center

Edwards, C. and Weeks, E. (2017). [Photographs] East Windsor Hardware and Wyandotte-Lawrence. *Walkerville Publishing Inc*. Retrieved December 7, 2017.

Fullerton, R. A. (2008). *Our Town: A history of Riverside, Ontario*. Windsor, ON: R.A. Publishing.

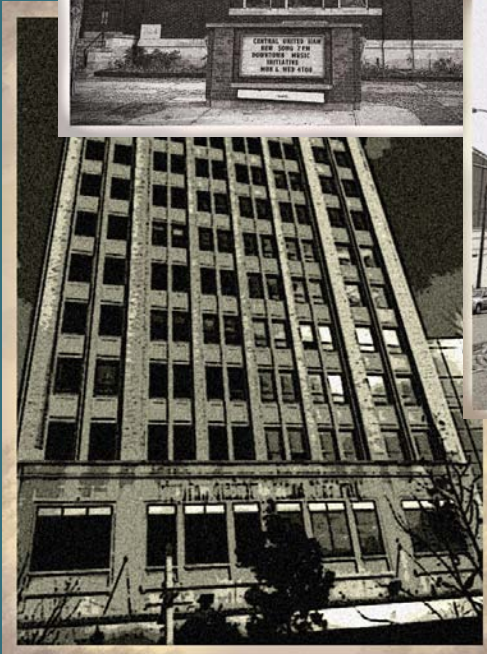
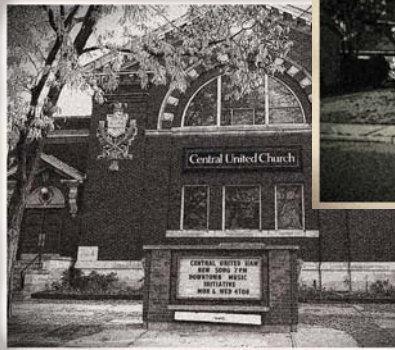
GSP Group & RCI Consulting. (2014). *Vineland Commercial Façade*

- Design Guidelines*. Town of Lincoln PP. 1-13. Retrieved on November 8, 2016 from <http://lincoln.civicwebcms.com/sites/lincoln.civicwebcms.com/files/media/Planning-Building/2014%2011%2017%20Vineland%20CIP%20Final%20Commercial%20Facade%20Design%20Guidelines%20reduced%20file%20size.pdf>
- Hedman, R. & Jaszewski, A. (1984). *Fundamentals of Urban Design*. Washington, D.C.: APA Planners Press.
- Madera, C. (2008). *The Importance Of Street Parking*. Planetizen. Retrieved on November 8 from <http://www.planetizen.com/node/31274>
- M. Gerwing Architects. (2011). *Facade Rhythm and Lessons of Venice*. Retrieved on November 8, 2016 from <http://mgerwingarch.com/2011/09/08/facade-rhythm-venice/>
- Mouzon, S. (2011). *The Importance of On-Street Parking*. The Original Green Blog. Retrieved on November 7, 2016 from <http://www.originalgreen.org/blog/the-importance-of-on-street.html>
- Mouzon, S. (2011). *Pedestrian Propulsion*. The Original Green Blog. Retrieved on November 7, 2016 from <http://www.originalgreen.org/blog/pedestrian-propulsion.html>
- Ortiz, L. (2016). *Commercial District Advisor: What comes after streetscape improvements?*. Commercial District Advisor. Retrieved on November 8, 2016 from <http://commercialdistrictadvisor.blogspot.ca/2016/04/what-comes-after-streetscape.html>
- Plan by Design. (2015). *Façade Design Guidelines Cannington, Ontario*. Township of Brock. PP. 1-16 Retrieved on November 8, 2016 from <http://townshipofbrock.ca/wp-content/uploads/2016/10/Final-Cannington-Design-Guidelines-July-21-2015.pdf>
- Cannington-Design-Guidelines-July-21-2015.pdf
- Price, T. & Kulisek, L. (1992). *Windsor 1892-1992 A Centennial Celebration*. Windsor, Ontario: Chamber Publications, A Division of J.S. Woloschuk Consultants Ltd.
- RCI Consulting & GSP Group. (2015). *Vineland Community Improvement Plan –Part 7 Commercial Facade Design Guidelines*. Township of Lincoln. Retrieved on November 8, 2016 from <http://www.lincoln.ca/sites/lincoln.civicwebcms.com/files/media/Planning-Building/2015%2002%2024%20Vineland%20CIP%20Final%20Version%20reduced%20file%20size.pdf>
- Sfalcin, A. (c.1973). [Photograph] *Erie Street bike race circa 1973*. Retrieved November 29, 2017 from <http://www.windsor-communities.com/italian-sports-bicycle.php#null>

- SKA Stempski Kelly Associates Inc. (2010). *Facade Improvement Guideline*. Town of Minto. PP. 1-21. Retrieved on November 8, 2016 from <http://mintoed.com/content/facade-design-guideline-january-2010.pdf>
- Spreiregen, P.D. (1965). *Urban Design the Architecture of Towns and Cities*. New York: McGraw-Hill Inc.
- Studio g+G Inc., Architect. (2014). *Heritage Alteration Presentation Sandwich Brewing Co., Olde Sandwich Towne, Windsor, Ontario Facade and Schematic Design Proposal*
- Tourism Windsor Essex. (2017). *Ottawa Street BIA*. Retrieved on November 29, 2017 from <http://visitwindsor-essex.com/ottawa-street-bia/>
- Voltolini, P. (2016). *Five Design Principles that Every Facade Improvement Program should Incorporate*. Commercial District Advisor. Retrieved on November 8, 2016 from <http://commercialdistrictadvisor.blogspot.ca/2016/04/what-comes-after-streetscape.html>
- Wikipedia. (2017). *Neighbourhoods of Windsor, Ontario*. Retrieved on November 29, 2017 from [https://en.wikipedia.org/wiki/Neighbourhoods\\_of\\_Windsor,\\_Ontario](https://en.wikipedia.org/wiki/Neighbourhoods_of_Windsor,_Ontario)
- Wilson, R.W., (2013). *Parking Reform Made Easy*. Washington, DC: Island Press.
- Windsor-Communities. (2003). *History of Erie Street - Via Italia*. Retrieved on November 29, 2017 from <http://www.windsor-communities.com/italian-viaitalia-history.php>
- Windsor Star Files. (2014). [Photograph] Drouillard Road in December 1950. Jarvis: Drouillard Road - One funky street. *Windsor Star*. Retrieved November 17, 2017 from <http://windsorstar.com/opinion/drouillard-road-one-funky-street>







# PART C

# Schedules:

## Schedule 'A'

### 94 1.0 THE WYANDOTTE TOWNE CENTRE BUSINESS IMPROVEMENT AREA (BIA)

- 1.1 History
- 1.2 How does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 1.3 Wyandotte Towne Centre BIA
- 1.4 The Municipal Heritage Register and Main Street type buildings
- 1.5 Urban Design Analysis
- 1.6 Recommendations

## Schedule 'B'

### 103 2.0 THE WALKERVILLE BUSINESS IMPROVEMENT AREA (BIA)

- 2.1 History
- 2.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 2.3 Walkerville BIA
- 2.4 The Municipal Heritage Register and Main Street type buildings
- 2.5 Urban Design Analysis
- 2.6 Recommendations

## Schedule 'C'

### 118 3.0 THE FORD CITY BUSINESS DISTRICT IMPROVEMENT AREA (BIA)

- 3.1 History
- 3.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 3.3 Ford City BIA
- 3.4 The Municipal Heritage Register and Main Street type buildings
- 3.5 Urban Design Analysis
- 3.6 Recommendations



# Schedules:

## Schedule 'D'

### **128 4.0 THE PILLETTE VILLAGE BUSINESS IMPROVEMENT AREA (BIA)**

- 4.1 History
- 4.2 How does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 4.3 Pillette Village BIA
- 4.4 The Municipal Heritage Register and Main Street type buildings
- 4.5 Urban Design Analysis
- 4.6 Recommendations

## Schedule 'E'

### **138 5.0 THE OLDE RIVERSIDE TOWN CENTRE BUSINESS IMPROVEMENT AREA (BIA)**

- 5.1 History
- 5.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 5.3 Olde Riverside Town Centre BIA
- 5.4 The Municipal Heritage Register and Main Street type buildings
- 5.5 Urban Design Analysis
- 5.6 Recommendations

## Schedule 'F'

### **148 6.0 THE ERIE STREET BUSINESS IMPROVEMENT AREA (BIA)**

- 6.1 History
- 6.2 How Does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 6.3 Erie Street BIA
- 6.4 The Municipal Heritage Register and Main Street type buildings
- 6.5 Urban Design Analysis
- 6.6 Recommendations



## Schedule 'G'

### **158 7.0 THE OTTAWA STREET BUSINESS IMPROVEMENT AREA (BIA)**

- 7.1 History
- 7.2 How does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 7.3 Ottawa Street BIA
- 7.4 The Municipal Heritage Register and Main Street type buildings
- 7.5 Urban Design Analysis
- 7.6 Recommendations

## Schedule 'H'

### **169 8.0 OUELLETTE AVENUE : ERIE STREET TO TECUMSEH ROAD**

- 8.1 History
- 8.2 How does the BIA meet the criteria identified in Section 1.4 of the CIP?
- 8.3 Ottawa Street BIA
- 8.4 The Municipal Heritage Register and Main Street type buildings
- 8.5 Urban Design Analysis
- 8.6 Recommendations





# Schedule 'A'

## 1.0 The Wyandotte Towne Centre Business Improvement Area (BIA)

### 1.1 History

The Wyandotte Towne Centre BIA (legal name in accordance with By-law 173-2008) was established through By-law 10095. It is difficult to determine the exact age of buildings within the BIA boundaries, but through the City's data base, fire insurance maps, architectural style and historical photos and records available we are able to obtain a general idea of the age of the built form within the area.

As a Main Street some buildings date back to as early as the late 1800s with the majority of building stock being from the early to mid 1900s. There are also several buildings built after the 1950s that flank the Wyandotte Towne Centre BIA.



Figure 73. Leatherdale Block located at 1380-1394 Wyandotte Street East (1960)



Figure 74. Leatherdale Block located at 1380-1394 Wyandotte Street East

### 1.2 How Does the BIA Meet the Criteria Identified in Section 1.4 of the CIP?

The properties identified along Wyandotte Street identified on Schedule 'A' should be amended to the City of Windsor Building Façade Improvement Program for Main Streets because the area meets the following criteria identified in Section 1.4 of the CIP, and the "Criteria For Designation" of a CIP Project Area as:

- The properties are within the Wyandotte Towne Centre BIA;
- The Buildings are along a Main Street as identified on Schedule G of the Official Plan;

The properties are also consistent with Section 11.8 Community Improvement in the City's Official Plan (Vol. 1: The Primary Plan) as it relates to the policies identified in Section 1.4, Part B of this CIP.



Figure 75. 1412 Wyandotte Street East



Figure 77. Pasadena Block located at 1424-1434 Wyandotte Street East



Figure 76. Holy Family Chaldean (Immaculatae Conception) church located at 821 Wyandotte Street East





Figure 78. A panorama of buildings within the Wyandotte Towne Centre BIA, many would benefit from the City of Windsor Facade Improvement Program for Main Streets

### 1.3 Wyandotte Towne Centre BIA

In the summer of 2014 the Planning and Building Department met with the BIA coordinator and conducted a survey of the Wyandotte Towne Centre BIA to determine the condition of the building façades flanking Wyandotte Street East. The survey produced an aerial and photo inventory of all façades within the BIA. The survey also

identified cultural and heritage resources that are either on Windsor’s Heritage Register (both designated and non-designated) and buildings/structures that may be considered for recommendation onto the Windsor Heritage Register in the future.

Buildings of a Main Street typology

have also been identified for their future retention.

Generally, the façades in the Wyandotte Towne Centre BIA are in poor to good condition. The information below provides additional detail and observations from professional staff site visit along the Main Street in 2014.



Figure 79. Langlois Street, Windsor



Figure 80. Wyandotte Street E, Windsor



Figure 81. Building with public art on Wyandotte Street E

### Condition of Existing Façades

- Many of the façades are in need of brick repair and cleaning;
- Some storefronts have been covered with materials such as stucco or EIFS eliminating the separation between the two different building façades and impacting the rhythm of the street façade;
- In many cases, the rear and side facades are in as poor condition as the front and in need of improvement;
- The original exterior material of some buildings have been substituted for a cheaper non-tradition cladding;
- Some buildings have additions that were not integrated well with the street's character; and
- In some cases, there are blank side walls that are visible from Wyandotte Street.

#### 1.3.1 The Storefront

- Illegal signage and missing and inconsistent address styles are found throughout the BIA;
- Storefront window displays are

cluttered with advertisements and in need of cleaning;

- Many storefronts have security bars that create a feeling that the area is unsafe;
- The north side of Wyandotte Street is not as intimate or small scale (quaint) as the south side;
- The north side includes a greater number of larger scale developments that are not of the traditional storefront or Main Street typology;
- Many storefronts have been filled in with a solid material eliminating the connection with the street; and
- Many storefronts have steps at the front entrance and do not meet accessibility standards.

#### 1.3.2 Overall Attractiveness of the Area

- Where buildings have been demolished or developments have been setback from the property line, there is a gap in the street façade and often illegal parking has taken hold in these areas.

#### 1.3.3 Vacancy Rates

Since 2012, the City has under taken a Land Use Survey every two years to determine commercial vacancy on a City-wide level.

For the Wyandotte Towne Centre BIA, 174 commercial units were identified. Vacancy has increased from 20% in 2012 to 21.3% in 2016.

These somewhat high vacancy rates are consistent with the *“Criteria For Designation”* for a CIP Project Area.

## 1.4 The Municipal Heritage Register and Main Street type buildings within the Wyandotte Towne

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (WYANDOTTE)			
ADDRESS	LISTED	DESIGNATED	NOTES
572 McDougall Street (Windsor Arena, Border Cities Arena)	●		Constructed: 1925-27 Architect: W.A. Connor & Co
638 Glengarry Ave (Belvedere Apartments)	●		Constructed: Circa 1928 Additional: Buff brick & stone details
505-515 Wyandotte Street East (Meretsky Block)	●		Constructed: 1912 Architect: J.C. Pennington & Crane
821 Wyandotte Street East/ 686 Marentette Avenue (Immaculate Conception Church)	●		Constructed: 1904 Architect: Williams Bros.
892 Wyandotte Street East (Wyandotte Tavern)	●		Constructed: 1909
907-917 Wyandotte Street East	●		Constructed: Circa 1911-1914
919-923 Wyandotte Street East	●		Constructed: Circa 1911-1914

Table 5. Buildings identified on the Municipal Heritage Register in the Wyandotte Towne Centre BIA



## BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (WYANDOTTE)

ADDRESS	LISTED	DESIGNATED	NOTES
1290-1292 Wyandotte Street East	●		Constructed: 1910
1301-1327 Wyandotte Street East	●		Constructed: Circa 1913
1424-1432 Wyandotte Street East (Pasadena Block)	●		Constructed: 1915 Additional: Art Deco Elements



### WYANDOTTE TOWN CENTRE

— BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER

— MAIN STREET TYPE BUILDINGS

----- BIA Boundary



CITY OF WINDSOR  
PLANNING DEPARTMENT  
SEPTEMBER 2016

Map 2. Buildings on the Municipal Heritage Registry and other Main Street type buildings (Wyandotte Towne Centre)

## Urban Design and Contextual Analysis

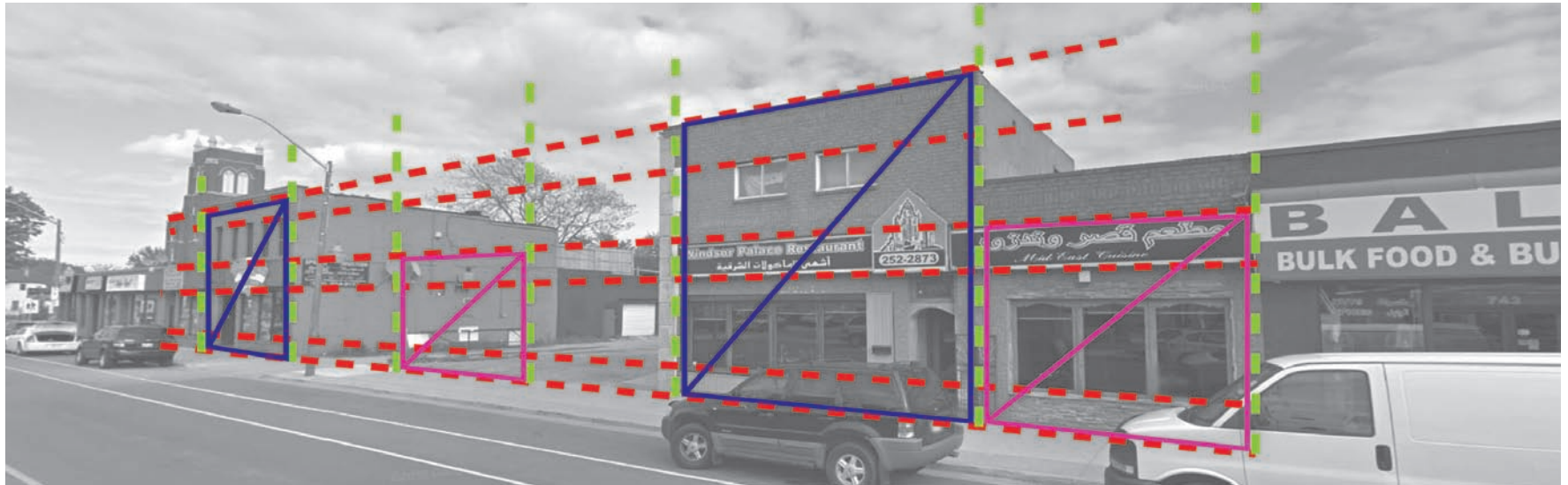


Figure 82. Regulating lines and building proportions identify a pattern along the Wyandotte Towne Centre BIA Mainstreet on the south side from Louis to Marentette Avenue that can be used for infill development.

Evidence of a design order based on long established international design principles as suggested in Sections 4 and 5 of this plan can be seen along Wyandotte Street East in the BIA although much of the elements that created this order have been altered or covered up over time.

### Building Heights

Buildings are generally 1 to 2 stories, however there are a number of buildings that are above two stories to a maximum of 4 stories.

### Doors and Window Locations

Doors and the main entrance of establishments generally open out towards the Main Street. However, there are many examples where windows and doors have been covered with brick or other material. It is important that doors and windows are reinstated and existing entrances and windows facing the main street are maintained as part of any building façade improvements to help create an “indoor/outdoor” relationship with the public realm.

### Proportion of the Façade and Regulating Lines

When making improvements to façades it is important to perform a contextual proportion analysis of the street façades in order to understand governing proportional systems such as regulating datum lines that occur from similar floor-to-floor relationships, and window spacing and heights (Studio g+G Inc., Architect, 2014). When applying this analysis to the Wyandotte Towne Centre Main Street along Wyandotte Street East there is generally a continuity





Figures 83. Buildings along Wyandotte Towne Centre BIA Mainstreet where most original architectural features, windows, and storefronts have been retained, creating good street presence



Figures 84. Buildings along Wyandotte Towne Centre BIA Mainstreet where large gaps exist along the street wall and windows that once opened toward the main street have been covered.

of building elevations and the use of materials used over time on the south side between the Hall to Moy Avenue Block.

Generally there is a discontinuity of building elevations and a hodge-podge of materials used along Wyandotte Street East throughout the rest of the Main Street within the Wyandotte Towne Centre BIA. There are large gaps along the street wall on both the North and South Side of

Wyandotte Street East where traditional Main Street Buildings were once located.

### Architectural Features

Key architectural elements that create interest throughout many of the building façades along the Main Street have been covered or lost overtime, but through archival photographs and research it would be beneficial to restore or reinstate some of these key architectural elements

## 1.5 Urban Design and Contextual Analysis

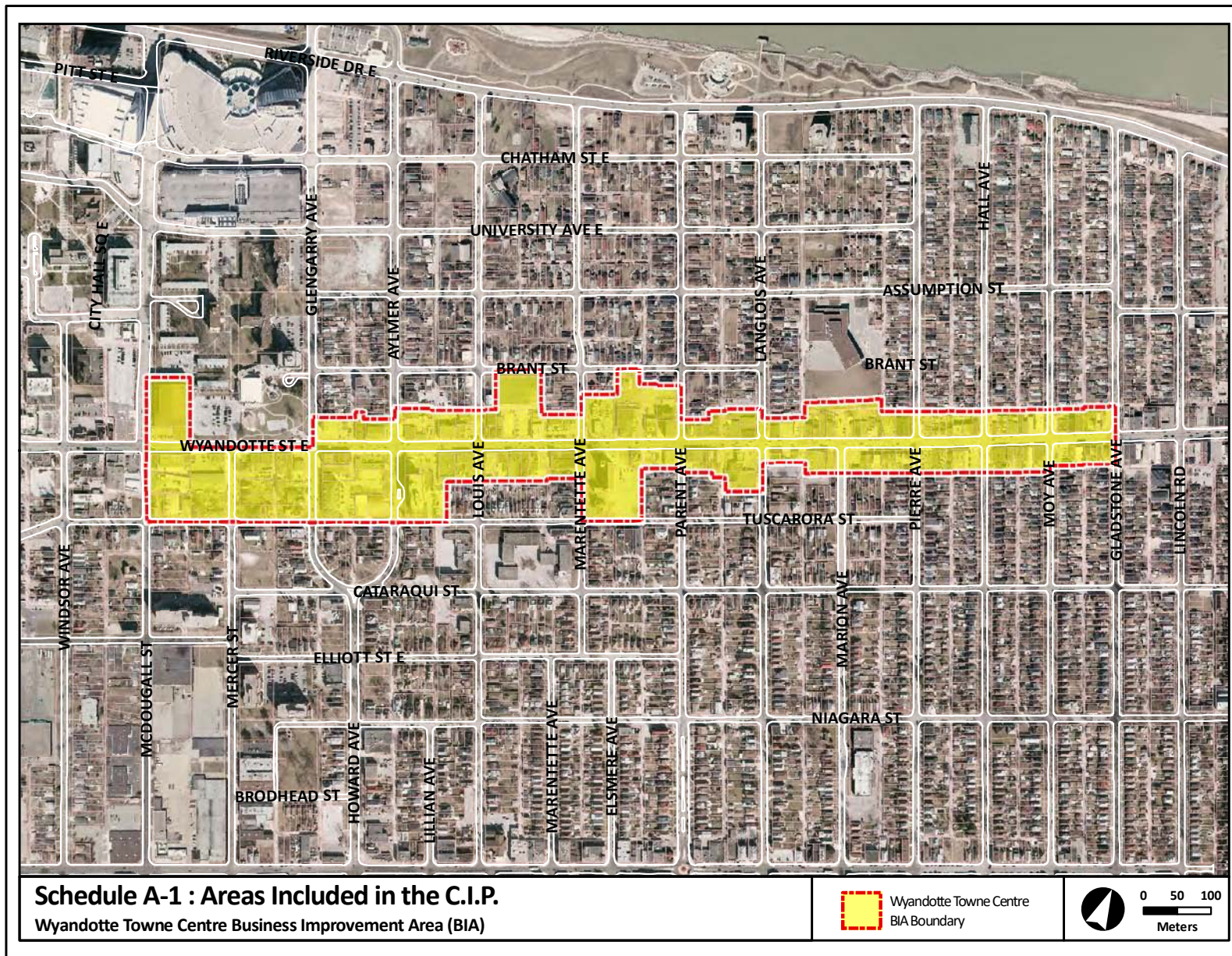
### 1.6 Recommendations

The findings of the Planning and Building Department Survey of the Wyandotte Towne Centre BIA reveal that the conditions of properties are consistent with “Criteria for Designation” for a CIP Project Area; specifically:

- Building façades are in need of maintenance, repair, restoration, rehabilitation or redevelopment;
- Generally, the commercial vacancy rate is high and the overall visual quality of the built environment, particularly the façades, and urban design is poor;
- There is a presence of cultural heritage resources; and
- The area has the potential to be a new employment area.

Through the analysis outlined for the Wyandotte Towne Centre BIA in Schedule A, it is recommended that the Wyandotte Towne Centre BIA be approved for the City of Windsor Building Façade Improvement Program and Urban Design Guidelines for Main Streets.





Map 3. Areas included in the CIP (Wyandotte Towne Centre)



# Schedule 'B'

## 2.0 The Walkerville Business Improvement Area (BIA)

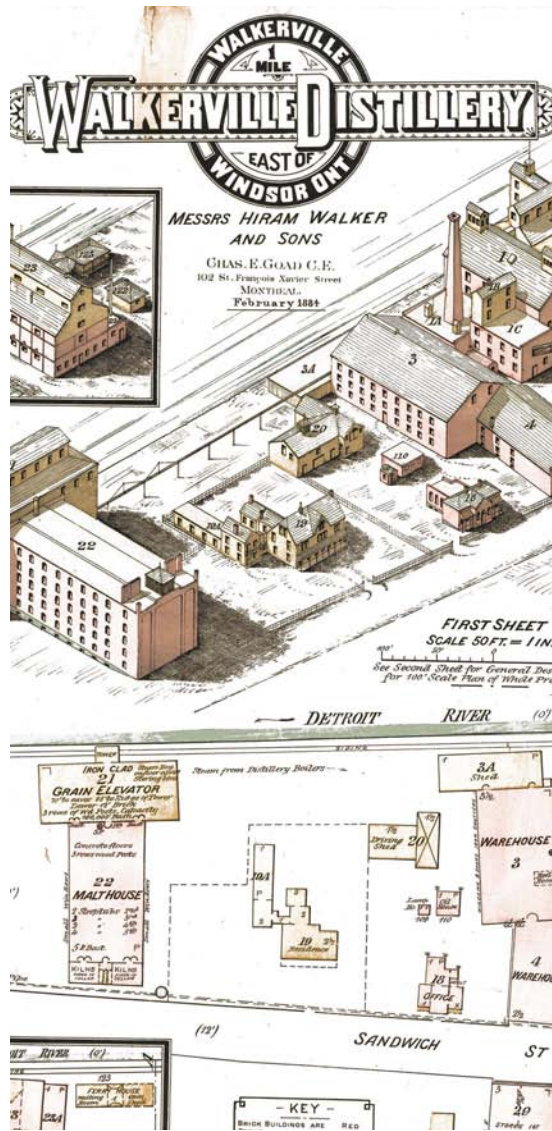


Figure 85. A fire insurance map from 1884 showing some of Walkerville's building at the time

### 2.1 History

The Wyandotte Street East Improvement Area was established through By-law 8024. It is commonly known as the Walkerville BIA and established its legal name through By-law 8176. The Walkerville Main Street area forms the majority of the retail/commercial area formerly known as the Town of Walkerville, which was established in 1858 but did not become a town until 1890. The Edwardian company town was founded by Hiram Walker for a flour mill and distillery. Based on the "Garden City Movement" that was founded in Great Britain, Walker employed well known architects from the United States to develop the Town's Industrial

complex, housing for its workers and a commercial retail area to service the town.

The town was amalgamated with the City of Windsor in the 1930's. Fortunately, much of the important historical elements such as the buildings and established street wall, boulevards, sidewalks, alleys, street layout, tree canopy and general character remain. As a Main Street the majority of buildings date back to the early 1900s (1900 to 1930). Many buildings also date back to as early as the late 1800s. However, most of these are residential because the Walkerville BIA boundary includes residential properties along Chilver, Kildare, and Devonshire Roads. There are also buildings built after the 1950s that flank Wyandotte Street East in the Walkerville BIA.



Figure 86. Wyandotte Street looking West, historic Walkerville, Canada



## 2.2 How Does the BIA Meet the Criteria Identified in Section 1.4 of the CIP?

The properties identified along Wyandotte Street, Chilver, Kildare and Devonshire Roads within the Walkerville BIA identified on Schedule 'B' should be amended to the City of Windsor Building Façade Improvement Program for Main Streets because it meets the following criteria identified in Section 1.4 of the CIP and "Criteria for Designation" of a CIP Project Area:

- The properties are situated within a Heritage Area and on a Main Street as identified on Schedule G: Civic Image of the City of Windsor Official Plan (Vol. 1: The Primary Plan); and
- The properties are within the Walkerville BIA.

Offering an economic incentive to improve the façades of buildings within the Walkerville BIA is consistent with Section 11.8 Community Improvement in the City's Official Plan (Vol. 1: The Primary Plan), as it relates to the policies identified in Section 1.4, Part B of this CIP.



Figure 87. A view of building façades along the south side of Wyandotte Street East in the Walkerville BIA where architectural features, materials, and storefronts create street presence and indoor/outdoor connection with the public realm

### 2.1.1 Condition of Façades Along Wyandotte Street East, Chilver, Devonshire and Argyle Roads

In the summer of 2014, the Planning and Building Department met with the BIA coordinator and conducted a survey of the Walkerville BIA to determine the condition of the façades flanking Wyandotte Street East, Chilver, Devonshire, and Argyle Roads between Gladstone Avenue and Argyle Road. The survey produced an aerial and photo inventory of all façades within the BIA. The survey also identified cultural and heritage resources

that are either on Windsor's Municipal Heritage Register (both designated and non-designated) and buildings/structures that may be considered for recommendation for the Windsor Municipal Heritage Register in the future.

Buildings of a Main Street typology have also been identified for their future retention as well. Generally, the building façades in the Walkerville BIA are in fair to good condition. One of the concerns is that architectural features of these ornate façades may be removed or

covered over without some form of municipal incentive because storefront owners may not see the economic value in preserving these detailed elements of the façade. There is no other place in the Windsor area where one can view such a high concentration of such ornate turn of the century building façades. The information below provides additional detail and observations from professional staff site visit along the Main Street in 2014.

**Walkerville BIA**

**2.1.2 Condition of Existing Façades**

- Many of the façades are in need of brick repair, cleaning, and paint removal;
- Some storefronts have been covered with materials such as stucco hindering scaling features and details of the façade;
- In many cases the rear and side façades are in as poor condition as the front and in need of improvement;
- In some cases there are blank side walls that are visible from Wyandotte;
- In some cases original exterior material of some buildings have been substituted for a cheaper non-traditional cladding; and
- In some cases detailed architectural features have been covered or are in need of restoration.

**2.1.3 The Storefront**

- Deteriorated and non-traditional signs have been found on some of the buildings in the BIA;
- In some areas storefront displays are cluttered with advertisements and in need of cleaning; some have security bars creating a feeling that the area is unsafe;
- Both the north and south sides of



Figure 88. Gap in the street facade along Wyandotte Street East, Windsor

Wyandotte Street have an intimate or small scale (quaint) character with the majority of buildings being of a Main Street typology; and

- Some storefronts have steps at the front entrance and do not meet accessibility standards, but given their heritage significance, there may not be an alternative solution without negatively impacting the façade.

**2.1.4 Overall Attractiveness of the Area**

- Where buildings have been demolished or developments have been setback from the property line there is a gap in the street façade and often illegal parking has taken



Figure 89. Security bars on windows make the area feel unsafe

hold in these areas; and

- There are some uses such as automobile sales that are incompatible with the character of the area.

**2.1.5 Vacancy Rates**

Since 2012, the City has undertaken a Land Use survey every two years to determine commercial vacancy on a city wide level.

For the Walkerville BIA, 85 units were identified. Generally vacancy has decreased from 13.2% in 2012 to 7.1% in 2016. A Building Façade Improvement Program will further encourage the reuse of vacant storefronts.

## 2.2 The Municipal Heritage Register and Main Street type buildings in the Walkerville BIA

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (WALKERVILLE)			
ADDRESS	LISTED	DESIGNATED	NOTES
1506-1512 Wyandotte Street East (Trotts Shoes)	●		Constructed: 1915 Style: Edwardian Commercial
1564 Wyandotte Street East (Tivoli Theatre)	●		Constructed: 1921-22 Architect: C. Howard Crane
1580-1598 Wyandotte Street East (Imperial Bank)	●		Constructed: 1927 Architect: Longley and Howland
1601 Wyandotte Street East (Toronto Dominion Bank)	●		Constructed: 1922
1687 Wyandotte Street East (Thomas A. McCormick House)	●		Constructed: 1905 Style: Queen Anne Revival
1701 Wyandotte Street East (Home Bank)	●		Constructed: 1907-08 Architect: Sproatt and Rolff
1719-1723 Wyandotte Street East	●		Constructed: 1910-11
1731-1737 Wyandotte Street East	●		Constructed: 1910
1739-1747 Wyandotte Street East	●		Constructed: 1908-09
1755-1767 Wyandotte Street East (Bates Building)	●		Constructed: 1914
1799 Wyandotte Street East (Bank of Montreal)		●	Constructed: 1912-1913 Style: Terra cotta Architect: Hogle and Davis, w/ Stahl and Kinsey
1880 Wyandotte Street East (Joseph Dale House/Kildare House Tavern)	●		Constructed: Circa 1890 Style: Queen Anne Revival

Table 6. Buildings identified on the Municipal Heritage Register in the Walkerville BIA



## BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (WALKERVILLE)

ADDRESS	LISTED	DESIGNATED	NOTES
1900-1942 Wyandotte Street East (Imperial Building)		●	Constructed: Circa 1922 Architect: J.C. Pennington
1958-1998 Wyandotte Street East (Strathcona Building)	●		Constructed: Circa 1907 Architect: Albert Kahn
1969 Wyandotte Street East (Dr. C.W. Hoare Residence)	●		Constructed: 1907 Architect: M.L. Smith
2090 Wyandotte Street East (Walkerville Hydro Electric Comm. Building)	●		Constructed: 1922 Architect: Harold McEvers
400 Chilver Road (Exchange Hotel/Victoria Tavern)	●		Constructed: Circa 1890
420 Kildare Road (Canadian Auto Painting)	●		Constructed: 1913-14 Architect: Leybourne and Whitney
423 Kildare Road (J.E. Dobie House)	●		Constructed: Circa 1900 Style: Vernacular
447 Kildare Road (William C White House)	●		Constructed: Circa 1890 Style: Vernacular
468 Kildare Road (Jos. Graveline House)	●		Constructed: Circa 1882 Style: Vernacular
477 Kildare Road (E. Stewart House)	●		Constructed: Circa 1892 Style: Vernacular
484 Kildare Road (Andrew Reid House)	●		Constructed: 1894 Architect: Mason and Rice
487 Kildare Road (Walter Chater House)	●		Constructed: Circa 1891 Style: Vernacular



## BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (WALKERVILLE)

ADDRESS	LISTED	DESIGNATED	NOTES
509 Kildare Road (Harry Morris House)	●		Constructed: Circa 1896 Style: Vernacular
510-536 Kildare Road (Quadruplex: 510 Thos. K Hall; 516 Thos. K Nevin; 534 Edwin Chater; 536 Walter F. Cole)	●	●	Constructed: Circa 1889 Architect: Mason and Rice 510, 516 Listed; 534, 536 Designated
537 Kildare Road (DeGurse-McEwen House)		●	Constructed: 1891 Style: Queen Anne; Vernacular
549 Kildare Road (L. Kendall House)	●		Constructed: Circa 1890 Style: Vernacular Homestead
325 Devonshire Road (Walker Power Building)	●		Constructed: 1911-1913 Architect: J.E. Kinsey
350 Devonshire Road (Walkerville Town Hall)		●	Constructed: 1904 (moved in 1995) Architect: Albert Kahn
378-396 Devonshire Road (Crown Inn)		●	Constructed: 1892-93 Architect: Mason And Rice
415 Devonshire Road (Bank of Commerce)	●		Constructed: 1906 Architect: Albert Khan
420 Devonshire Road (Walkerville Post Office)		●	Constructed: 1914 Architect: Federal Public Works
511-517 Devonshire Road (Thomas Reid House)		●	Constructed: 1892 Architect: Mason & Rice
514-518 Devonshire Road	●		Constructed: Circa 1890 Architect: Mason & Rice
546-550 Devonshire Road		●	Constructed: Circa 1890 Architect: Mason & Rice

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (WALKERVILLE)			
ADDRESS	LISTED	DESIGNATED	NOTES
547 Devonshire Road (John Bott House)	●		Constructed: 1894 Architect: James G McLean
580 Devonshire Road	●		Constructed: 1892-93 Architect: Mason And Rice
606 Devonshire Road (Royal Bank of Canada)		●	Constructed: 1922 Architect: D.J. Cameron
525 Argyle Road (Hiram Walker Warehouse)	●		Constructed: Circa 1930s ***Adaptive reuse (Walkerville Brewery)



Map 4. Buildings on the Municipal Heritage Registry (Walkerville) and other Main Street type buildings



## 2.3 Urban Design and Contextual Analysis

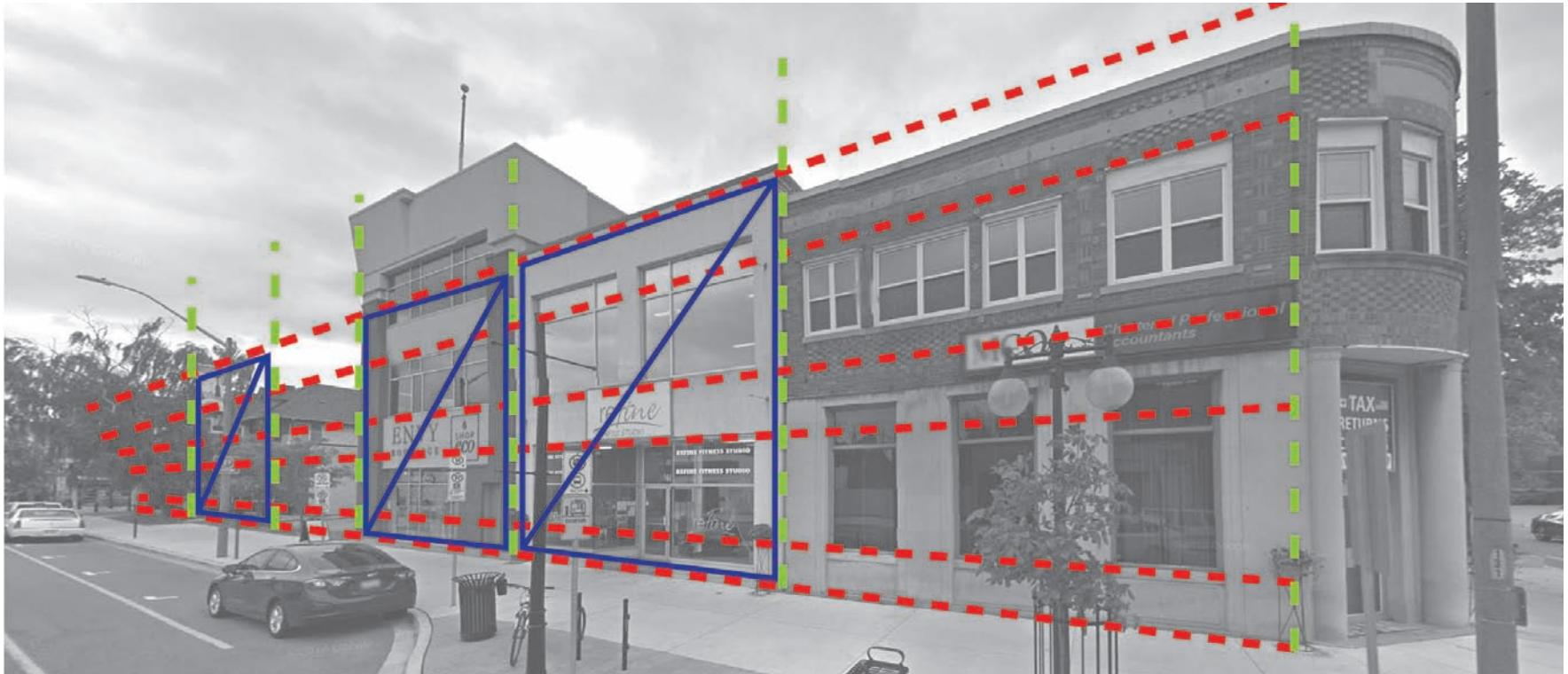


Figure 90. Regulating lines and building proportions identify a consistent pattern along the Walkerville BIA Mainstreet on the south side from Lincoln to Windermere Road.

Evidence of a design order based on long established international design principles as suggested in Sections 4 and 5 of this plan can be viewed throughout the Walkerville Main Street. The following urban design analysis describes elements of the historical context of the area:

### Building Heights

Buildings are generally 2 to 3 stories.

### Doors and Window locations

Doors and the main entrance of establishments open out towards the Main Street. Windows are clear vision glass facing the Main Street. It is important that these features remain and continue to create an “indoor/outdoor” relationship with the public realm.

### Proportion of the Façade and Regulating Lines

When making improvements to façades it is important to perform a contextual proportion analysis of the street façades in order to understand governing proportional systems such as regulating datum lines that occur from similar floor-to-floor relationships, and window spacing and heights (Studio g+G Inc., Architect, 2014).



Figure 91. Imperial Building in the Walkerville BIA with repeating rhythm patterns.



Figure 92. Wyandotte Street East between Gladstone Avenue and Lincoln Road.



Figure 93. Wyandotte Street East between Lincoln Road and Windermere Road. Missing storefronts and inconsistent building heights and styles weaken the traditional main street.

When applying this analysis to the Walkerville Main Street along Wyandotte Street East there is generally a continuity of building elevations and the use of materials used over time between the following blocks:

- The North side of Wyandotte Street East between Gladstone Avenue to Lincoln Road;
- The North side of Wyandotte Street East between Kildare to Devonshire Roads; and
- The South side of Wyandotte Street East between Chilver to Windermere Roads.

There is generally a discontinuity of building elevations and the use of materials used over time between the following blocks along Wyandotte Street East:

- The North side of Wyandotte Street East between Lincoln to Windermere Roads;
- The South side of Wyandotte Street East between Gladstone Avenue to Windermere Road;
- The South side of Wyandotte Street East from Devonshire to Argyle Road; and
- The South side of Wyandotte Street East between Chilver to Kildare Streets.

There is an almost total loss of the traditional Main Street Façade in the following areas along Wyandotte Street East between the following blocks:

- The North side between Windermere to Chilver Roads; and
- The South side between Kildare to Monmouth Roads.



Figure 94. Wyandotte Street East between Chilver Road and Kildare Road.



Figure 95. Wyandotte Street East between Kildare Road and Devonshire Road.



### Architectural Features

Key architectural elements that create interest throughout many of the building façades along the Main Street have been maintained but through archival photographs it is evident that in some cases these key elements have been lost. One of the goals of this the Building Façade Improvement Program is to encourage restoration of these key elements.



Figure 96. Exchange Hotel (Victoria Tavern) c. 1910.



Figure 97. Victoria Tavern in 2011.

### 2.4 Recommendations

The findings of the Planning and Building Department survey and analysis of the Walkerville BIA reveal that conditions of properties are consistent with the “Criteria for Designation” for a CIP Project Area particularly:

- Building facades particularly architectural elements are in need of maintenance, repair, restoration, and rehabilitation.
- There is a presence of cultural heritage resources that are unique to the City, Province, and in general, North America where key building façades are representative of a company town.
- The area has the potential to be a new employment area.

Through the survey and analysis outlined for the Walkerville BIA in Schedule B, it is recommended that the Walkerville BIA be approved for the City of Windsor Building Façade Improvement Program and Urban Design Guidelines for Main Streets.

As discussed in Section 1.0 of this CIP, Council has taken a progressive approach to protect and support its existing Main Streets. For example,

Council has passed Traditional Commercial Street Policies, a Demolition Control By-law for Windsor’s Main Streets, invested in streetscape and infrastructure projects, public art and ‘districting’ plans for some main street neighbourhoods such as Walkerville.

These strategies were implemented to encourage the retention of main street buildings, preserve the unique character and walkability of these areas, to prohibit the creation (and expansion) of surface parking areas abutting traditional commercial streets, and to encourage improvement on vacant and underutilized property within these Main Street areas.

On July 25, 2022, the Walkerville Theming & Districting Plan was approved by Windsor City Council. The Plan proposes to further connect the neighbourhood and Main Street to the Riverfront Park through a pathway, animated streets and alleyways, repurpose vacant and underutilized property, create new parks and open spaces and create gateways into the Walkerville Main Street and neighbourhood.

### Devonshire / Assumption Mixed-Use Urban Square

The grants provided through the Main Streets CIP will encourage the redevelopment of vacant and underutilized former industrial and commercial property within the Walkerville Main Street area.



Figure 98. Bird's Eye View - Existing Condition



Figure 99. Devonshire / Assumption Mixed Use Urban Square: An example of the opportunity for infill development in the Walkerville Main Street areas as identified through the Walkerville Theming and Districting Plan





### Wyandotte East Gateway

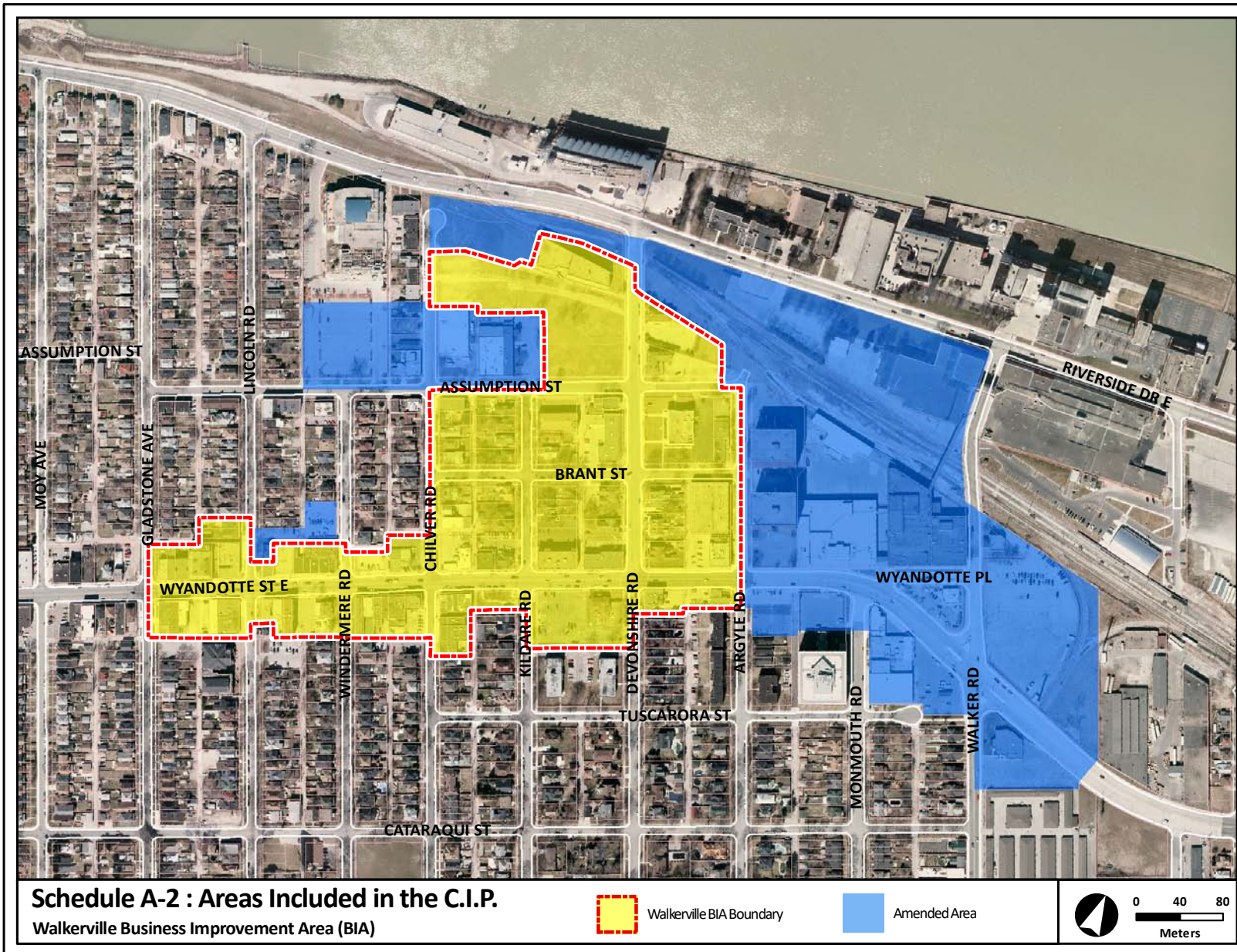
Through the Walkerville Theming and Districting Plan, the intersection of Wyandotte Street and Walker Road will be reimagined as an attractive and vibrant urban gateway to Walkerville, improving the aesthetics and road-dominated focus of this important location. Grants will be available through the Main Streets CIP to encourage a similar development.

Figure 100. Bird's Eye View - Existing Condition



Figure 101. Wyandotte Street East and Walker Road Gateway: An example of the opportunity for infill development in the Walkerville Main Street area as identified through the Walkerville Theming and Districting Plan.





Map 5. Ammended areas included in the CIP (Walkerville) (Ammended through CR383/2022 DHSC 414)

## Schedule 'C'

### 3.0 The Ford City Business District Improvement Area (BIA)

#### 3.1 History

The Ford City Business District Improvement Area (commonly known as the Ford City BIA) was established through By-law 9571. The legal name was established through By-law 170-2008. The town was originally French Canadian farmland (Seigneurial lot system), with Drouillard Road sited on the portion of land donated by Francois Drouillard.

When the Ford Motor Company of Canada located its new manufacturing facility in the area the promise of job opportunities attracted new immigrants, particularly from Eastern Europe. The town had to build rapidly to accommodate the population growth. As a result, expansion was often haphazard and construction was unsupervised with little regard for planning.

The majority of the town's growth occurred between 1900 and 1935. Ford City was incorporated as a village in 1913



Figure 102. Drouillard Road at Whelpton Street, looking towards the Detroit River, 1924

and achieved town status by 1915. Most of the town's activity was centered around Drouillard Road, where residents would go for shopping, entertainment, and religious gatherings. The majority of buildings along Drouillard Road were constructed between 1910 and 1930. South of Ontario Street, most buildings were constructed after 1924. In 1928, the town was renamed East Windsor and in 1935 it amalgamated into Windsor proper. A few buildings scattered along the length of Drouillard Road were constructed in the 1930s, 1940s, and 1950s.



Figure 103. Drouillard Road in December 1950 (Windsor Star Files)



### 3.2 How Does the BIA Meet the Criteria Identified in Section 1.4 of the CIP?

The properties identified along Drouillard Road from Riverside Drive East to Seminole Street within the Ford City BIA identified on Schedule 'C' should be amended to the City of Windsor Building Façade Improvement Program for Main Streets because the properties meet the following criteria identified in Section 1.4 of the CIP and "Criteria for Designation" of a CIP Project Area:

- The properties are located along a Main Street as identified on Schedule G: Civic Image of the City of Windsor Official Plan (Vol. 1: The Primary Plan);
- The properties are within the Ford City BIA;

Offering an economic incentive to improve the facades of buildings within the Ford City BIA is consistent with Section 11.8 Community Improvement in the City's Official Plan (Vol. 1: The Primary Plan), as it relates to the policies identified in Section 1.4, Part B of this CIP.



Figure 104. Drouillard Road at Whelpton Street looking South



Figure 105. Mid-Drouillard Road



Figure 106. A building facade on the west side of Drouillard Road with original storefront windows and doors bricked in, eliminating the connection with the street

### 3.2.1 Condition of Facades Along Drouillard Road

In the autumn of 2017, the Planning and Building Department conducted a survey of the Ford City BIA to determine the condition of the façades flanking Drouillard Road between Riverside Drive East and Seminole Road. The survey produced a photo inventory of all façades within the BIA. The survey also identified cultural and heritage resources that are either on Windsor's Municipal Heritage Register (both

designated and non-designated) and buildings/structures that may be considered for recommendation for the Windsor Municipal Heritage Register in the future.

Buildings of a Main Street typology have also been identified for their future retention as well. Generally, the building façades in the Ford City BIA are in poor to fair condition. However, a few building façades are in good condition

Consolidated Agenda - October 11, 2022

Page 213 of 342

as brick, doors and windows appear to be well maintained. One of the concerns is that many of the traditional Main Street buildings in this area have storefront windows and doors bricked in or covered with wood, such as in Figure 108.

The information below provides additional detail and observations from professional staff site visit along the Main Street in 2017.



### 3.3 Ford City BIA

#### 3.3.1 Condition of Existing Façades

- Many of the façades are in need of cleaning and brick repair;
- The original exterior material of some buildings have been substituted for a cheaper non-traditional cladding such as stucco, EIFS, or siding hindering scaling features and details of the facade;
- Some buildings have additions that were not integrated well with the streets character; in some cases there are blank side walls that are visible from Drouillard Road; and
- Many buildings display typical main street characteristics of the 1920's but some appear to be vacant, deteriorating, and possibly unsafe to occupy without structural improvements.



Figure 107. Gap in the street facade along Drouillard Road, Ford City, Windsor

set up a consistent address system for businesses and storefronts in the area; and

- In many cases the storefronts connection with the public realm has been lost; there is a lack of “eyes on the street” along Drouillard.

#### 3.3.3 Overall Attractiveness

- Where buildings have been demolished or developments have been setback from the property line there is a gap in the street facade and often illegal parking has taken hold in these areas;
- Boarded up or covered doors and windows create a sense of abandonment where visitors to the



Figure 108. Example of a building in Ford City where storefront doors and windows have been boarded up

area feel unsafe;

- There are some uses such as automobile sales that are incompatible with the character of the area; and
- Public art, signage, and colourful street furniture along Drouillard Road create a unique identity and branding for “Ford City”. Residents attempt to bring art into the alleys through paint and graffiti to make them more welcoming places.

#### 3.3.4 Vacancy Rates

- Evidence of vacancies along Drouillard Road is provided through the existence of boarded up storefronts, windows, overgrown

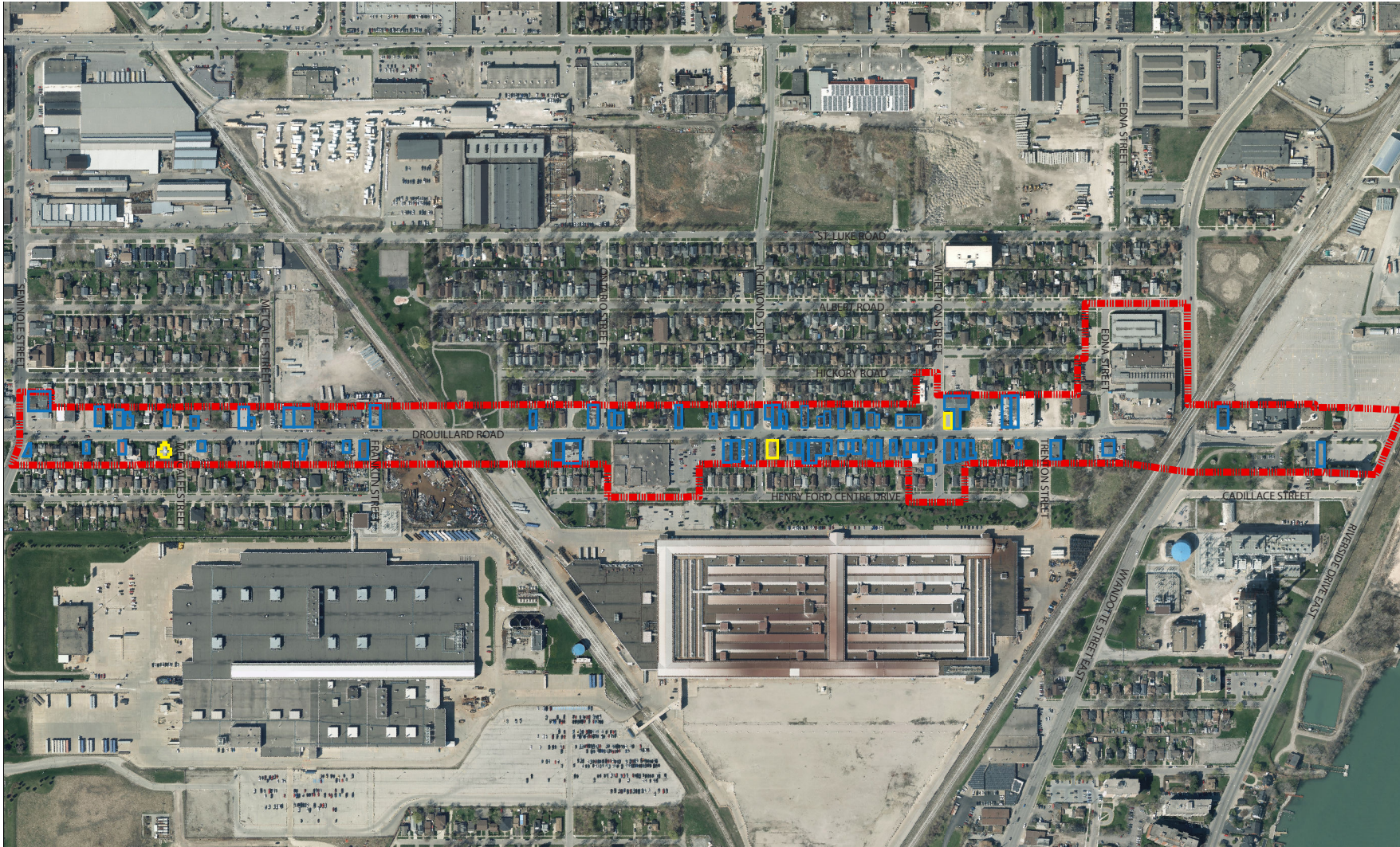
- vegetation, and a general unkempt appearance
- Since 2012, the City has undertaken a Land Use Survey every two years to determine commercial vacancy on a City-wide level.
- For the Ford City BIA, 64 commercial units were identified and generally vacancy has decreased from 52.5% in 2012 to 42.2% in 2016 which, although an improvement from 2012, is considered high and an indication of decline.
- These high vacancy rates are consistent with the “Criteria For Designation” for a CIP Project Area.

### 3.4 The Municipal Heritage Register and Main Street type buildings in the Ford City BIA

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (FORD CITY)			
ADDRESS	LISTED	DESIGNATED	NOTES
999 Drouillard Road Provincial Bank of Canada	●		Constructed: c1923 Architect: Gilbert J.P. Jacques
1094 Drouillard Road St. John the Divine Russian Orthodox Church	●		Constructed: 1949 Architect: John R. Boyde
1321 Drouillard Road	●		Constructed: 1949
1410 Drouillard Road Holy Trinity Russian Orthodox Church	●		Constructed: 1947 Architect: John R. Boyde
1457 Drouillard Road Ukrainian Labour Federation Temple	●		Constructed: 1927

Table 7. Buildings identified on the Municipal Heritage Register in the Ford City BIA





**FORD CITY**

- BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER
- DESIGNATED BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER
- MAINSTREET TYPE BUILDINGS
- - - - - BIA Boundary

**CITY OF WINDSOR**  
 PLANNING DEPARTMENT  
 SEPTEMBER 2017

Map 6. Buildings on the Municipal Heritage Registry (Ford City) and other Main Street type buildings



### 3.5 Urban Design and Contextual Analysis

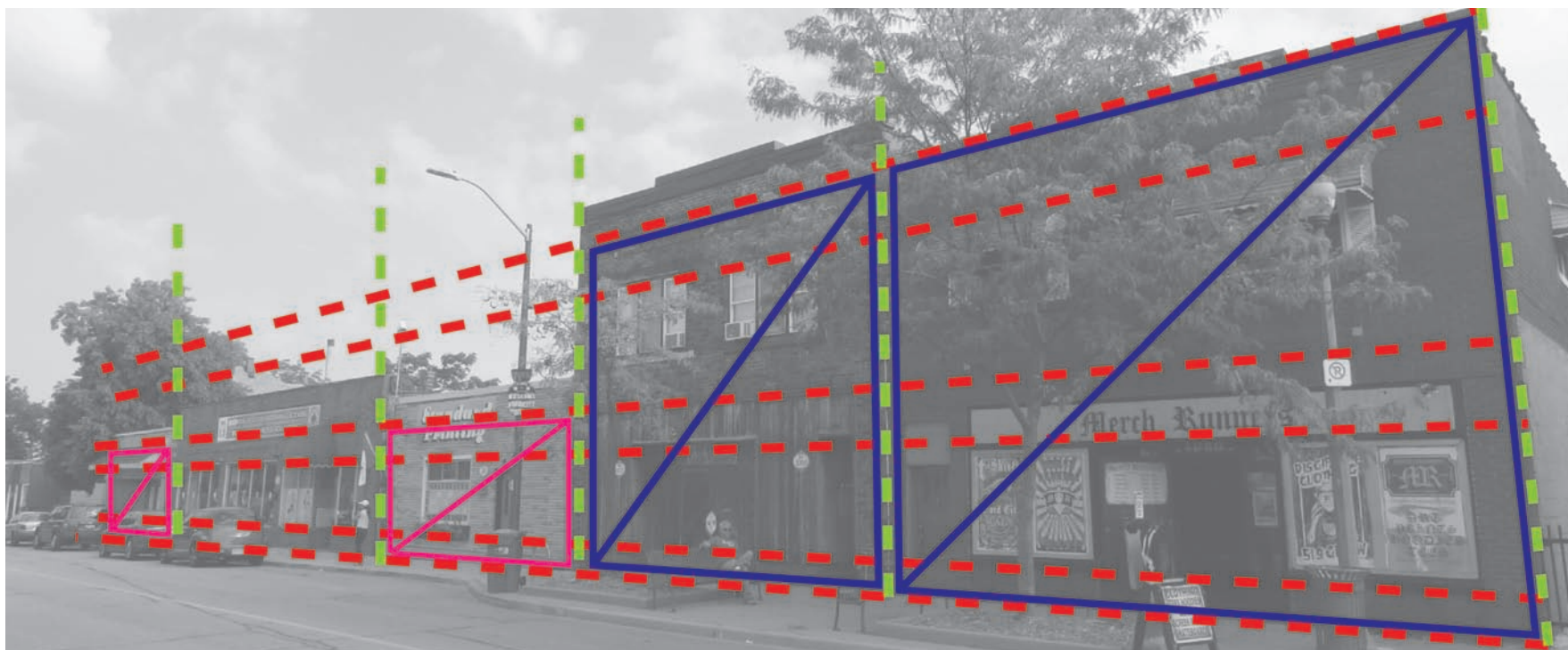


Figure 109. Regulating lines and building proportions identify a consistent pattern along the Ford City BIA Mainstreet on the east side of Drouillard Road from Whelpton Street to Richmond Street.

Evidence of a design order based on long established international design principles as suggested in Sections 4 and 5 of this plan can be viewed throughout the Ford City Main Street. The following urban design analysis describes elements of the historical context of the area:

#### Building Heights

Buildings are generally 1 to 2 stories.

#### Doors and Window locations

Doors and the main entrance of establishments generally open out towards the Main Street. However, there are many examples where windows and doors have been covered with brick or

other material. It is important that doors and windows are reinstated and existing entrances and windows facing the main street are maintained as part of any building façade improvements to help create an “indoor/outdoor” relationship with the public realm.



Figure 110. Example of varying setbacks from the sidewalk



Figure 111. Example of a traditional commercial building that has doors and windows bricked in and replaced



Figure 112. Example of a hodge-podge of building types and materials on the east side of Drouillard Road north of Metcalfe Street

### Proportion of the Façade and Regulating Lines

When making improvements to façades it is important to perform a contextual proportion analysis of the street façades in order to understand governing proportional systems such as regulating datum lines that occur from similar floor-to-floor relationships, and window spacing and heights (Studio g+G Inc., Architect, 2014).

Generally there is a discontinuity of building elevations and a hodge-podge of materials used along Drouillard Road throughout the Ford City BIA. There are large gaps along the street wall on both the East and West Sides of Drouillard Road where traditional Main Street Buildings were once located. This general discontinuity of building elevations and the use of materials used over time exists between the following block along Drouillard Road:

- The East and West sides of Drouillard Road between Edna Street and Richmond Street.

Mostly residential buildings with some commercial and automotive-use buildings exist along Drouillard Road between the following block:

- The East and West sides of Drouillard Road between Richmond Street and Seminole Street.

This hodge-podge of building types may be a result of the haphazard growth of the town.



Figure 113. Provincial Bank of Canada Building, 1924



Figure 114. The New Song Church, previously the Provincial Bank of Canada Building, in 2022

### Architectural Features

Key architectural elements that create interest throughout many of the building façades along the Main Street have been maintained but through archival photographs it is evident that in many cases these key elements have been lost or covered up. One of the goals of this the Building Façade Improvement Program is to encourage restoration of these key elements.

### 3.6 Recommendations

The findings of the Planning and Building Department survey and analysis of the Ford City BIA reveal that conditions of properties are consistent with the “Criteria for Designation” for a CIP Project Area particularly:

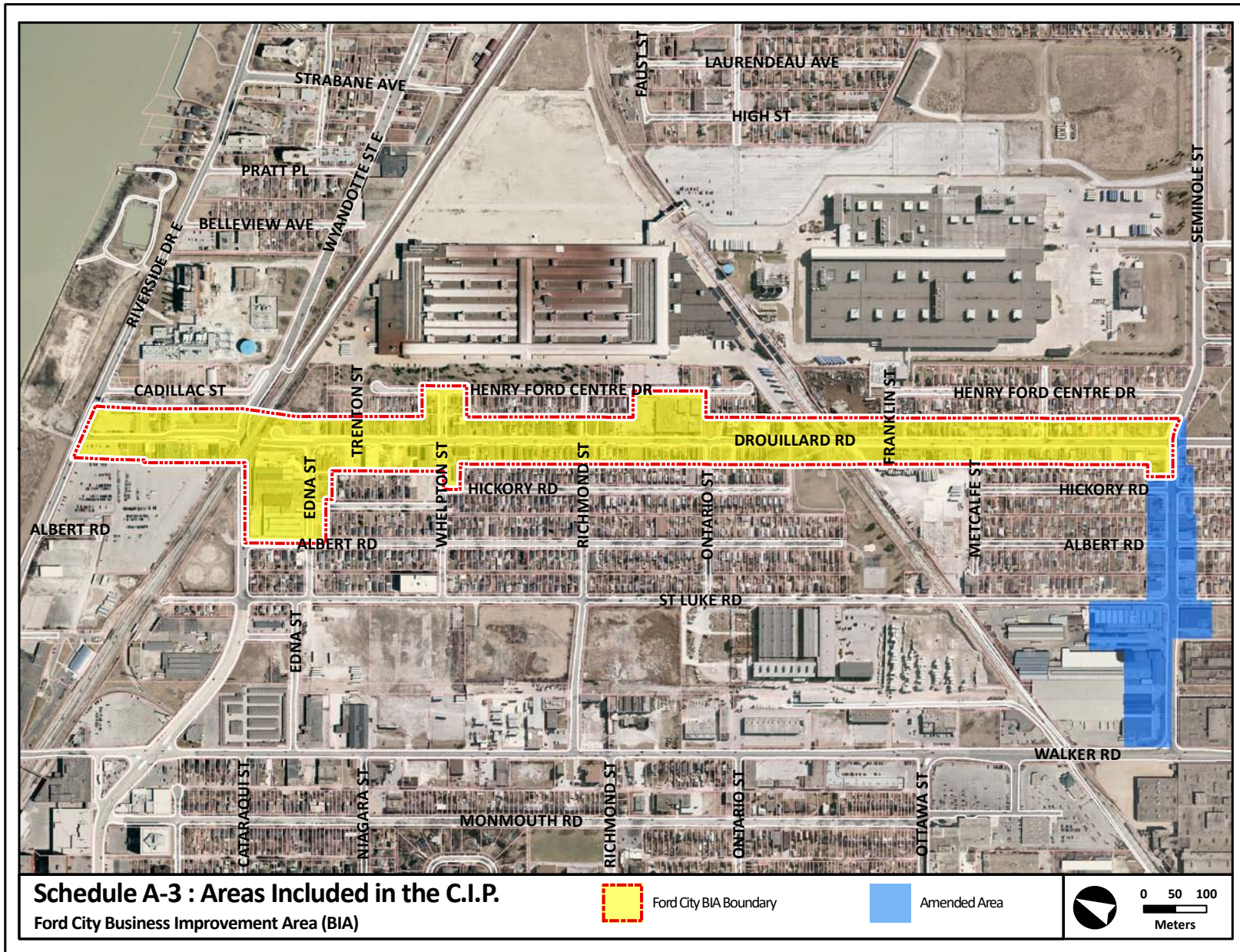
- Building façades particularly architectural elements are in need of maintenance, repair, restoration, and rehabilitation.
- There is a presence of cultural heritage resources that are unique to the City, Province, and in general, North America where key building façades are representative of a company town.

- The area has the potential to be a new employment area.
- Commercial vacancy rates are high and the overall visual quality of the built environment is in poor condition

Through the survey and analysis outlined for the Ford City BIA in Schedule C, it is recommended that the Ford City BIA be approved for the City of Windsor Building Façade Improvement Program and Urban Design Guidelines for Main Streets.

Section 1.0 of this CIP discusses actions City Council has taken to support Main Streets. Given the concepts and initiatives created through the Ford City CIP (adopted July 2019) Administration recommends expanding the area eligible for economic incentives under this CIP as identified on Map 6.





Map 7. Areas included in the CIP (Ford City)



# Schedule 'D'

## 4.0 The Pillette Village Business Improvement Area (BIA)

### 4.1 History

The Pillette Village BIA (legal name established through By-law 172-2008) was established as an improvement area through By-law 10559. The Pillette Village Business Improvement Area (BIA) Main Street is within the former boundaries of East Windsor (also known as Ford City), which was annexed with the City of Windsor in 1935.

The Main Street started taking shape around the 1920s, according to 1924 Fire Insurance Maps. Some commercial type block buildings were constructed at the intersection of Pillette Road and Ottawa Avenue (present day Wyandotte Street East) around this time. During this period, like other areas along the Detroit River, large linear French farm lots (Seigneurial lot system) still remained north of Ottawa Avenue. South of Ottawa Avenue, land was beginning



Figure 115. Wyandotte Street East, looking west from Lawrence Road, December 1952 (Edwards and Weeks)

to be developed for a residential subdivision with single detached homes creating the neighbourhood that would support the Ottawa Avenue Main Street.

By 1937, Ottawa Avenue was renamed to Wyandotte Street East. More side streets south of the Main Street started to fill in with residential dwellings, while the Main Street started to fill in with commercial type buildings. According to the 1953 Fire Insurance Maps, the Main Street was built up to include a theatre, hotel, and bowling alley yet still contained some gaps between the buildings.

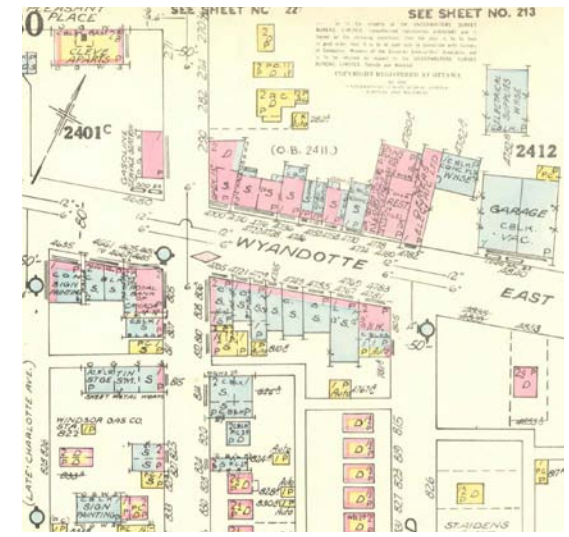


Figure 116. Fire insurance map from 1953 showing the intersection at Wyandotte Street East and Pillette Road

#### 4.2 How Does the BIA Meet the Criteria Identified in Section 1.4 of the CIP?

The properties identified along Wyandotte Street East, just east of Jos Janisse Avenue and Raymo Road within the Pillette Village BIA identified on Schedule 'D' should be amended to the City of Windsor Building Façade Improvement Program for Main Streets because it meets the following criteria identified in Section 1.4 of the CIP and "Criteria for Designation" of a CIP Project Area:

- The properties are located along a Main Street as identified on Schedule G: Civic Image of the City of Windsor Official Plan (Vol. 1: The Primary Plan);
- The properties are within the Pillette Village BIA;

Offering an economic incentive to improve the façades of buildings within the Pillette Village BIA is consistent with Section 11.8 Community Improvement in the City's Official Plan (Vol. 1: The Primary Plan), as it relates to the policies identified in Section 1.4, Part B of this CIP.



Figure 117. Awnings, landscaping, and patio space animate the sidewalk and storefronts



Figure 118. Signage and branding create a sense of identity within the BIA



Figure 119. Building façades along the south side of Wyandotte Street East in the Pillette Village BIA, where aluminum siding covering the original brick

#### 4.2.1 Condition of Façades Along Wyandotte Street East and Pillette Road

In the autumn of 2017, the Planning and Building Department conducted a survey of the Pillette Village BIA to determine the condition of the façades flanking Wyandotte Street East between Jos Janisse Avenue and Raymo Road. The survey produced a photo inventory of all façades within the BIA. The survey also identified cultural and heritage resources that are either on Windsor's Municipal Heritage Register

(both designated and non-designated) and buildings/structures that may be considered for recommendation for the Windsor Municipal Heritage Register in the future.

Buildings of a Main Street typology have also been identified for their future retention as well. Generally, the building façades in the Pillette Village BIA are in fair to good condition. However, some building façades are in very good condition as brick, doors and windows

appear to be well maintained. One of the concerns is that architectural features of these historical façades may be removed or covered over without some form of municipal incentive because storefront owners may not see the economic value in preserving these detailed elements of the façade.

The information below provides additional detail and observations from professional staff site visit along the Main Street in 2017.



### 4.3 Pillette Village BIA

#### 4.3.1 Condition of Existing Façades

- Many of the façades are in need of brick repair and cleaning; and
- The original exterior material of some buildings have been substituted for a cheaper non-traditional cladding where storefronts have been covered with materials such as stucco, EIFS, or siding hindering scaling features and details of the façade.

#### 4.3.2 The Storefront

- A few buildings in the BIA have deteriorated or non-traditional signs;
- Some storefront displays are cluttered with advertisements and in need of cleaning; some have security bars creating a feeling that the area is unsafe;
- The far eastern and western sides of the Wyandotte Street/Pillette Road intersection include a greater number of larger scale developments that are not of the traditional storefront or Main Street typology;
- Most storefronts have main doors that are level with the sidewalk and meet accessibility standards; and



Figure 120. Gap in the street facade along Wyandotte Street East, Windsor

- Some storefronts have been filled in with posters, newspapers, or closed blinds eliminating the connection with the street.

#### 4.3.3 Overall Attractiveness of the Area

- There are some non-traditional developments that are setback from the property line, creating a gap in the street facade and providing space for surface parking;
- Branding is achieved through signage and street furniture that are consistent in colour and design; and
- Large sidewalks allow for decorative planter pots, garden beds, and medians, providing greenery and a welcoming gateway effect.



Figure 121. Example of a building where original brick has been covered

#### 4.3.4 Vacancy Rates

- Since 2012, the City has undertaken a Land Use Survey every two years to determine commercial vacancy on a City-wide level.
- For the Pillette Village BIA, 52 commercial units were identified and generally vacancy has increased from 17% in 2012 to 34% in 2014 and back down to 23.1% in 2016. With such a small sample size it is understandable how the vacancy rate can fluctuate so much between survey years.
- The increase in the vacancy rate is consistent with the “Criteria For Designation” for a CIP Project Area where this is an opportune time for the City to provide an incentive that encourage improvements to existing storefronts which will attract new businesses and customers to the area.




#### 4.4 The Municipal Heritage Register and Main Street type buildings in the Pillette Village BIA

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (PILLETTE VILLAGE)			
ADDRESS	LISTED	DESIGNATED	NOTES
270 Pillette Road Joseph Reaume House	●		Constructed: c1870
271 Pillette Road Cleve Apartments	●		Constructed: c1925
274 Pillette Road Reaume Summer Kitchen House	●		Constructed: c1900
4700-10 Wyandotte Street East Haynes Drug Store	●		Constructed: c1921
4739-49 Wyandotte Street East Des Ramaux Tailors	●		Constructed: c1946 Additional: Simple Art Deco Commercial
4774-80 Wyandotte Street East De Mers Block	●		Constructed: c1929

Table 8. Buildings identified on the Municipal Heritage Register in the Pillette Village BIA



**PILLETTE**

 BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER

 DESIGNATED BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER

 MAINSTREET TYPE BUILDINGS

 BIA Boundary

 CITY OF WINDSOR  
PLANNING DEPARTMENT  
SEPTEMBER 2017

Map 8. Buildings on the Municipal Heritage Registry (Pillette Village) and other Main Street type buildings



## 4.5 Urban Design and Contextual Analysis

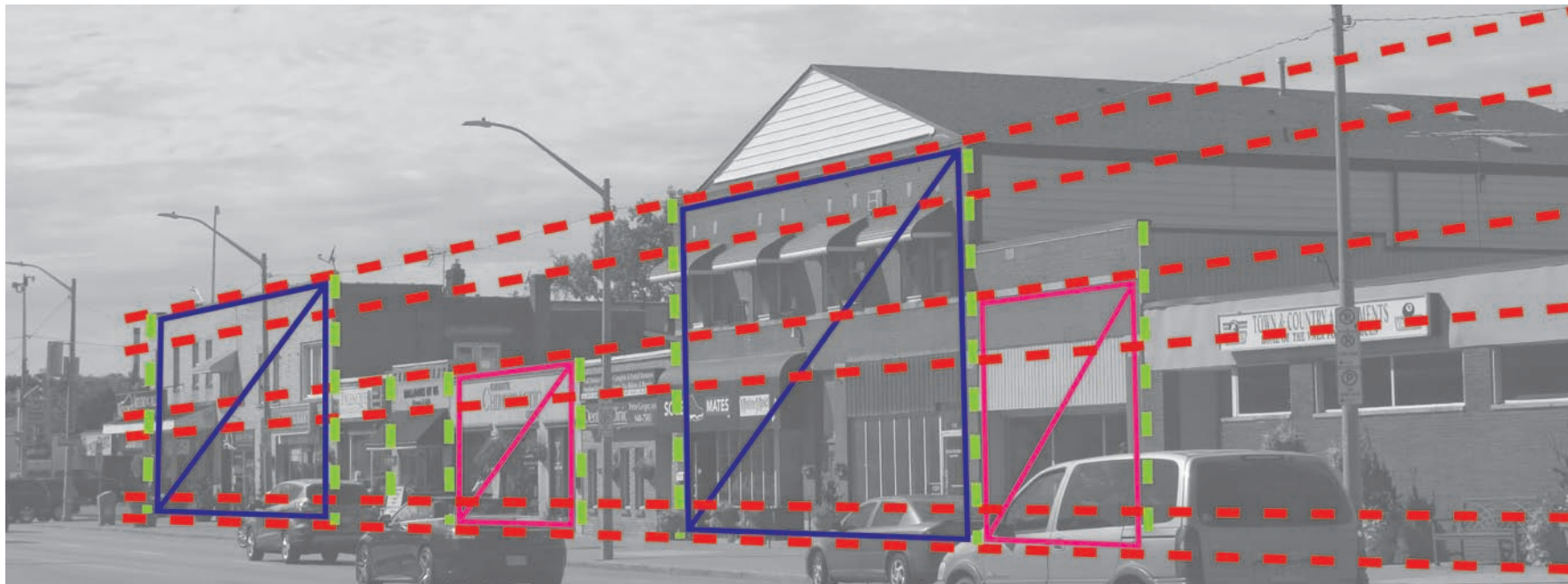


Figure 122. Regulating lines and building proportions identify a consistent pattern along the Pillette Village BIA Mainstreet on the north side of Wyndotte Street East from Pillette Road to Lawrence Road.

Evidence of a design order based on long established international design principles as suggested in Sections 4 and 5 of this plan can be viewed throughout the Pillette Village Main Street. The following urban design analysis describes elements of the historical context of the area:

### Building Heights

Buildings are generally 1 to 2 stories.

### Doors and Window locations

Doors and the main entrance of establishments open out towards the Main Street. Windows are clear vision glass facing the Main Street. It is important that these features remain and continue to create an “indoor/outdoor” relationship with the public realm.

### Proportion of the Façade and Regulating Lines

When making improvements to façades it is important to perform a contextual proportion analysis of the street façades in order to understand governing proportional systems such as regulating datum lines that occur from similar floor-to-floor relationships, and window spacing and heights (Studio g+G Inc., Architect, 2014).



Figure 123. Bars and merchandise covering the windows impact the “indoor/outdoor” relationship with the street. Security bars give the impression that the area is unsafe



Figure 124. Example of where original building materials have been covered up



Figure 125. A traditional storefront has been covered with non-traditional material and windows have been covered

When applying this analysis to the Pillette Village Main Street along Wyandotte Street East there is generally a continuity of building elevations and the use of materials used over time between the following blocks:

- The South side of Wyandotte Street East between Arthur Road and Pillette Road;
- The South side of Wyandotte Street East between Pillette Road and Lawrence Road; and

- The North side of Wyandotte Street East between Pillette Road and Lawrence Road.

There is an almost total lack of the traditional Main Street Façade in the following areas along Wyandotte Street East between the following blocks:

- The South side of Wyandotte Street East between Jos Janisse Avenue and Arthur Road;
- The North side of Wyandotte Street East between Jos Janisse Avenue

and Pillette Road;

- The South side of Wyandotte Street East between Lawrence Road and Raymo Road; and
- The North side of Wyandotte Street East between Lawrence Road and Raymo Road.





Figure 126. East Windsor Hardware, at 815 Pillette Road in June 1964 (Edwards and Weeks)

### Architectural Features

Key architectural elements that create interest throughout many of the building façades along the Main Street have been maintained but through archival photographs it is evident that in some cases these key elements have been lost. One of the goals of this the Building Façade Improvement Program is to encourage restoration of these key elements.



Figure 127. Windows have been removed and non-traditional materials fill in the original traditional Main Street storefront at 815 Pillette Road

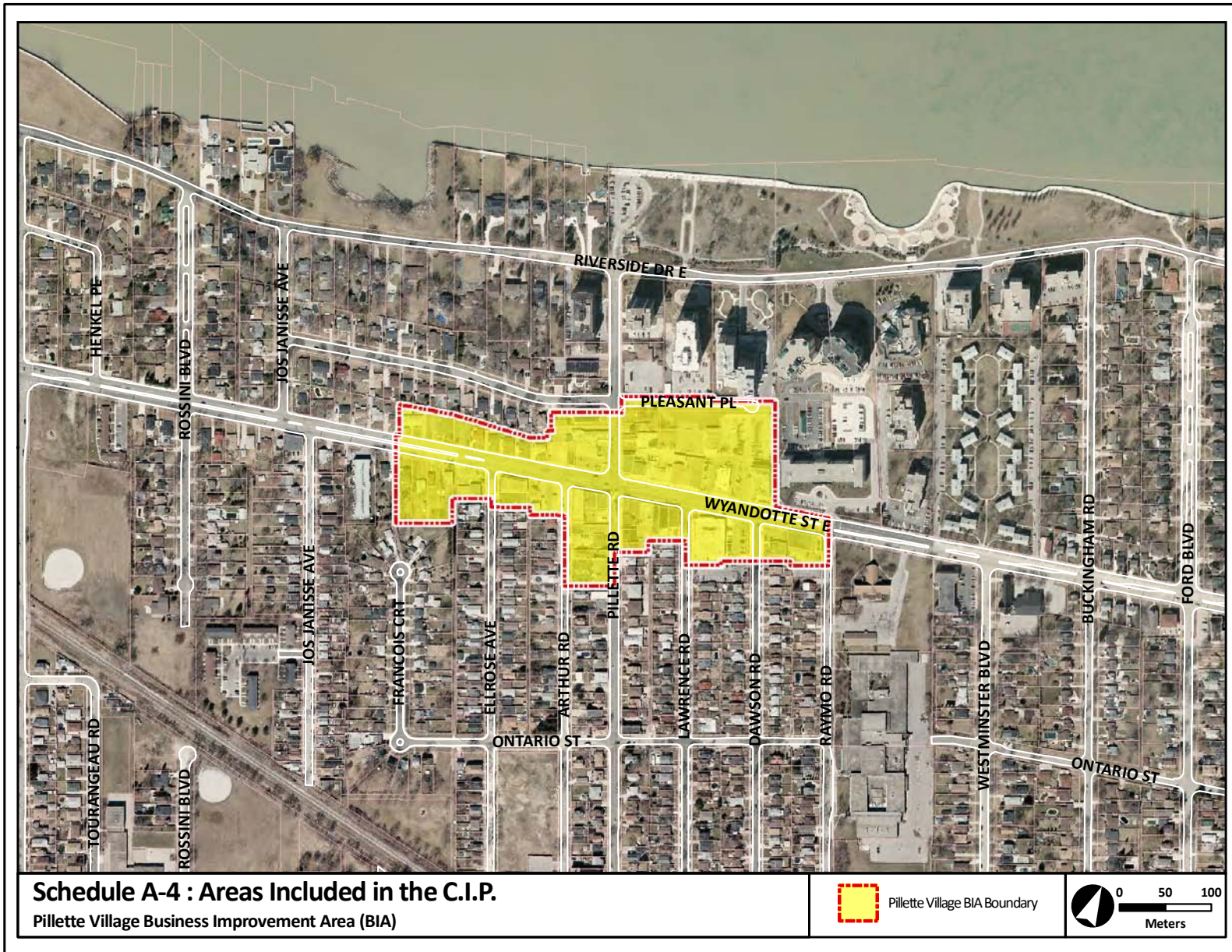
### 4.6 Recommendations

The findings of the Planning and Building Department survey and analysis of the Pillette Village BIA reveal that conditions of properties are consistent with the “*Criteria for Designation*” for a CIP Project Area particularly:

- Building façades particularly architectural elements are in need of maintenance, repair, restoration, and rehabilitation.
- There is a presence of cultural heritage resources.
- The area has the potential to be a new employment area.
- Generally vacancy rates are high.

Through the survey and analysis outlined for the Pillette Village BIA in Schedule D, it is recommended that the Pillette Village BIA be approved for the City of Windsor Building Façade Improvement Program and Urban Design Guidelines for Main Streets.





Map 9. Areas included in the CIP (Pilette Village)



Figure 128. The Essex Scottish march along Wyandotte Street East in Olde Riverside after a Remembrance Day ceremony c.1950 (Fullerton)



Figure 129 Traditional Main Street facades along Wyandotte Street East by St. Louis Avenue, date unknown (Fullerton)

## Schedule 'E'

### 5.0 The Olde Riverside Town Centre Business Improvement Area (BIA)

#### 5.1 History

The Olde Riverside Town Centre BIA (legal name established through By-law 171-2008) is commonly known as “Olde Riverside” or “Olde Riverside Town Centre”. It was established as an improvement area through By-law 10362.

The beginning of the Olde Riverside Business Improvement Area (BIA) Main Street dates back to the Town of Riverside’s incorporation. The Main Street was the downtown for the Town of Riverside, incorporated in 1921 and annexed by the City of Windsor in 1966. Historical information on the Town and Main Street is limited and based on historical information from the University of Windsor website and Fire Insurance Plans. From what information was available, the area is described in the 1920s and 1930s (during prohibition) as being notorious for the

production and consumption of alcohol and the place for illicit activities. Many of the streets still bare the names of the original French families who owned the large linear farm lots (Seigneurial lot system) that lined the Detroit River.

The 1924 Fire Insurance Maps identify the French Seigneurial Lots that once lined most of the Detroit River when the first French settlers first came to this region. By 1937, additional housing developed north of Ottawa Street (present day Wyandotte Street East) and there were a few commercial buildings at intersections but development was sparse. By 1953 as the long linear farm lots were redeveloped, additional residential side streets lots were being filled in with new residential homes. However, there were still very few commercial buildings by this time.



## 5.2 How Does the BIA Meet the Criteria Identified in Section 1.4 of the CIP?

The properties identified along Wyandotte Street East, from Thompson Boulevard to Gliddon Avenue within the Olde Riverside BIA identified on Schedule 'E' should be amended to the City of Windsor Building Façade Improvement Program for Main Streets because it meets the following criteria identified in Section 1.4 of the CIP and "Criteria for Designation" of a CIP Project Area:

- The properties are located along a Main Street as identified on Schedule G: Civic Image of the City of Windsor Official Plan (Vol. 1: The Primary Plan);
- The Prado Place Heritage Conservation District intersects the Main Street; and
- The properties are within the Olde Riverside Town Centre BIA.

Offering an economic incentive to improve the facades of buildings within the Olde Riverside Town Centre BIA is consistent with Section 11.8 Community Improvement in the City's Official Plan (Vol. 1: The Primary Plan), as it relates to the policies identified in Section 1.4, Part B of this CIP.



Figure 130. Variety in storefronts add visual interest to the streetscape





Figure 131. Building façades along the north side of Wyandotte Street East in the Olde Riverside Town Centre BIA

### 5.2.1 Condition of Façades Along Wyandotte Street East

In the autumn of 2017, the Planning and Building Department conducted a survey of the Olde Riverside Town Centre BIA to determine the condition of the façades flanking Wyandotte Street East between Thompson Boulevard and Gliddon Avenue. The survey produced a photo inventory of all façades within the BIA. The survey also identified cultural and heritage resources that are either on Windsor's Municipal Heritage Register

(both designated and non-designated) and buildings/structures that may be considered for recommendation for the Windsor Municipal Heritage Register in the future.

Buildings of a Main Street typology have also been identified for their future retention as well. Generally, the building façades in the Olde Riverside Town Centre BIA are in good condition. However, some building façades are in very good condition as brick, doors and

windows appear to be well maintained. One of the concerns is that architectural features of these historical façades may be removed or covered over without some form of municipal incentive because storefront owners may not see the economic value in preserving these detailed elements of the façade.

The information below provides additional detail and observations from professional staff site visit along the Main Street in 2017.

### 5.3 Olde Riverside Town Centre BIA

#### 5.3.1 Condition of Existing Facades

- Many of the façades are in need of brick repair and cleaning; and
- The original exterior material of some buildings have been substituted for a cheaper non-traditional cladding where storefronts have been covered with materials such as stucco, EIFS, or siding hindering scaling features and details of the façade.



Figure 132. Gap in the street facade along Wyandotte Street East, Windsor

#### 5.3.2 The Storefront

- Some buildings in the BIA have deteriorated or non-traditional signs;
- Some storefront displays are cluttered with advertisements (posters and signs) and in need of cleaning; some have security bars creating a feeling that the area is unsafe, compromising the connection with the public realm;
- Storefronts on the south side of Wyandotte Street East include a greater number of large scale commercial developments that are not of the traditional storefront or Main Street typology; and
- Some storefronts have steps at the front entrance and do not meet accessibility standards.

#### 5.3.3 Overall Attractiveness of the Area

- There are many gaps in the street wall as a result auto oriented commercial development that have replaced traditional commercial main street buildings over time or residential homes. Developments are set back from the property line and provide space for surface parking;
- Sidewalks are wide enough to allow for decorative street furniture such as planter pots and additional benches, or in some areas sidewalk cafes; and
- Branding is achieved through nautical themed banners, gateway



Figure 133. Windows are barred over and cluttered with merchandise and signage. Non-traditional cladding is used on the facade.

sculptures, public art, and street furniture. Side streets are marked at intersection corners using landscaping and signage.

#### 5.3.4 Vacancy Rates

Since 2012, the City has undertaken a Land Use survey every two years to determine commercial vacancy on a city wide level.

For the Olde Riverside Town Centre BIA, 52 units were identified. Generally vacancy has decreased from 16.0% in 2012 to 5.8% in 2016. A Building Façade Improvement Program will further encourage the reuse of vacant storefronts.

## 5.4 The Municipal Heritage Register and Main Street type buildings in the Olde Riverside Town Centre BIA

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (OLDE RIVERSIDE BIA)			
ADDRESS	LISTED	DESIGNATED	NOTES
5604-30 Wyandotte Street East Goodbrand/Lever Drug Store	●		Constructed: c1927
5690 Wyandotte Street East Imperial Bank of Canada	●		Constructed: 1950 Architect: J. P. Thomson

Table 9. Buildings identified on the Municipal Heritage Register in the Olde Riverside Town Centre BIA





Map 10. Buildings on the Municipal Heritage Registry (Olde Riverside Town Centre) and other Main Street type buildings



## 5.5 Urban Design and Contextual Analysis

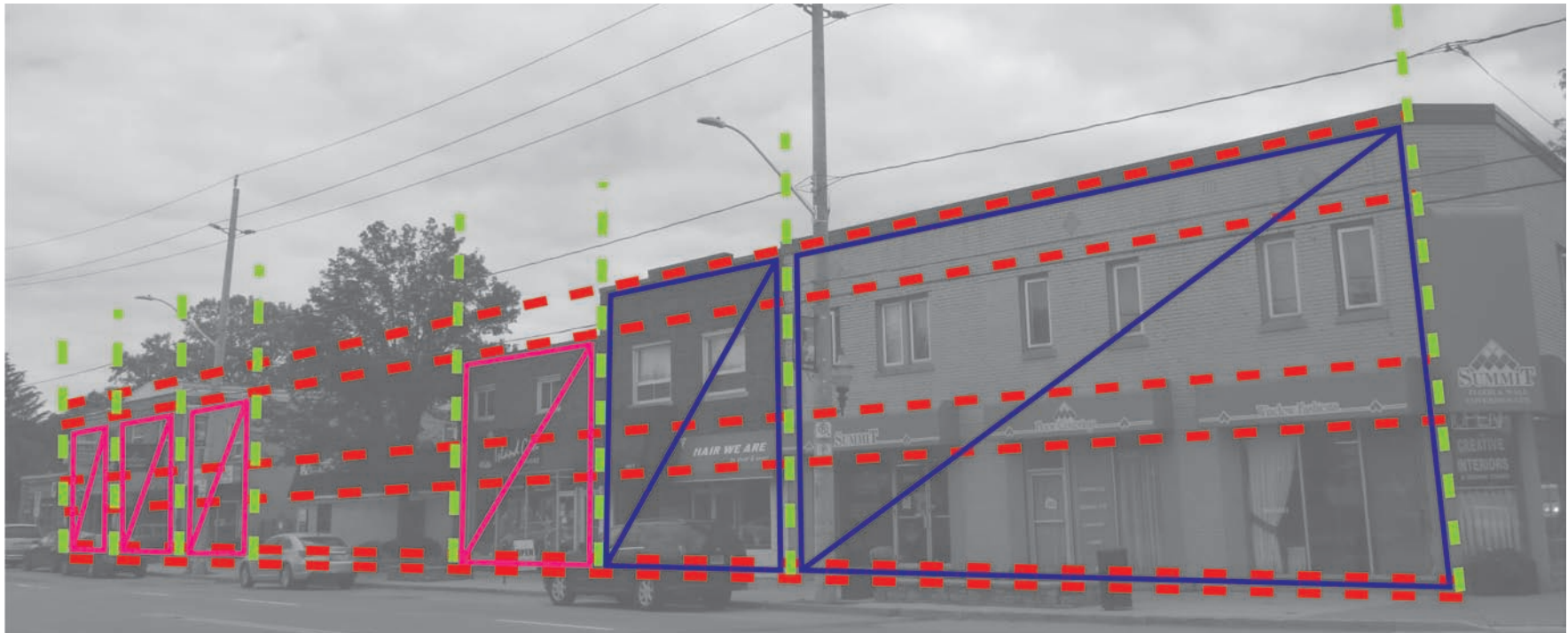


Figure 134. Regulating lines and building proportions identify a consistent pattern along the Olde Riverside Town Centre BIA Mainstreet on the south side of Wyandotte Street East from Esdras Place to Glidden Avenue.

Evidence of a design order based on long established international design principles as suggested in Sections 4 and 5 of this plan can be viewed throughout the Olde Riverside Town Centre Main Street. The following urban design analysis describes elements of the historical context of the area:

### Building Heights

Buildings are generally 1 to 2 stories.

### Doors and Window locations

Doors and the main entrance of establishments open out towards the Main Street. Windows are clear vision glass facing the Main Street. It is important that these features remain and continue to create an “indoor/ outdoor” relationship with the public realm.

### Proportion of the Façade and Regulating Lines

When making improvements to façades it is important to perform a contextual proportion analysis of the street façades in order to understand governing proportional systems such as regulating datum lines that occur from similar floor-to-floor relationships, and window spacing and heights (Studio g+G Inc., Architect, 2014).

When applying this analysis to the Olde Riverside Town Centre Main Street along Wyandotte Street East there is generally a continuity of building elevations and the use of materials used over time between the following blocks:

- The North side of Wyandotte Street East between Reedmere Road and Esdras Place; and
- The South side of Wyandotte Street East between Esdras Place and Glidden Avenue

There is generally a discontinuity of building elevations and the use of materials used over time between the following blocks along Wyandotte Street East:

- The North side of Wyandotte Street East between Prado Place and Reedmere Road; and
- The South side of Wyandotte Street East between Reedmere Road and Esdras Place

There is an almost total loss of the traditional Main Street Façade in the following areas along Wyandotte Street East between the following blocks:

- The North side of Wyandotte Street East between Thompson Boulevard and Prado Place; and
- The South side of Wyandotte Street East between Thompson Boulevard and Reedmere Road.



Figure 135. Original brick material has been painted over



Figure 136. Non-traditional commercial built form, with parking at the intersection corner and an over-use of signage



Figure 137. Original brick has been painted over, and non-traditional building materials have been added on top



Figure 138. Imperial Bank of Canada, 1950-51 (CIBC Archives)

### Architectural Features

Key architectural elements that create interest throughout many of the building façades along the Main Street have been maintained but through archival photographs it is evident that in some cases these key elements have been lost. One of the goals of this the Building Façade Improvement Program is to encourage restoration of these key elements.



Figure 139. CIBC Banking Centre, previously the Imperial Bank of Canada

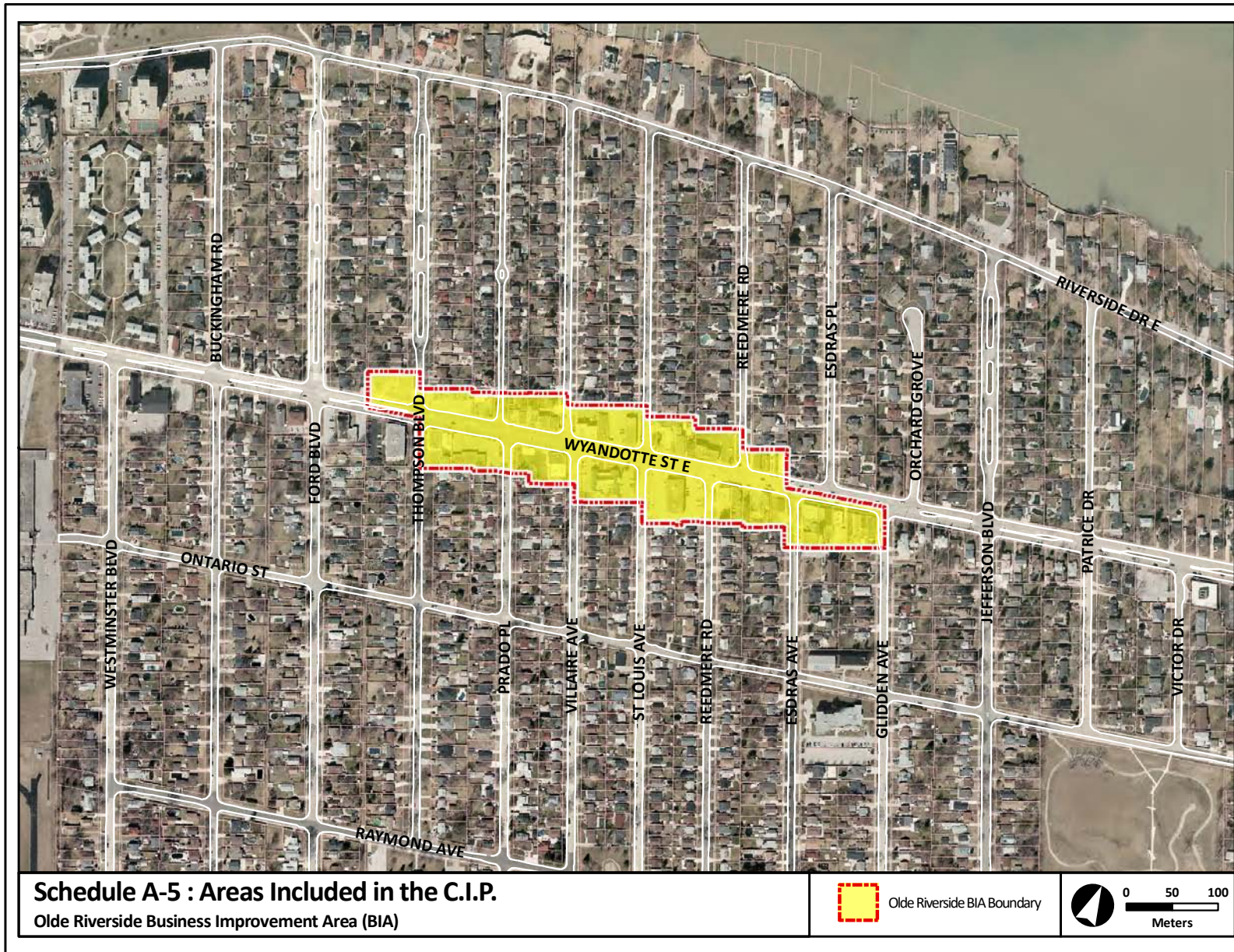
### 5.6 Recommendations

The findings of the Planning and Building Department survey and analysis of the Olde Riverside Town Centre BIA reveal that conditions of properties are consistent with the *“Criteria for Designation”* for a CIP Project Area particularly:

- Building façades particularly architectural elements are in need of maintenance, repair, restoration, and rehabilitation.
- There is a presence of cultural heritage resources that are unique to the area.
- The area has the potential to be a new employment area.

Through the survey and analysis outlined for the Olde Riverside Town Centre BIA in Schedule E, it is recommended that the Olde Riverside Town Centre BIA be approved for the City of Windsor Building Façade Improvement Program and Urban Design Guidelines for Main Streets.





Map 11. Areas included in the CIP (Olde Riverside Town Centre)



## Schedule 'F'

### 6.0 The Erie Street Business Improvement Area (BIA)

#### 6.1 History

The Erie Street BIA (legal name "Erie Street East Improvement Area" established through By-law 8194) is commonly known as Via Italia or Windsor's Little Italy. It was established as an improvement area through By-law 8185.

In 1900, Erie Street was a main link between east and west, and what was known as mid-south Windsor. Col. Ernest Wigle, Windsor's Mayor (1905-1909 and 1936-1937), wanted to attract investment outside of the downtown core and creating interest in the Erie Street neighbourhood was the main reason for Wigle Park (which bears the Mayor's name) located at the corner of McDougall and Erie Streets.

Italian immigrants started to come into the area in the 1900s with 429 Italian Canadians living in the Erie Street area by 1921. By 1931 there were 2,000 residents with Italian heritage in the area

and many of them began to develop the businesses located along Erie Street.

Today, Erie Street features Italian-inspired restaurants, cafes, exclusive clothing stores and gift shops that are centered around St. Angela Merici Church, located at the corner of Erie Street East and Louis Avenue. However, despite the Italian influence today, many of the residents and business people from the 1940s and 1950s were still the kind of mixture of cultural backgrounds which characterized the rest of the Windsor community. There were numerous shops and residences which were almost entirely occupied by people with distinctly non-Italian names.

Based on this information the transformation of the "Little Italy" Main Street as we know it today was a gradual evolution dating back to 1900.

(Source: Windsor-Communities)



Figure 140. Erie Street East looking west from Gladstone Avenue, October 1951



Figure 141. Erie Street East during the Bike Race c.1973 (Aldo Sfalcin)



Figure 142. Erie Street East looking east from Louis Avenue

## 6.2 How Does the BIA Meet the Criteria Identified in Section 1.4 of the CIP?

The properties identified along Erie Street East, from Mercer Street to Lincoln Road within the Erie Street BIA identified on Schedule 'F' should be amended to the City of Windsor Building Façade Improvement Program for Main Streets because it meets the following criteria identified in Section 1.4 of the CIP and "Criteria for Designation" of a CIP Project Area:

- The properties are located along a Main Street as identified on Schedule G: Civic Image of the City of Windsor Official Plan (Vol. 1: The Primary Plan); and
- The properties are within the Erie Street BIA.

Offering an economic incentive to improve the façades of buildings within the Erie Street BIA is consistent with Section 11.8 Community Improvement in the City's Official Plan (Vol. 1: The Primary Plan), as it relates to the policies identified in Section 1.4, Part B of this CIP.



Figure 143. Building façades along the North side of Erie Street East between Howard Avenue and Lillian Avenue

### 6.3.5 Condition of Façades Along Erie Street

In the autumn of 2017, the Planning and Building Department conducted a survey of the Erie Street BIA to determine the condition of the façades flanking Erie Street East between Mercer Street and Lincoln Road. The survey produced a photo inventory of all façades within the BIA. The survey also identified cultural and heritage resources that are either on Windsor's Municipal Heritage Register (both designated and non-designated) and buildings/structures that may be considered for recommendation for the Windsor Municipal Heritage Register in the future.

Buildings of a Main Street typology have

also been identified for their future retention as well. Generally, the building façades in the Erie Street BIA are in good condition. However, some building façades are in very good condition as brick, doors and windows appear to be well maintained.

One of the concerns is that architectural features of these historical facades may be removed or covered over without some form of municipal incentive because storefront owners may not see the economic value in preserving these detailed elements of the façade.

The information below provides additional detail and observations from professional staff site visit along the Main Street in 2017.

## 6.3 Erie Street BIA

### 6.3.1 Condition of Existing Façades

- In some cases there are blank side walls that are visible from Erie Street East;
- In some cases original exterior material of some buildings have been substituted for a cheaper non-traditional cladding such as stucco or EIFS, impacting the rhythm and articulation of the street façade;
- In some cases detailed architectural features have been covered or are in need of restoration; and
- Some buildings have additions that were not integrated well with the streets character.



### 6.3.2 The Storefront

- Illegal signage and inconsistent address styles are found throughout the BIA;
- Some storefront window displays are cluttered with advertisements and in need of cleaning;
- Some storefronts have security bars that create a feeling that the area is unsafe;
- Some storefronts provide awnings which appear to be in good condition as facade beautification or for weather protection; and,
- Some storefronts have clean, clear and large windows where potential customers can see the activity inside creating a connection with the public realm.

### 6.3.3 Overall Attractiveness of the Area

- Where buildings have been demolished or developments have been setback from the property line, there is a gap in the street facade and often illegal parking has taken hold in these areas;



Figure 144. A blank side wall visible from Erie Street East, as a result of a gap in the building facade where a building has been demolished

- Pole banners and lamp pole decorations along Erie Street East create a unique identity and branding;
- Large sidewalks allow for planter pots, garden beds, and patios, providing greenery and a welcoming atmosphere; and
- A new obilisk feature located in the centre of the roundabout provides a gateway on to the Main Street and neighbourhood



Figure 145. This traditional Main Street building has been covered with non-traditional materials

### 6.3.4 Vacancy Rates

Since 2012 , the City has undertaken a Land Use survey every two years to determine commercial vacancy on a city wide level.

For the Erie Street BIA, 128 units were identified. From 2012 to 2014 vacancy decreased from 20.9% to 18.8%, but increased between 2014 and a 2016 from 18.8% to 22.7%. This represents approximately commercial businesses closing over the last 2 years. A building façade improvement program will further encourage the re-use of vacant storefronts.



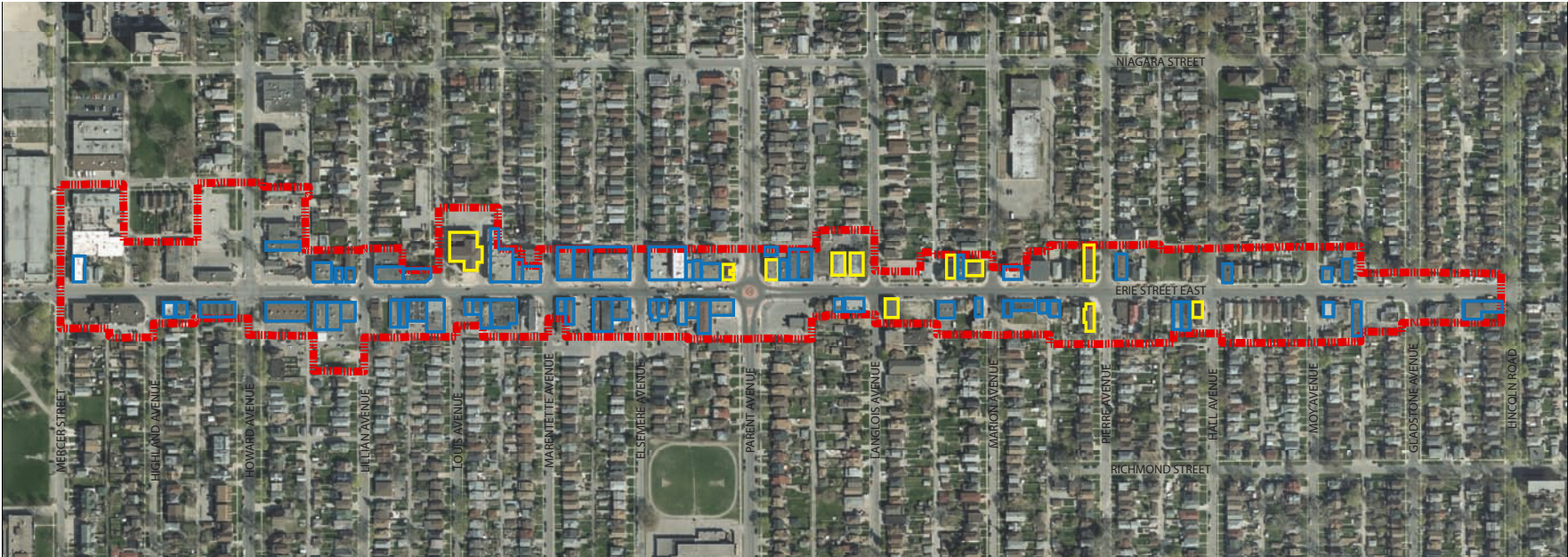
## 6.4 The Municipal Heritage Register and Main Street type buildings in the Erie Street BIA

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (ERIE STREET)			
ADDRESS	LISTED	DESIGNATED	NOTES
708 Erie Street East / 980 Louis Avenue Sant'Angela Merici Church	●		Constructed: 1939 Architect: John Boyde Additional: Romanesque Revival
894-96 Erie Street East / 997 Parent Avenue Commercial Building	●		Constructed: c1925 Additional: Mediterranean Revival details
900-12 Erie Street East Gubb's Pharmacy	●		Constructed: 1935
972 Erie Street East Inverness Apartments	●		Constructed: c1926
990 Erie Street East Killarney Apartments	●		Constructed: c1926
1001-15 Erie Street East P. Garam Building	●		Constructed: 1922
1064-68 Erie Street East Dupuis Building / Erie Cycle	●		Constructed: c1929
1090 Erie Street East Apartments	●		Constructed: c1927

Table 10. Buildings identified on the Municipal Heritage Register in the Erie Street BIA

## BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (ERIE STREET)

ADDRESS	LISTED	DESIGNATED	NOTES
983-987 Pierre Avenue Keith and Lillian Apartments	●		Constructed: c1924
1015-17 Pierre Avenue / 1187-97 Erie Street East Apartments	●		Constructed: c1920-21
1291-99 Erie Street East Duchess Beauty Salon	●		Constructed: 1927



Map 12. Buildings on the Municipal Heritage Registry (Erie Street) and other Main Street type buildings

## 6.5 Urban Design and Contextual Analysis



Figure 146. Regulating lines and building proportions identify a consistent pattern along the Erie Street BIA Mainstreet on the south side of Erie Street East from Elsemere Avenue to Parent Avenue.

Evidence of a design order based on long established international design principles as suggested in Sections 4 and 5 of this plan can be viewed throughout the Erie Street East Main Street. The following urban design analysis describes elements of the historical context of the area:

### Building Heights

Buildings are generally 1 to 3 stories.

### Doors and Window locations

Doors and the main entrance of establishments open out towards the Main Street. Some windows are clear vision glass and some are reflective glass facing the Main Street. It is important that these features remain and continue to create an “indoor/outdoor” relationship with the public realm.

### Proportion of the Façade and Regulating Lines

When making improvements to façades it is important to perform a contextual proportion analysis of the street façades in order to understand governing proportional systems such as regulating datum lines that occur from similar floor-to-floor relationships, and window spacing and heights (Studio g+G Inc., Architect, 2014).



When applying this analysis to the Main Street along Erie Street East there is generally a continuity of building elevations and the use of materials used over time between the following blocks:

- The North and South sides of Erie Street East between Lillian Avenue and Parent Avenue

There is generally a discontinuity of building elevations and the use of materials used over time between the following blocks along Erie Street East:

- The North side of Erie Street East between Howard Avenue and Lillian Avenue;
- The South side of Erie Street East between Mercer Street and Lillian Avenue; and,
- The North and South sides of Erie Street East between Parent Avenue and Langlois Avenue

There is an almost total lack of a traditional Main Street Façade in the following areas along Erie Street East between the following blocks:

- The North side of Erie Street East between Mercer Street and Howard Avenue

A continuous building façade does not exist in the following blocks, due to a mixture of residential buildings and commercial buildings fronting Erie Street East:

- The North and South sides of Erie Street East between Langlois Avenue and Lincoln Road

### Architectural Features

Key architectural elements that create interest throughout many of the building façades along the Main Street have been maintained but through archival photographs it is evident that in some cases these key elements have been lost. One of the goals of this the Building Façade Improvement Program is to encourage restoration of these key elements.



Figure 147. A variety of storefronts along a continuous building façade that generally follows consistent building regulation lines



Figure 148. A residential dwelling nestled between two Main Street type buildings



Figure 149. Residential buildings fronting onto Erie Street East, at Pierre Avenue intersection





Figure 150. Pop's Confectionery, 1406 Erie Street East, June 1958. Example of a quaint Mom & Pop store that is unique to traditional Main Street areas.

## 6.6 Recommendations

The findings of the Planning and Building Department survey and analysis of the Erie Street BIA reveal that conditions of properties are consistent with the *"Criteria for Designation"* for a CIP Project Area particularly:

- Building façades particularly architectural elements are in need of maintenance, repair, restoration, and rehabilitation.
- There is a presence of cultural heritage resources that are unique to the City somewhat that relate to the

- Italian-Canadians that represent the Main Street name sake; and
- The area has the potential to be a new employment area.

Through the survey and analysis outlined for the Erie Street BIA in Schedule F, it is recommended that the Erie Street BIA be approved for the City of Windsor Building Façade Improvement Program and Urban Design Guidelines for Main Streets.

Section 1.0 of this CIP discusses actions City Council has taken to support Main Streets. It appears appropriate to expand the area eligible for economic incentives through this CIP further west to the intersection of Erie Street East and Ouellette Avenue to include other Main Street type buildings and properties that are listed on the Municipal Heritage Register and may benefit from these programs.

Administration recommends expanding the area eligible for economic incentives under this CIP as identified on Map 6.

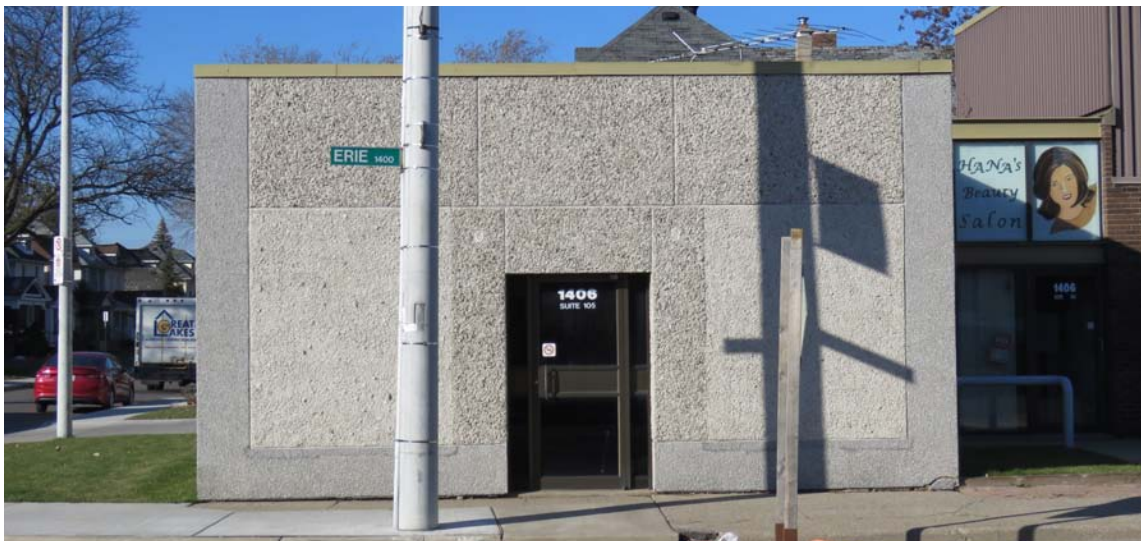
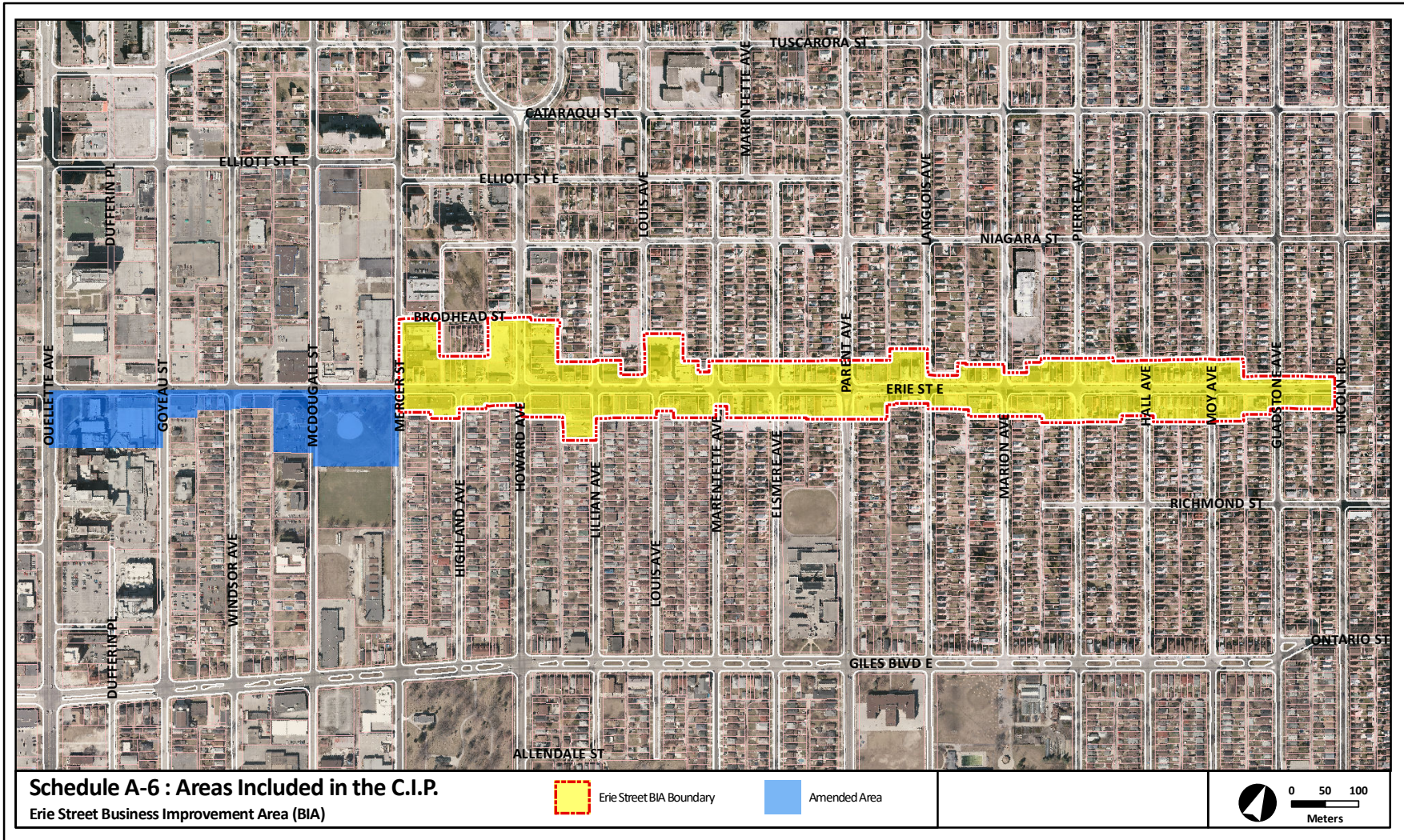


Figure 151. Former Pop's Confectionery, 1406 Erie Street East, November 2017. Storefront windows and original materials have been covered.





Map 13. Areas included in the CIP (Erie Street)



## Schedule 'G'

### 7.0 The Ottawa Street Business Improvement Area (BIA)

#### 7.1 History

The Ottawa Street BIA was established as an improvement area through By-law 5835.

The residential neighbourhood around the Ottawa Main Street area was first settled in the 1910s and 1920s as the City of Windsor developed to the south, extending a couple of blocks in the Town of Walkerville. An analysis of Fire Insurance Maps reveal that in 1924, Ottawa Street was still mostly undeveloped, with the exception of a few commercial block buildings and single family dwellings scattered along its length. By 1937, the vacant properties began to fill with both traditional Main Street type buildings and apartment blocks in the 1920's architectural style. By 1952, the continuous building façade along Ottawa Street that exists today was fully formed.



Figure 152. Intersection of Ottawa Street and Pierre Avenue looking east, June 1960

Over the years, the Ottawa Street area has grown into its own distinctive neighbourhood. Now its diverse population includes residents of Ukrainian, Russian, Polish, and other Eastern European descent, however the majority are French and Irish. Today Ottawa Street has several specialty shops, and has traffic calming measures to keep traffic to 40–50 km/h (25-30

mph). It boasts being one of Windsor's oldest shopping districts since its formation in the 1920s.

(Source: Tourism Windsor Essex; Wikipedia)



Figure 153. Blank walls and unarticulated storefronts detract from the indoor/outdoor relationship of traditional Main Streets

## 7.2 How Does the BIA Meet the Criteria Identified in Section 1.4 of the CIP?

The properties identified along Ottawa Street, from Marentette Avenue to Windermere Road within the Ottawa Street BIA identified on Schedule 'G' should be amended to the City of Windsor Building Façade Improvement Program for Main Streets because it meets the following criteria identified in Section 1.4 of the CIP and "Criteria for Designation" of a CIP Project Area:

- The properties are located along a Main Street as identified on Schedule G: Civic Image of the City of Windsor Official Plan (Vol. 1: The Primary Plan);
- The properties are within the Ottawa Street BIA;

Offering an economic incentive to improve the façades of buildings within the Ottawa Street BIA is consistent with Section 11.8 Community Improvement in the City's Official Plan (Vol. 1: The

Primary Plan), as it relates to the policies identified in Section 1.4, Part B of this CIP.





Figure 154. Building façades on Ottawa Street between Hall Avenue and Moy Avenue

### 7.2.1 Condition of Façades Along Ottawa Street

In the autumn of 2017, the Planning and Building Department conducted a survey of the Ottawa Street BIA to determine the condition of the façades flanking Ottawa Street between Marentette Avenue and Windermere Road. The survey produced a photo inventory of all façades within the BIA. The survey also identified cultural and heritage resources that are either on Windsor's Municipal Heritage Register (both designated and non-designated) and buildings/structures that may be

considered for recommendation for the Windsor Municipal Heritage Register in the future.

Buildings of a Main Street typology have also been identified for their future retention as well. Generally, the building façades in the Ottawa Street BIA are in good condition. However, some building façades are in very good condition as brick, doors and windows appear to be well maintained.

One of the concerns is that architectural features of these façades may be

removed or covered over without some form of municipal incentive because storefront owners may not see the economic value in preserving these detailed elements of the façade.

The information below provides additional detail and observations from professional staff site visit along the Main Street in 2017.

### 7.3 Ottawa Street BIA

#### 7.3.1 Condition of Existing Facades

- Some of the façades are in need of brick repair and cleaning;
- In some cases there are blank side walls that are visible from Ottawa Street;
- In some cases original exterior material of some buildings have been substituted for a cheaper non-traditional cladding such as stucco or EIFS; and
- In some cases detailed architectural features have been covered or are in need of restoration.

#### 7.3.2 The Storefront

- Both north and south sides of Ottawa Street have an intimate or small scale (quaint) character with the majority of buildings being of a Main Street typology;
- Illegal signage and missing and inconsistent address styles are found throughout the BIA;
- Some storefront window displays are cluttered with advertisements and in need of cleaning;
- Some storefronts have security bars that create a feeling that the area is unsafe; and



Figure 155. A traditional Main Street building façade that is covered with non-traditional materials and is missing signage

- Some storefronts have clean, clear and large windows where potential customers can see the activity inside creating a connection with the public realm.

#### 7.3.3 Overall Attractiveness of the Area

- There are some uses such as convenience stores, automotive shops, and gas stations that are incompatible with the character of the area;
- Where buildings have been demolished or developments have been setback from the property line, there is a gap in the street façade and often illegal parking has taken hold in these areas; and



Figure 156. Windows are barred and non-traditional material covers the facade

- Signage, gateway markers, and colourful street furniture along Ottawa Street create a unique identity and branding.

#### 7.3.4 Vacancy Rates

Since 2012, the City has undertaken a Land Use survey every two years to determine commercial vacancy on a city wide level.

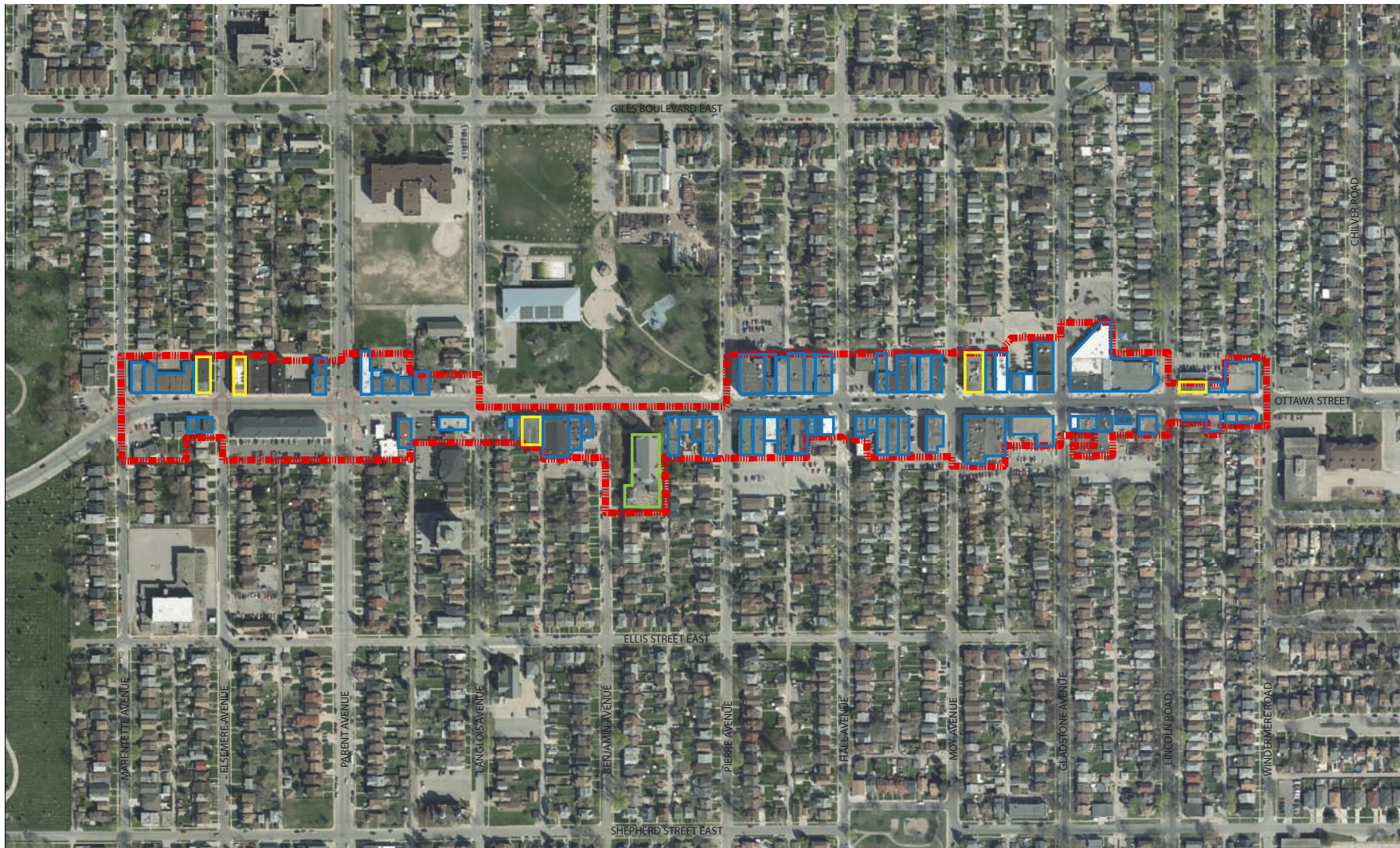
For the Ottawa Street BIA, 119 units were identified. From 2012 to 2016 vacancy rates have decreased from 26.5% in 2012 to 13.4% in 2016. A building façade improvement program will further encourage the re-use of any vacant storefronts.

## 7.4 The Municipal Heritage Register and Main Street type buildings in the Ottawa Street BIA

BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (OTTAWA STREET)			
ADDRESS	LISTED	DESIGNATED	NOTES
854 Ottawa Street / 1286 Elsmere Avenue Elsmere Apartments	●		Constructed: 1927
1285-91 Elsmere Avenue / 832-34 Ottawa Street Marwood Apartments	●		Constructed: 1928
1033-41 Ottawa Street Ukrainian National Home	●		Constructed: 1938
1334 Benjamin Avenue / Ottawa Street Sacred Heart Rectory (attached to Church)		●	Constructed: 1927 Architect: Pennington & Boyde
1125 Ottawa Street / Benjamin Avenue Sacred Heart Church Now St. Mary/Moses Coptic Orthodox		●	Constructed: 1927-28 Architect: Pennington & Boyde
1408 Ottawa Street F.W. Woolworth Store	●		Constructed: c1941
1600-26 Ottawa Street Adams Drug Co. Ltd.	●		Constructed: c1927

Table 11. Buildings identified on the Municipal Heritage Register in the Ottawa Street BIA





Map 14. Buildings on the Municipal Heritage Registry (Ottawa Street) and other Main Street type buildings



## 7.5 Urban Design and Contextual Analysis

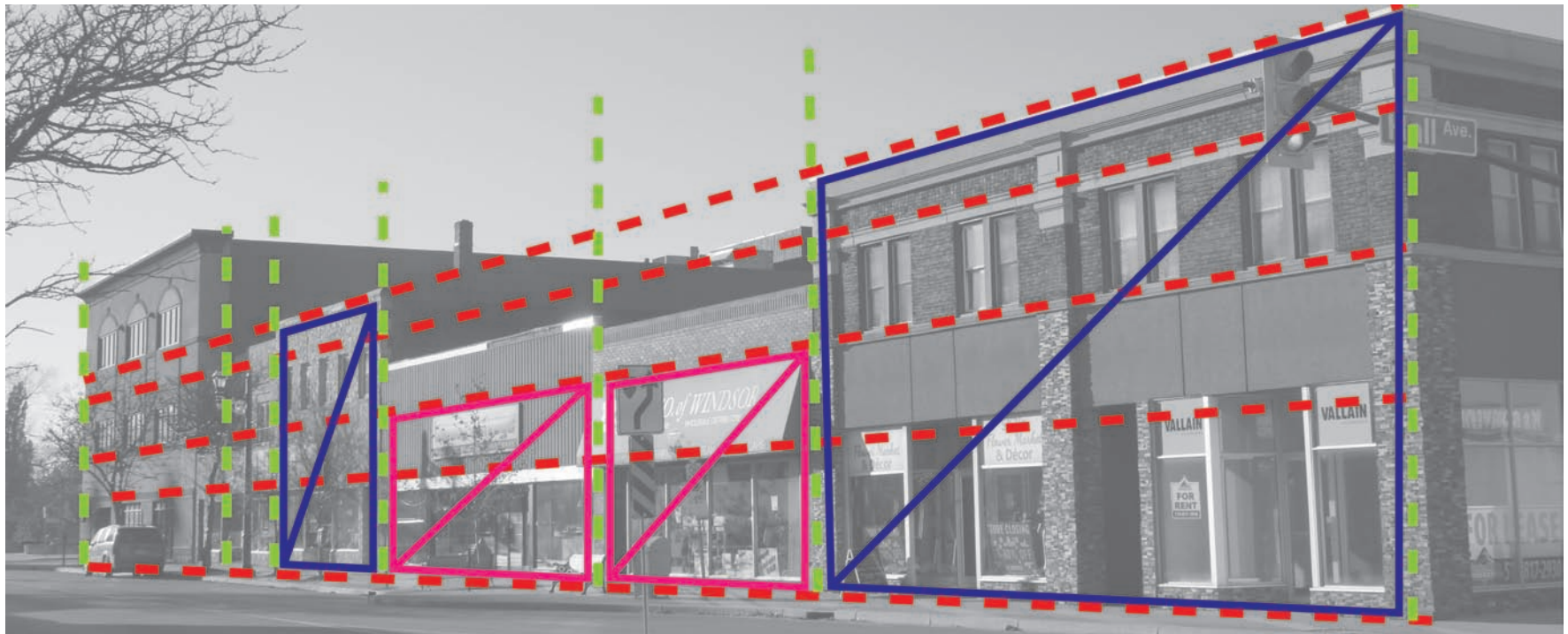


Figure 157. Regulating lines and building proportions identify a consistent pattern along the Ottawa Street BIA Mainstreet on the north side of Ottawa Street from Pierre Avenue to Hall Avenue.

Evidence of a design order based on long established international design principles as suggested in Sections 4 and 5 of this plan can be viewed throughout the Ottawa Street Main Street. The following urban design analysis describes elements of the historical context of the area:

### Building Heights

Buildings are generally 1 to 2 stories.

### Doors and Window Locations

Doors and the main entrance of establishments open out towards the Main Street. Windows are clear vision glass facing the Main Street. It is important that these features remain and continue to create an “indoor/outdoor” relationship with the public realm.

### Proportion of the Façade and Regulating Lines

When making improvements to façades it is important to perform a contextual proportion analysis of the street façades in order to understand governing proportional systems such as regulating datum lines that occur from similar floor-to-floor relationships, and window spacing and heights (Studio g+G Inc., Architect, 2014).



Figure 158. Continuous first storey facades at Ottawa Street and Parent Avenue intersection



Figure 159. A variety of building materials and facade styles on Ottawa Street between Pierre Avenue and Hall Avenue

When applying this analysis to the Ottawa Street Main Street there is generally a continuity of building elevations but a hodge-podge of materials used over time between the following blocks:

- The North and South sides of Ottawa Street between Pierre Avenue and Windermere Road

There is generally a discontinuity of building elevations and the use of materials used over time between the following blocks along Ottawa Street:

- The North side of Ottawa Street between Marentette Avenue and Langlois Avenue;

- The South side of Ottawa Street between Marentette Avenue and Parent Avenue; and
- The South side of Ottawa Street between Langlois Avenue and Pierre Avenue

There is an almost total loss of the traditional Main Street Façade in the following areas along Ottawa Street between the following blocks:

- The South side of Ottawa Street between Parent Avenue and Langlois Avenue



Figure 160. A gas station located beside a traditional Main Street building



Figure 161. Traditional Main Street storefront on the north side of Ottawa Street in 1951

### Architectural Features

Key architectural elements that create interest throughout many of the building façades along the Main Street have been maintained but through archival photographs it is evident that in some cases these key elements have been lost. One of the goals of this the Building Façade Improvement Program is to encourage restoration of these key elements.



Figure 162. The same storefront on Ottawa Street in November, 2017. Many of the architectural details of the building have been covered over time.

### 7.6 Recommendations

The findings of the Planning and Building Department survey and analysis of the Ottawa Street BIA reveal that conditions of properties are consistent with the “Criteria for Designation” for a CIP Project Area particularly:

- Building façades particularly architectural elements are in need of maintenance, repair, restoration, and rehabilitation.
- There is a presence of cultural heritage resources that are unique to the City
- The area has the potential to be a new employment area.

Through the survey and analysis outlined for the Ottawa Street BIA in Schedule G, it is recommended that the Ottawa Street BIA be approved for the City of Windsor Building Façade Improvement Program and Urban Design Guidelines for Main Streets.





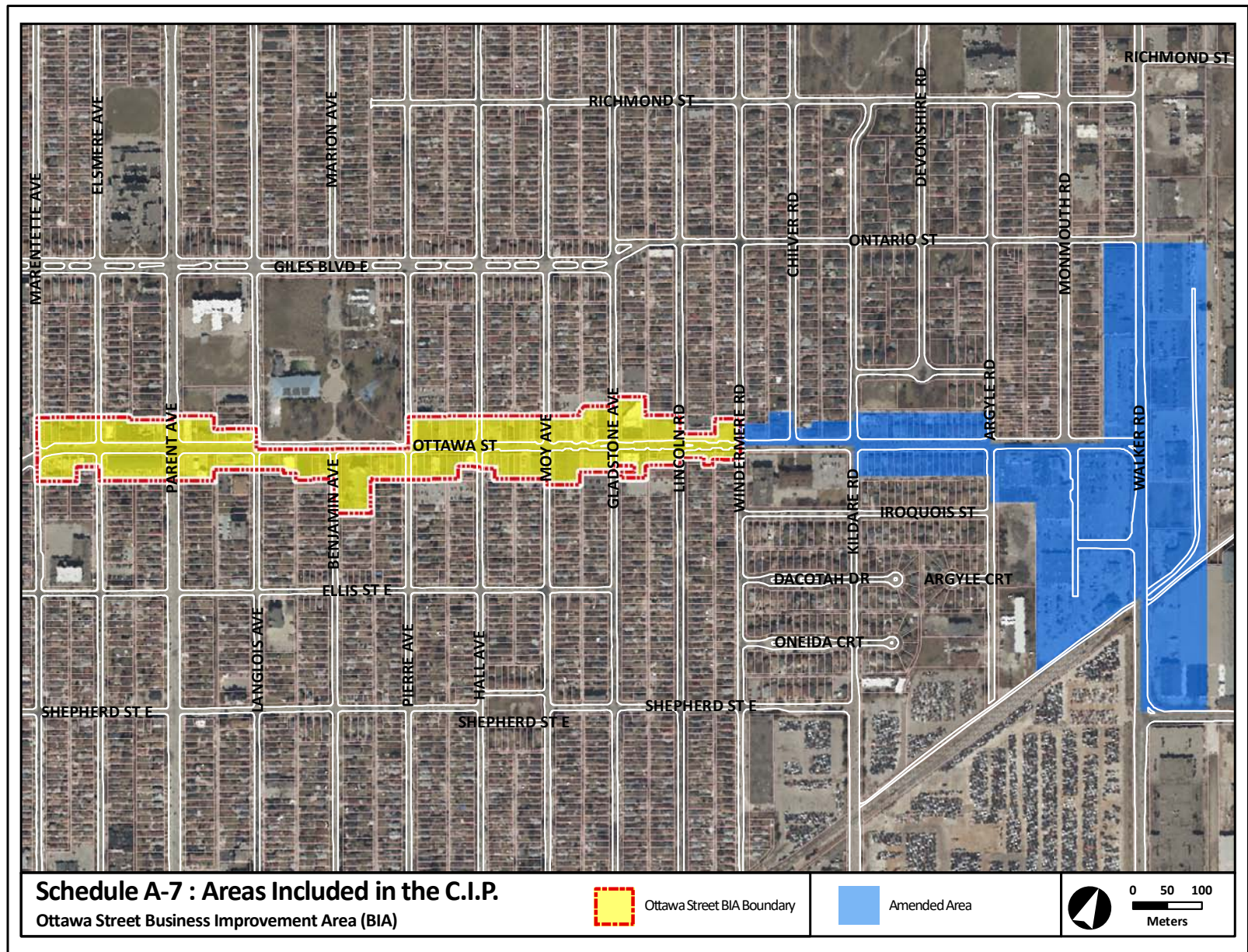
Figure 163. Conceptual drawing of an infill opportunity of a vacant/underutilized site creating a gateway into Ottawa Street (Colin Funk)

Section 1.0 of this CIP discusses actions City Council has taken to support Main Streets. Given the concept to connect, the Ottawa Street Area with Seminole

Street created through the Ford City CIP (adopted July 2019) and the opportunity to encourage the redevelopment of vacant or underutilized property in

the area Administration recommends expanding the area eligible for economic incentives under this CIP as identified on Map 14.





Map 15. Areas included in the CIP (Ottawa Street)

## Schedule 'H'

### 8.0 Ouellette Avenue: Erie Street to Tecumseh Road

#### 8.1 History

This stretch of Ouellette Avenue is just south of the Downtown CIP area. The portion of Ouellette Avenue from Erie Street to just past Giles Boulevard is included within the Downtown Business Improvement Area (BIA), which was established through By-law 5651. The legal name was established through By-law 130-2010.



Figure 164. Ouellette Avenue facing north from Hanna Street, 1960

Based on the City's Fire Insurance maps from 1924, 1937, and 1952 the stretch of Ouellette Avenue from Erie Street towards Tecumseh Road has evolved from largely single family dwellings considered mansions (constructed approx. 1900 to 1930) for the time

to a mix of uses including low to medium profile apartment buildings, institutional uses (i.e. health care uses), and commercial/offices uses. Many buildings along this area of Ouellette Avenue are listed on the City's Municipal Heritage Register while others could be

considered based on the Architecture and historical information. There is an eclectic mix of architectural styles including Craftsmen, Colonial/Tudor revival, Beaux Arts, Spanish Colonial Revival, Classical Revival, Art Deco, Prairie School, and Mid-Century



Modern.

### How Does the BIA Meet the Criteria Identified in Section 1.4 of the CIP?

The properties identified along this Stretch of Ouellette Avenue from Erie Street heading south to Tecumseh Road identified on Schedule ‘H’ should be amended to the Main Streets CIP because the properties meet the following criteria identified in Section 1.4 of the CIP and “Criteria for Designation” of a CIP Project Area:

- The properties are located along a Main Street as identified on Schedule G: Civic Image of the City of Windsor Official Plan (Vol. 1: The Primary Plan);
- The area is adjacent or in the vicinity of a Main Street where economic incentive can encourage the redevelopment of vacant land and buildings or the physical improvements to existing buildings.



Figure 165. Vacant/underutilized property

Offering an economic incentive to improve the facades of buildings and encourage the redevelopment of vacant or underutilized property along this stretch of Ouellette Avenue is consistent with Section 11.8 Community Improvement in the City’s Official Plan (Vol. 1: The Primary Plan), as it relates to the policies identified in Section 1.4, Part B of this CIP.

### Condition of Façades/property along Ouellette Avenue (Erie Street to Tecumseh Road)

In 2022, the Planning and Building Department conducted a survey to determine the general condition of property along the stretch of Ouellette Avenue from Erie Street heading south towards Tecumseh Road.

Generally, the building façades in this area are in good to fair condition. However, a few building façades are in poor condition and appear to be vacant and are not being maintained. There are also vacant/underutilized properties along this stretch of Ouellette Avenue where there are opportunities for redevelopment.

## 8.2 The Municipal Heritage Register and Main Street type buildings on Ouellette Avenue

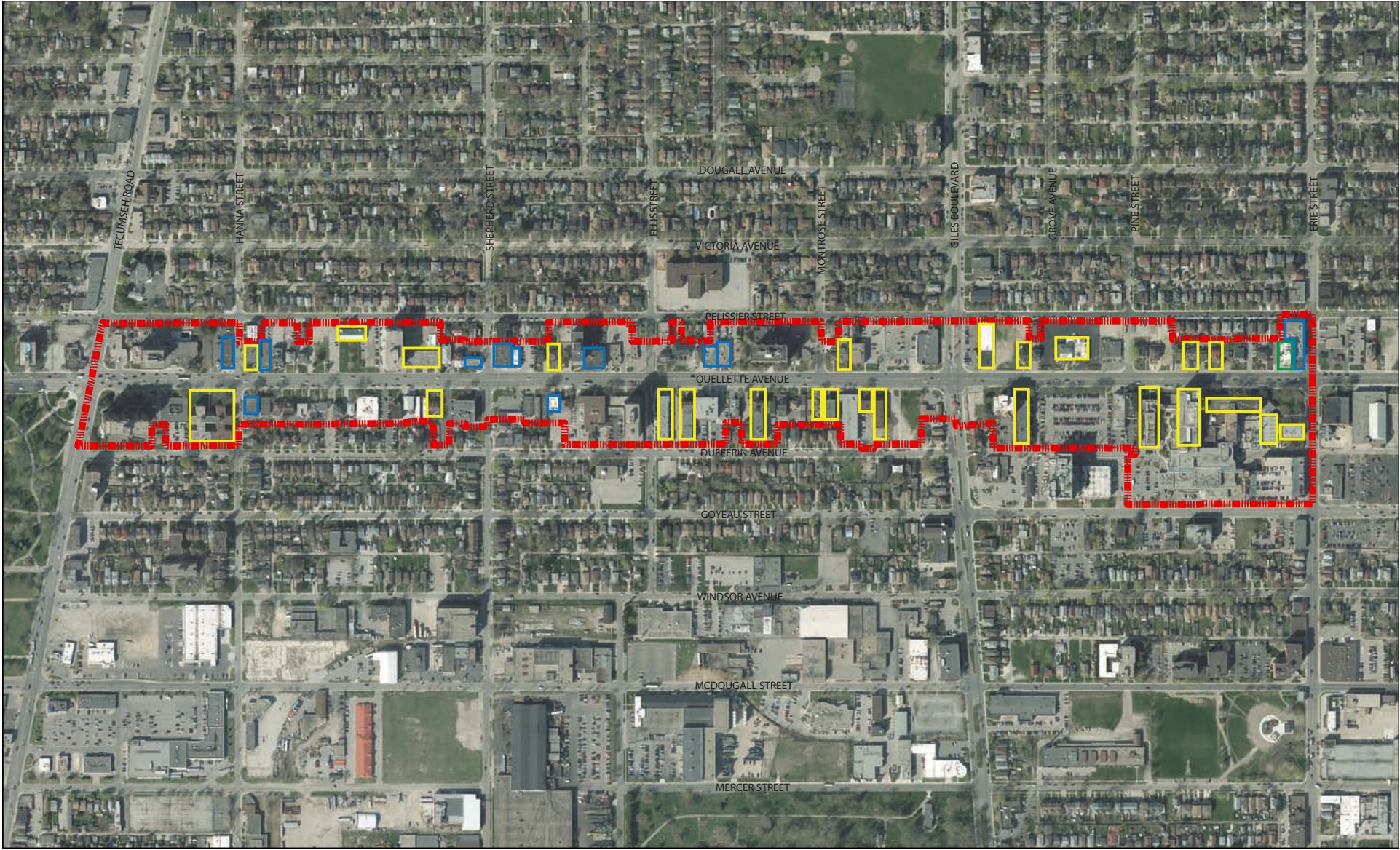
BUILDINGS ON THE MUNICIPAL HERITAGE REGISTER (OUELLETTE)			
ADDRESS	LISTED	DESIGNATED	NOTES
1004 Ouellette Avenue, 37 Erie Street East (Hotel Dieu Hospitallers Residence)	●		
1004 Ouellette Avenue (Hotel Dieu Chapel)	●		
1004 Ouellette Avenue (Hotel Dieu Hospital Wing)	●		
1004 Ouellette Avenue (Hotel Dieu Hospital Wing)	●		
1004 Ouellette Avenue (Jean Mance Residence)	●		
1011 Ouellette Avenue (Medical Arts Building)		●	
1049 Ouellette Avenue (House)	●		

Table 12. Buildings identified on the Municipal Heritage Register in the Ouellette Avenue area



ADDRESS	LISTED	DESIGNATED	NOTES
1061 Ouellette Avenue (Hotel Dieu Hospitallers Residence)	●		
1139 Ouellette Avenue (Janisse Bros. Funeral Home/Leo Page House)	●		
1164 Ouellette Avenue (Kensington Manor Apartments)	●		
1165 Ouellette Avenue (House)	●		
1197 Ouellette Avenue (Firestone Tire Store)	●		
1250-1260 Ouellette Avenue (Paramount Apartments)	●		
1279 Ouellette Avenue (House)	●		
1290 Ouellette Avenue (Maple Apartments)	●		
1304 Ouellette Avenue (House)	●		

ADDRESS	LISTED	DESIGNATED	NOTES
1338 Ouellette Avenue (Casa del Mara Apartments)	●		
1382 Ouellette Avenue (Ambassador Apartments)	●		
1398 Ouellette Avenue, 16-30 Ellis Street East (Royal Apartments)	●		
1461 Ouellette Avenue (Duplex)	●		
1519 Ouellette Avenue (Commercial Building)	●		
1520 Ouellette Avenue (Curtain House)	●		
1561 Ouellette Avenue (St. Paul's Anglican Church)	●		
36 Hanna Street West (Eldorado Apartments)	●		
1616 Ouellette Avenue (Windsor Court Apartments)	●		



Map 16. Buildings on the Municipal Heritage Registry (Ouellette Avenue) and other Main Street type buildings



### 8.3 Urban Dsign and Contectual Analysis



Figure 166. Inconsistent setbacks and building heights exist along Ouellette Avenue

#### Building Heights

Building Heights range from 2 to 3 storeys when considering the existing single family homes (1900 to 1930s mansions) along this stretch of Ouellette Avenue. However, when considering Apartment Buildings, Institutional Buildings such as the hospital, and other combined use buildings (i.e. commercial with residential above) building heights range from approximately 6 storeys (medium profile) to no greater than 14 storeys (high profile).

#### Doors and Window Locations

Doors and the main entrance of establishments generally open out towards the Main Street. However, there are opportunities through the Façade Improvement Program where more of an “indoor/outdoor” relationship with the public realm can be created.

#### Proportion of the Façade and Regulating Lines

When making improvements to façades it is important to perform a contextual proportion analysis of the street façades in order to understand governing proportional systems such as regulating datum lines that occur from similar floor-to-floor relationships, and window spacing and heights (Studio g+G Inc., Architect, 2014). Although this portion of Ouellette is considered a Main Street



there are few traditional Main Street type buildings because going back to the 1900s the build form was largely 2 to 3 storey single family homes as identified above. Throughout the Twentieth Century new development is of a higher profile with an eclectic style of architecture (ranging from traditional to modern) with varying building set backs. Given the various periods of Development, varying building heights and set backs it would not be appropriate to complete a contextual proportion analysis along this portion of Ouellette Avenue similar to what has been completed for other main street areas included in this document.

### Architectural Features

Key architectural elements that create interest throughout many of the building façades along the Main Street have been maintained but through archival photographs it is evident that in some cases these key elements have been lost. One of the goals of this the Building Façade Improvement Program is to encourage

restoration of these key elements.

### Recommendations

The findings of the Planning and Building Department survey and analysis of the stretch of Ouellette Avenue from Erie Street to Tecumseh Road reveal that conditions of properties are consistent with the “Criteria for Designation” for a CIP Project Area particularly:

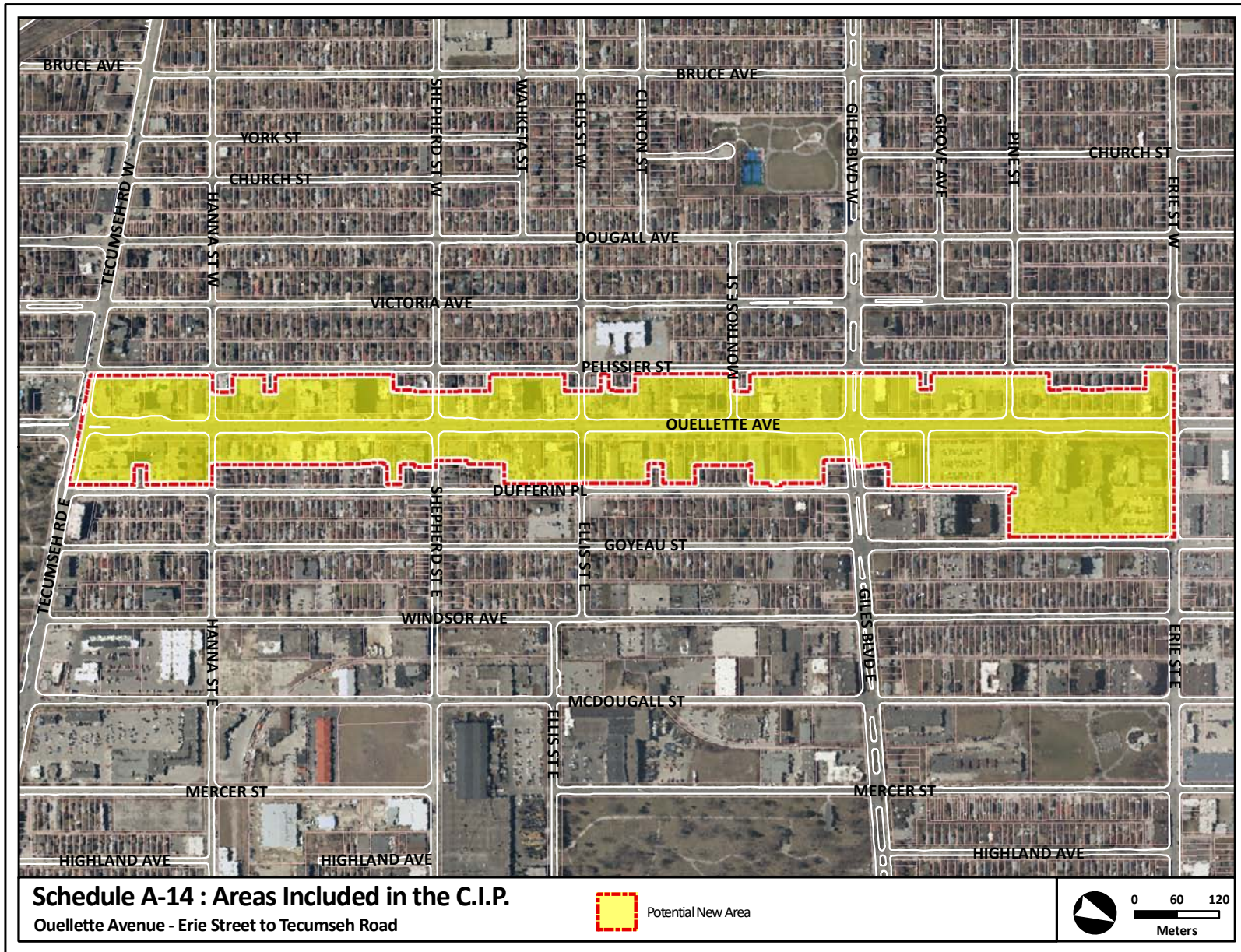
Building façades particularly architectural elements are in need of maintenance, repair, restoration, and rehabilitation. There is a presence of cultural heritage resources that are unique to the area. The area has the potential to be a new employment area.



Figure 167. Example of an International Style building



Figure 168. Example of late 1950's Modern Style building located at 1427 Ouellette



Map 17. Areas included in the CIP (Ouellette Avenue)





ADOPTED BY COUNCIL 2018 AMENDED 2022

BY-LAW NUMBER 145-2022

A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 9148 BEING A BY-LAW TO REGULATE TRAFFIC WITHIN THE LIMITS OF THE CITY OF WINDSOR

Passed the 11<sup>th</sup> day of October, 2022.

**WHEREAS** By-law Number 9148, being a by-law to regulate traffic within the limits of the City of Windsor, was passed on the 28<sup>th</sup> day of September, 1987.

**AND WHEREAS** it is deemed expedient to amend By-law Number 9148.

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

1. That **BY-LAW NUMBER 9148** be and the same is hereby amended as follows:

<i>AMENDMENTS TO TRAFFIC BY-LAW 9148</i>				
ITEM	REGULATION	STREET	BETWEEN	TIMES/DAY
1	Schedule "Q" Community Safety Zones <b>ADD</b>	Cabana Road East	Howard Avenue to Holburn Street	At all times
2	Schedule "Q" Community Safety Zones <b>ADD</b>	Russell Street	Chippawa Street to Mill Street	At All times

ITEM	Regulation	STREET	FROM	TO	SPEED LIMIT	EFFECTIVE TIMES
3	Schedule "T" School Zones <b>Add</b>	Russell Street	A point 20 meters east of Chippawa St	A point 112 meters east of Brock St	40 km/h	7 a.m. – 9:30 a.m. 2 p.m. to 5 p.m. Mon-Fri, Sept- June

This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

First Reading - October 11, 2022  
 Second Reading - October 11, 2022  
 Third Reading - October 11, 2022



BY-LAW NUMBER 146-2022

A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE ELEVENTH DAY OF OCTOBER, 2022

Passed the 11<sup>th</sup> day of October, 2022.

**WHEREAS** it is deemed expedient that the proceedings of the Council of The Corporation of the City of Windsor at this meeting be confirmed and adopted by by-law;

**THEREFORE** the Council of the Corporation of the City of Windsor enacts as follows:

1. The action of the Council of The Corporation of the City of Windsor in respect to each recommendation contained in the Report/Reports of the Committees and the local Boards and Commissions and each motion and resolution passed and other action taken by the Council of The Corporation of The City of Windsor at this special meeting is hereby adopted and confirmed as if all such proceedings were expressly in this by-law.
2. The Mayor and the proper officials of The Corporation of the City of Windsor are hereby authorized and directed to do all things necessary to give effect to the action of the Council of The Corporation of the City of Windsor referred to in the preceding section hereof.
3. The Mayor and the City Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the seal of The Corporation of the City of Windsor.

DREW DILKENS, MAYOR

CITY CLERK

First Reading - October 11, 2022  
Second Reading - October 11, 2022  
Third Reading - October 11, 2022



**Committee Matters: SCM 281/2022**

**Subject: Summary of Outstanding Council Questions as of October 6, 2022**

**OUTSTANDING COUNCIL QUESTIONS**

Just a reminder that this is quoted from the 2004 Council report:

**“overdue Council Questions (i.e., outstanding for 30 days or more) be responded to immediately.”**

**Outstanding:**

- 2016 – 1
- 2017 – 1
- 2019 – 3
- 2020 – 8
- 2021 – 12
- 2022 – 16

**2016**

**Total Outstanding: 1**

COUNCIL MEMBER		QUESTION – ISSUES RAISED	
Kusmierczyk	Comm. Economic Development & Innovation	<p><b>CQ10-2016</b></p> <p>Asks that administration report back on best practices from other cities regarding metered on-street accessible parking AND to provide feasibility and cost of implementing free metered parking for residents with Accessible Parking Permits.</p> <p>ST2016 (February 22, 2016)</p>	<p><b>Type of Response Required</b></p> <p>-Written Report</p> <p><b>CR414/2019</b> <b>ETPS691</b></p> <p>Referred back to Accessibility Committee and New City Hall Project Steering Committee for consideration. (Aug 26, 2019)</p>

**Total Outstanding: 1**

<b>COUNCIL MEMBER</b>		<b>QUESTION – ISSUES RAISED</b>	
Kusmierczyk	Chief Administrative Officer	<p><b>CQ36-2017</b>                      Asks that Administration report back on the 100 resilient cities program which is funding the position of a Chief Resiliency Officer in 4 Canadian cities – and report back on cost and benefits of establishing the position of a Chief Resiliency Officer both in Windsor and regionally.</p> <p>AS/8286 (September 5, 2017)</p>	<p><b>Type of Response Required</b>                      -Written Report</p>



**Total Outstanding: 3**

<b>COUNCIL MEMBER</b>		<b>QUESTION – ISSUES RAISED</b>	
McKenzie	Chief Administrative Officer	<p><b>CQ 7-2019</b>                      Asks that in light of the recent announcement from FCA to eliminate the third shift at the Windsor Assembly Plant and understanding the gravity of the economic impact to our community where as many as 10,000 jobs may be lost or affected, that Administration develop a proposal for Council’s review that could incent FCA to consider the possibility of introducing a new product into the Windsor Assembly Plant Facility. In doing so Administration should consider how existing City of Windsor economic development programs could be applied or amended to create a proposal that can help to protect the jobs now at risk both at the Windsor Assembly Plant and across the community generally.</p> <p>SPL/10759 (April 15, 2019)</p>	<p><b>Type of Response Required</b>                      -Written Report</p>
Holt	Comm. Infrastructure Services	<p><b>CQ 12-2019</b>                      Asks that Administration update Council on the Residential Parking Permit Policy, outlining how it can be improved, whether it is accomplishing its stated goals, and recommending changes in the policy to better serve residents in areas with high demand for on-street parking.</p> <p>ST2019 (May 6, 2019)</p>	<p><b>Type of Response Required</b>                      -Written Report</p> <p>Referred back to Admin                      CR445/2021</p>
Gignac	Comm. Community Services	<p><b>CQ 16-2019</b>                      Asks that Administration prepare a maintenance plan for East Bank of Little River where resident delegations identified a noxious, invasive plant (weed) issue.</p> <p>SR2019 (July 8, 2019)</p>	<p><b>Type of Response Required</b>                      -Written Report</p> <p>CR655/2020                      Additional info requested.</p>

**Total Outstanding: 8**

<b>COUNCIL MEMBER</b>		<b>QUESTION – ISSUES RAISED</b>	
McKenzie	Comm. Human Health & Services and Comm. Economic Development & Innovation	<p><b>CQ 4-2020</b>            That Administration prepare a comparative analysis of the Affordable Housing frameworks and incentives that are in place in comparable municipalities. To the extent that the data is available the analysis should consider all forms of affordable housing and the composition of the affordable housing marketplace in the communities analyzed.</p> <p>SS2020 (February 3, 2020)</p>	<p><b>Type of Response Required</b>            -Written Report</p>
Kaschak	Comm. Economic Development & Innovation	<p><b>CQ 7-2020</b>            Asks that if Council decides to move forward with reducing the speed limit to 40 km/h on all city residential streets, that administration advise of the timelines and cost to implement this across the city.</p> <p>ST2020 (March 2, 2020)</p>	<p><b>Type of Response Required</b>            -Written Report</p> <p>CR169/2021            Referred to Admin.</p>
Francis	Chief Administrative Officer	<p><b>CQ8-2020</b>            Asks Administration to prepare a report for Council's consideration regarding new initiatives, put in place to battle Covid19, that can remain in place to increase safety measures, efficiencies, environmental measures and cost savings moving forward. These measures might include paperless agendas and digital participation in meetings of council, among others.</p> <p>MH/13786 (April 27, 2020)</p>	<p><b>Type of Response Required</b>            -Written Report</p>
Bortolin	Executive Director Human Resources	<p><b>CQ15-2020</b>            Ask that administration prepare a report outlining costs and procedures to begin collecting and reporting on data across the corporation tied to visible minority population. This data will be used to help guide future policy decisions and be shared for public consumption. Using other municipalities as comparators and also include any agencies in which the data is tied to. Also, look to connect with the Community Safety &amp; Wellbeing initiative to see where overlapping efforts can be made to share data across the corporation.</p> <p>GM2020 (July 13, 2020)</p>	<p><b>Type of Response Required</b>            -Written Report</p>

Costante	Executive Director Human Resources	<p><b>CQ17-2020</b></p> <p>It is important that we recognize and acknowledge the historic and systemic nature of racism and discrimination in our country and our City. We understand that to move forward and promote equity and eliminate anti-racism requires reaching out to and hearing from the voices of those in our community and Corporation most impacted by discrimination and racism.</p> <p>In this pursuit, it is also essential that we work towards having a Corporation that is representative of the people it serves and that everyone is treated with respect. As such, I am seeking the input and recommendations of Administration and our Diversity Advisory Committee on the viability of:</p> <ol style="list-style-type: none"> <li>1. Including community-led consultations on systemic racism, under Phase 2 of the City of Windsor Diversity and Inclusion Initiative.</li> <li>2. Seeking the input of those in our Corporation and related entities and our community most affected by racism and discrimination, regarding barriers to hiring and advancement in our Corporation and related entities as part of the Diversity and Inclusion Initiative.</li> <li>3. Including recommendations and input regarding providing historical information and educational materials for City owned statues, buildings and streets named with racist histories as part of the Diversity and Inclusion Initiative, and further developing a plan for inclusive street and property naming practices in the future.</li> </ol> <p>APM2020 (July 13, 2020)</p>	<p><b>Type of Response Required</b></p> <p>-Written Report</p>
McKenzie	Comm. Economic Development & Innovation	<p><b>CQ21-2020</b></p> <p>That given the significant cluster of developments through the Howard Avenue corridor between Cabana and South Cameron and increasing concerns among current residents around the capability of the municipal infrastructure directly impacted to support these developments, that Administration prepare a report evaluating those capacities and what if any appropriate investments should proceed in order to accommodate the new developments. The analysis should include a consolidated traffic impact study, an analysis of the condition of the</p>	<p><b>Type of Response Required</b></p> <p>-Written Report</p>

		roadway, the need for traffic management infrastructure and/or traffic calming as well as active transportation capacities or deficiencies.  ST2020 (July 27, 2020)	
McKenzie	Comm. Economic Development & Innovation	<b>CQ32-2020</b> That Administration review and report back to Council on tree protection and replacement policies as it relates to the City of Windsor's land development bylaws. The review should include information pertaining to replacement ratios and the mechanisms by which trees are protected and required to be protected through the development process as well as the extent to which development is impacting the total tree count under our current framework along with options for Council to consider in terms of protecting trees and increasing tree cover through land development policy.  SRT2020 (December 7, 2020)	<b>Type of Response Required</b> -Written Report
Sleiman	Comm. Economic Development & Innovation	<b>CQ33-2020</b> I ask the City Administration to report back with a written report outlining the number of days it takes to get a building permit and compare it to other municipalities of similar size. I also ask Administration to devise methods of improving the speed of the permitting process.  SB2020 (December 7, 2020)	<b>Type of Response Required</b> -Written Report



**Total Outstanding: 12**

<b>COUNCIL MEMBER</b>		<b>QUESTION – ISSUES RAISED</b>	
Holt	Comm. Economic Development & Innovation	<p><b>CQ 3-2021</b>            Ask that Administration conduct a parking assessment of the 9 BIAs with the goals of providing enough on/off-street parking to satisfy the business needs without patrons spilling into abutting residential neighbourhoods. If land acquisitions are deemed necessary to fulfil these needs with the construction of additional off-street municipal lots, plan and prioritise individual needs.</p> <p>ST2021 18.4 (March 8, 2021)</p>	<p><b>Type of Response Required</b>            -Written Report</p> <p>Referred to 2023 Budget Deliberations</p>
Gignac	Executive Director of Human Resources	<p><b>CQ 7-2021</b>            Asking Administration to provide a report to Council outlining the policy that regulates procedures after an accident involving City vehicles and any amendments they might propose to update it.</p> <p>ACD2021 &amp; AL2021 18.2 (March 29, 2021)</p>	<p><b>Type of Response Required</b>            -Written Report</p>
Holt	Comm. Economic Development & Innovation	<p><b>CQ 14-2021</b>            Asks that our Active Transportation Coordinator REPORT BACK to the Environment Transportation and Public Safety standing committee on the opportunities to convert strategic remaining alleys in Windsor to active transportation routes and linear parks connecting neighbourhoods before they are sold to abutting land owners. These should augment our current Active Transportation Plan as well as connecting key pedestrian generating land uses which may not be identified and accommodated in that master plan.</p> <p>SAA2021 ST2021 (July 19, 2021)</p>	<p><b>Type of Response Required</b>            -Written Report</p>
Costante	Commissioner, Infrastructure Services	<p><b>CQ 15-2021</b>            Asks that Administration report back on the possible causes of flooding on July 16th based on data collected, and that administration further provide any potential solutions moving forward.</p> <p>SW2021 (July 19, 2021)</p>	<p><b>Type of Response Required</b>            -Written Report</p>

McKenzie	Comm. Legal & Legislative Services	<p><b>CQ 17-2021</b></p> <p>Asks that, to promote greater public safety for all people, that Administration work to develop a by-law for Council consideration to provide the City of Windsor with additional tools within the licensing framework for enforcement agencies to address unsafe and illicit activity in hotels and motels across the community that create dangerous and undesirable situations for motel guests, neighbours, and community members alike. The bylaw development process should include consultation process with industry stakeholders and social service providers, social agencies and health providers from both within and external to the City of Windsor as well as any other stakeholder group deemed appropriate by Administration.</p> <p>AB2021 &amp; MH2021 18.1 (July 26, 2021)</p>	<p><b>Type of Response Required</b></p> <p>-Written Report</p>
Gignac	Comm. Infrastructure Services	<p><b>CQ 18-2021</b></p> <p>Asks that Administration review the current truck routes in Windsor and bring a report with recommendations to Council on updating it as soon as possible.</p> <p>ST2021 18.2 (July 26, 2021)</p>	<p><b>Type of Response Required</b></p> <p>-Written Report</p>
Gill	Windsor Police Services	<p><b>CQ 21-2021</b></p> <p>Asks that Administration and Windsor Police bring a citywide report back to council, there has been an increase in crime in Windsor and especially at the Forest Glade Park. I would like to ask what measures are in place to help combat these issues and what steps will be taken going forward to prevent these problems from reoccurring. Residents are concerned for their safety and I would like to ask what actions can be taken in the future to help protect the community from such crime and violence.</p> <p>SP2021 18.3 (September 27, 2021)</p>	<p><b>Type of Response Required</b></p> <p>-Written Report</p>
Gignac	Licence Commissioner	<p><b>CQ 22-2021</b></p> <p>Asks what vehicles fall under the new city Noisy Vehicle bylaw and how By-Law enforcement and Police are co-ordinating to ensure compliance</p> <p>AB2021 18.4 (September 27, 2021)</p>	<p><b>Type of Response Required</b></p> <p>-Written Report</p>

Kaschak	Licence Commissioner	<p><b>CQ 23-2021</b></p> <p>Asks that Administration provide an update for the October 18<sup>th</sup> meeting of Council regarding the Council approved 2 year pilot project to increase our Bylaw Enforcement Officers hours of work to 37.50 and the preliminary results achieved to date.</p> <p>AS2021 18.5 (September 27, 2021)</p>	<p><b>Type of Response Required</b></p> <p>-Written Report</p>
Gill	Commissioner, Community Services	<p><b>CQ 25-2021</b></p> <p>Asks that Administration report back to the council with an estimated cost from enacting The Windsor Police Service's recommendations on the short term solutions to improve the skate parks in Windsor, in terms of lighting and installation of cameras, specifically for the Forest Glade Park</p> <p>SP2021 (October 25, 2021)</p>	<p><b>Type of Response Required</b></p> <p>-Written Report</p>
Gignac	Comm. Economic Development & Innovation	<p><b>CQ 26-2021</b></p> <p>Asks that Administration research what municipal zoning bylaws may be in place in other municipalities in Ontario or across Canada that regulate Cannabis retail outlets/consumption areas.</p> <p>GP/13047 18.3 (November 1, 2021)</p>	<p><b>Type of Response Required</b></p> <p>-Written Report</p>
Costante	Comm. Infrastructure Services and Comm. Economic Development & Innovation	<p><b>CQ 27-2021</b></p> <p>Asks that Administration report back on opportunities to amend the warrant matrix and incorporate additional factors when determining the installation of 4-way stops in our residential neighbourhoods. This may include certain factors in the warrant threshold be lowered or amended, and may also include other factors such as petitions and school zones to be incorporated in the overall matrix.</p> <p>ST2021 (November 15, 2021)</p>	<p><b>Type of Response Required</b></p> <p>-Written Report</p>

**Total Outstanding: 16**

<b>COUNCIL MEMBER</b>		<b>QUESTION – ISSUES RAISED</b>	
Gignac	Comm. Infrastructure Services	<p><b>CQ 1-2022</b> Asks Public Works if adjustment to snow incident response would be more effective if salting of residential streets at least once to prevent ice forming. Intention is not to increase budget to include additional salting but perhaps redirecting multiple salting of arterials to direct 1 to residential streets.</p> <p>SW2022 18.3 (January 17, 2022)</p>	<p><b>Type of Response Required</b> -Written Report</p>
Gignac	Comm. Infrastructure Services	<p><b>CQ3-2022</b> Asks Administration for a report outlining how deficient residential roads not in the 10 year Capital Budget will be addressed.</p> <p>ACOQ2022 18.3 (February 14, 2022)</p>	<p><b>Type of Response Required</b> -Written Report</p>
McKenzie	Comm. Economic Development & Innovation	<p><b>CQ5-2022</b> Asks Administration to report back to Council on the appropriateness of adding non-BIA commercial districts as Community Safety Zones in commercial shopping districts that generate similar levels of pedestrian and active transportation activity.</p> <p>ACOQ2022/MI2022 (April 11, 2022)</p>	<p><b>Type of Response Required</b> -Written Report</p>
Bortolin	Comm. Legal & Legislative Services	<p><b>CQ6-2022</b> Asks that Administration provide Council with an update on the Bylaw enforcement “Dirty Yard” repeat offender fee process outlining the effectiveness of administrating the penalty.</p> <p>ACOQ2022/AB2022 (April 25, 2022)</p>	<p><b>Type of Response Required</b> -Written Report</p>
Gignac	Comm. Infrastructure Services	<p><b>CQ8-2022</b> Asks Administration to review and report to Council if there is a current policy to prioritize "half width streets" to bring them up to current standard width. Also if there are Provincial regulations as to required standard widths for residential roads.</p> <p>ACOQ2022 &amp; ST2022 18.3 (May 9, 2022)</p>	<p><b>Type of Response Required</b> -Written Report</p>



McKenzie	Comm. Infrastructure Services	<p><b>CQ9-2022</b></p> <p>That Administration report back on the potential benefits of the City of Windsor offering a Private Culvert Rehabilitation Subsidy program to residents similar to other programs currently offered through the Flood Mitigation program framework such as the Basement Flooding Protection Program and the Downspout Disconnection Program. The analysis should include reference to impacts both to individual homeowners and the community as a whole from a flood mitigation standpoint as well as estimated financial impacts, storm water management benefits and a potential funding source. The report to also include a subsidy program for backyard drains on private property. Carried.</p> <p>ACOQ2022 18.3 (June 13, 2022)</p>	<p><b>Type of Response Required</b></p> <p>-Written Report</p>
Francis	Comm. Legal & Legislative Services	<p><b>CQ11-2022</b></p> <p>That Administration report back to City Council regarding the feasibility of establishing a by-law that prohibits panhandling in residential, business, and tourism districts within the City of Windsor, including boulevards and pedestrian refuges.</p> <p>ACOQ2022/ACL2022 (July 11,2022)</p>	<p><b>Type of Response Required</b></p> <p>-Written Report</p>
McKenzie	Comm. Community Services	<p><b>CQ12-2022</b></p> <p>Asks that Administration report back on the impact and feasibility of adding solar lights to park trails across the City when trail remediation occurs and where appropriate, and further, to report back on the impact of adding solar lights to any new park trail system as a standard practice moving forward.</p> <p>ACOQ2022/ST2022 (July 25, 2022)</p>	<p><b>Type of Response Required</b></p> <p>-Written Report</p>
Bortolin	Comm. Infrastructure Services	<p><b>CQ13-2022</b></p> <p>Asks that Administration provide Council with a report on potential changes to the encroachment policy that would permit memorial signs and historical features to be placed in the right-of-way. Also, report on potential options to the Engineering Landscape Best Practice BP3.2.2 that would allow mulch in right-of-way without a permit.</p> <p>ACOQ2022 &amp; SE2022 (August 8, 2022)</p>	<p><b>Type of Response Required</b></p> <p>-Written Report</p>

Costante	Comm. Community Services	<b>CQ 14-2022</b> Asks that, as part of the Urban Forest Management Plan, Administration should include information about the following: How a tree is determined to be either public or privately owned. Reason(s) for potential change in ownership status. The impacts of change in ownership status for the municipality and the private property owner with respect to liability, maintenance and replacement costs.  ACOQ2022 & SRT2022 (August 8, 2022)	<b>Type of Response Required</b> -Written Report
Kaschak	Comm. Community Services	<b>CQ 15-2022</b> Asks that administration prepare a report with options for the City and TWEPI to stage a celebration of the life achievements of Rosalie Trembley at our Chimzuk Museum of Art Gallery in 2023. Funding sources, such as the Public Art Endowment Fund, and any other funding methods should be outlined in the report.  ACOQ2022 & SR2022 (September 6, 2022)	<b>Type of Response Required</b> -Written Report
Gill	Comm. Community Services	<b>CQ 16-2022</b> Asks that Administration report back on the possibility of adding a seasonal membership as well as key access to the Tennis and Pickleball Courts similar to what is done in the Town of Tecumseh.  ACOQ2022 & SR2022 (September 6, 2022)	<b>Type of Response Required</b> -Written Report
McKenzie	Comm. Infrastructure Services	<b>CQ 17-2022</b> Asks that Administration report back to Council on traffic noise along the EC Row corridor where sound mitigation measures are not in place close to sensitive land uses.  ACOQ2022 & ST2022 (September 6, 2022)	<b>Type of Response Required</b> -Written Report
McKenzie	Comm. Community Services	<b>CQ 18-2022</b> Asks that Administration provide an update on the current status and condition of the Jackson Park Band shell and further comment on the viability of a Feasibility Study outlining the scope of work necessary to bring the band shell back into community access and usage within the Parks Department inventory of assets.  ACOQ2022 & SR2022 (September 6, 2022)	<b>Type of Response Required</b> -Written Report
McKenzie	Comm. Community Services	<b>CQ 19-2022</b> Asks that Administration undertake a review of the use of artificial turf on the public right-of-way with a view to assess the impacts as it relates to climate change and bio diversity and to assess	<b>Type of Response Required</b> -Written Report

		the on-going use of the material in terms of all potentially affected departments at the City of Windsor.  ACOQ2022 & APM2022 (September 26, 2022)	
Gignac	Comm. Legal & Legislative Services	<b>CQ 20-2022</b> Asks that Administration provide a report to Council as soon as possible on how best to move forward in acquiring the former Abars property.  ACOQ2022 & APM2022 (September 26, 2022)	<b>Type of Response Required</b> -Written Report

/sg  
as of October 6, 2022



**Council Directives: SCM 280/2022**

**Subject: Outstanding Council Directives as of September 26, 2022**



## Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
December 17, 2012	CR293/2012	16287	City Planner	That the report of the City Planner dated November 21, 2012 entitled "Exemption from Sandwich Demolition Control By-law 20-2007 — 508, 520, 540, 556, 570, 590, 604, 612, 615, 622, 623, 631, 639, 646, 663, 670, 673, 686, 704, 710, 718, 724, 730, 738, 744, 750, 753, 758-760, 759, 765, 764, 769, 772, 777, 778, 781, 784, and 790 Indian Road, 812 and 862 Mill Street, and 764, 770, 780 and 788 Rosedale Avenue" <b>BE DEFERRED</b> as requested by the Canadian Transit Company, to allow for further discussions with administration on this matter.	Report remains deferred by Council, as per the Commissioner, Legal & Legislative Services.
August 24, 2015	CR159/2015 Clause XI	17893		<b>"Corporate Payroll Business Process Review UPDATE":</b> That the final FTE staffing changes reductions and resultant project savings and completions, <b>BE REPORTED</b> to City Council as part of or prior to the 2018 budget process	Q1 2021
May 16, 2016	CR334/2016	S 76/2016	Commissioner, Corporate Services Chief Financial Officer & City Treasurer	THAT City Council AUTHORIZE the CFO/Commissioner, Corporate Services Chief Financial Officer & City Treasurer(or delegate) to sign Minutes of Settlement as it relates to the Centralized Property Appeals. THAT the CFO/Commissioner, Corporate Services Chief Financial Officer & City Treasurer(or delegate) <b>BE REQUIRED</b> to report the results of the Minutes of Settlement to City Council once all appeals have been finalized.	Ongoing as required

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
September 19, 2016	CR594/2016	C 176/2016	Chief Administrative Officer	<p>THAT City Council APPROVE the allocation of \$400,000 for the design, creation, installation and unveiling of a commemorative statue to honour the life and work of Hiram Walker; and,</p> <p>THAT City Council APPROVE that \$390,000 BE FUNDED from the 2014 Enhanced Capital Budget Contingency Placeholder for this project with the remaining \$10,000 to BE FUNDED from Councillor Holt's 2016 ward funds; and,</p> <p>THAT City Council APPROVE the sole source retention of artist Mark Williams for the creation, fabrication and installation of a statue/sculpture depicting Hiram Walker and DIRECT administration to prepare an agreement to retain the services of Mr. Williams accordingly; and,</p> <p>THAT the CAO and Commissioner, Legal &amp; Legislative Services BE AUTHORIZED to take any other steps as may be required to bring effect to these resolutions, satisfactory in form to the Commissioner, Legal &amp; Legislative Services, in financial content to the Commissioner, Corporate Services Chief Financial Officer &amp; City Treasurer, and in technical content to the Commissioner, Infrastructure Services; and,</p> <p>THAT the CAO and Commissioner, Legal &amp; Legislative Services BE AUTHORIZED to sign any required documentation as it relates to this project, satisfactory in legal form to the Commissioner, Legal &amp; Legislative Services, in technical content to the Commissioner, Infrastructure Services, and in financial content to the Commissioner, Corporate Services Chief Financial Officer &amp; City Treasurer; and further,</p> <p>THAT administration REPORT BACK on fundraising efforts towards this project within six months.</p>	CAO 4032 - To be completed 2020

## Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
February 6, 2017	CR59/2017	CM 59/2016	City Planner	<p>THAT the report of the City Planner dated October 26, 2016 entitled "Response to CQ34-2016: Design Guidelines for fencing along Riverside Drive" <b>BE RECEIVED</b> for information; and further,</p> <p>THAT Administration <b>BE DIRECTED</b> to prepare a report for Council's consideration that would:</p> <ul style="list-style-type: none"> <li>- Institute a by-law standard for decorative fencing and parking areas along Riverside Drive (both the north and south sides of Riverside Drive); and</li> <li>- Include options for incentivizing existing commercial and industrial property owners to be able to upgrade their existing fencing along the waterfront side of Riverside Drive; and</li> </ul> <p>Include costing for decorative fencing from just east of Hiram Walker's all the way to Strabane.</p>	
August 8, 2017	CR472/2017	C 123/2017	Manager Real Estate Services	That Administration <b>REPORT BACK</b> with respect to conducting an EOI for the rental of the commercial space in the Goyeau Street Parking garage.	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
October 16, 2017	CR648/2017	C 180/2017	Chief Administrative Officer	<p>... That pending the restoration of the Street Car #351, City Council APPROVE IN PRINCIPLE the installation of Street Car #351 into a Riverfront Park location with a future report to City Council for site location approval and funding request to install at said location and to develop a maintenance fund for future requirements; and further,</p> <p>That administration BE DIRECTED to undertake a public consultation process on this project, and that following this process, that an administrative report BE PREPARED for Council's consideration no later than 6 months after the Trolley is accepted from the current owner, to provide options as to usage if it is for some kind of vending (e.g., food and/or drink) or anything of that nature, including costs for transportation, placement, and potential sites; and further,</p> <p>That the CAO and Commissioner, Legal &amp; Legislative Services BE AUTHORIZED to sign any other documents required to bring effect to these resolutions, in form satisfactory to the Commissioner, Legal &amp; Legislative Services, in financial content satisfactory to the Commissioner, Corporate Services Chief Financial Officer &amp; City Treasurer/Commissioner, Corporate Services Chief Financial Officer &amp; City Treasurer, and in technical content to the Corporate Leader of Parks, Recreation, Culture and Facilities and Executive Director of Recreation and Culture; and further,</p>	CR297/2018 Fundraising Ongoing
January 15, 2018	B32/2018	S 184/2017	City Forester	<p>THAT the report from the City Forester regarding an update on the progress of a City-wide Tree Inventory Project, a Preventative Tree Maintenance Program and a Urban Forest Management Plan <b>BE RECEIVED</b>; and further,</p> <p>THAT funding for the Preventative Tree Maintenance Program in the estimated annual amount of \$2,080,000 beginning in 2019 <b>BE REFERRED</b> to future Capital budget deliberations; and,</p> <p>That Administration <b>PROVIDE</b> information on any available subsidized programs which may exist by investigating best practices used in other municipalities; and that this information <b>BE PROVIDED</b> during the 2019 Budget deliberation process.</p>	Will be included in Capital Variance Report 2021



## Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
March 26, 2018	CR155/2018	C 52/2018	Commissioner, Infrastructure Services	<p>...That the Purchasing Department BE AUTHORIZED to issue a Purchase Order to Haddad, Morgan and Associates Ltd. to provide engineering services related to the redevelopment of 6700 Raymond Ave (former Concord School site) for an upset limit of \$75,500 plus taxes; and further,</p> <p>That the Commissioner, Infrastructure Services or designate BE AUTHORIZED to issue the requisite tender for the construction works required for the redevelopment and FURTHER that once the tender results are known that a report be submitted to City Council relative to the award of the contract and identifying a funding source for any projected funding shortfalls that may arise.</p>	<p>On hold pending Planning's review of tiny houses as asked by Councillor Gignac Now that the SMP is complete we need to review the impact of this development however the concepts are still being developed by Planning - update towards end of Dec. 2020</p>
May 7, 2018	CR245/2018	CMC 9/2018	Chief Administrative Officer	<p>That the correspondence from the Ministry of Education dated April 27, 2018 regarding an update to Ontario's commitment to revise the Pupil Accommodation Review Guideline (PARG) <b>BE RECEIVED</b>, and further, that Administration <b>BE DIRECTED</b> to prepare a report for Council's consideration in terms of the possibility for applying on the City of Windsor's behalf for the Call of Proposals being issued this summer to participate in the Voluntary Integrated Planning and Partnerships Initiative (VIPPi), to provide flexible support to local partners that wish to enhance their collective capacity for integrated capital and community planning.</p>	
May 7, 2018	CR253/2018	C 76/2018	Commissioner, Corporate Services Chief Financial Officer & City Treasurer	<p>...That all expenditures made under the exemption <b>BE REPORTED</b> to Council by the 2022 CAN-AM Police-Fire Games General Manager within a reasonable time following the conclusion of the Project.</p>	
May 7, 2018	CR265/2018 ETPS 597	SCM 178/2018 & S 59/2018	Commissioner, Community Services	<p>That the report of the Manager of Parks Development dated March 28, 2018 entitled "Response to CQ4-2016 Lighting at Riverfront Walkway Near Askin Boulevard" <b>BE RECEIVED</b> for information; and,</p> <p>That a report be <b>BROUGHT BACK</b> as part of the 2021 budget deliberations relative to the matter so that council can debate the allocation of the Central Riverfront Park Improvement placeholder funds, including consideration of lighting the riverfront walkway.</p>	<p>Stand alone report or as part of Capital Budget submissions under CRIP or lighting projects for 2021</p>

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
May 7, 2018	CR275/2018	C 77/2018	Commissioner, Corporate Services Chief Financial Officer & City Treasurer	That Council <b>PROVIDE</b> Riverwest with the City's copyright permission to use banners with the likeness of public artwork owned by the City on condition that Riverwest agrees that the banners contain an acknowledgement of the artists who produced the original artwork; and further,  That Council <b>APPROVE</b> the requested \$5000 indemnity and that this <b>BE CHARGED</b> to the Budget Stabilization Reserve Fund (BSR) and that Administration <b>BE DIRECTED</b> to prepare a draft policy for Council's consideration regarding banners (how they can be requested, all costs associated, etc.) outlining what would be expected.	
June 4, 2018	CR333/2018 Clause VII	S 235/2017 & SCM 75/2018	Commissioner, Corporate Services Chief Financial Officer & City Treasurer	VII. That Administration <b>REPORT BACK</b> to City Council regarding the catalyst project designation under the Building/Property Tax Increment Grant Program.	
August 27, 2018	CR472/2018	C 148/2018	City Planner	That the Walkerville area <b>BE SELECTED</b> as a pilot project area for the Districting Initiative and generally bounded on the north by the Detroit River, on the south by Niagara Street, on the east by Walker Road, and to the west by Gladstone Avenue.  That a design and costing consultant at a cost not to exceed \$100,000.00 (plus HST) <b>BE RETAINED</b> for purposes of performing a higher level design analysis/value engineering and market costing so that the most accurate budget estimates can be obtained and further approved by Council prior to project selection/execution; and further,  That the cost of the design and costing consultant <b>BE FUNDED</b> from the 2018 Enhanced Budget for District Theming previously approved for spending by Council via CR123/2018; and,  That a future Council Report <b>BE PREPARED</b> by the City Planner recommending and describing the specific Walkerville Districting projects to be completed with estimated budgets and timelines for completion.	

### Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
September 17, 2018	CR503/2018 ETPS 630	SCM 332/2018 & C 122/2018	Commissioner, Community Services	<p>That the report of the Manager Parks Development, dated July 20, 2018, responding to CQ27-2017 regarding first responders signage for parks, <b>BE RECEIVED</b> for information; and,</p> <p>That City Council <b>BE ADVISED</b> that Administration will return to Council in January 2019 to request the approval to proceed with this project and release the 2023 funding allocated as part of the 2018 Enhanced Budget, and further,</p> <p>That Administration <b>BE DIRECTED</b> to develop a wayfinding standards policy based on the results of the Little River Corridor wayfinding signage and markers, as a pilot project, to be brought to City Council for approval.</p>	Wayfinding signage at Little River Corridor install Spring 2020 as Pilot. Report to follow on year after review of pilot (summer/fall 2021)
September 17, 2018	CR512/2018 PHED 589	SCM 257/2018 & SCM 207/2018	City Planner	<p>That Report No. 7 of the Windsor Housing Advisory Committee indicating: That the "Draft" Official Plan policies relating to second unit policies BE ACCEPTED and further, that the recommendation of the Housing Advisory Committee proceed to the Planning, Heritage and Economic Standing Committee and to City Council as expeditiously as possible, <b>BE APPROVED</b>; and,</p> <p>That Administration <b>REPORT BACK</b> to Council on best practices from surrounding Municipalities regarding heights and set back requirements for ancillary structures.</p>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
October 1, 2018	CR550/2018	S 165/2018	Commissioner, Community Services	<p>That the report from Glos Associates Inc. titled "Proposed Relocation/Construction of Lanspeary Park Greenhouse Feasibility Study" and dated September 10, 2018 <b>BE RECEIVED</b>; and further,</p> <p>That Council <b>APPROVE</b> OPTION #2 – Construct a new greenhouse complex at Jackson Park- as the preferred solution; and further,</p> <p>That Council <b>REFER</b> consideration of the associated funding for the chosen option to the 2019 budget deliberations; and further,</p> <p>That subject to funding being approved in the Capital Budget, Administration <b>BE DIRECTED</b> to construct a new greenhouse complex at Jackson Park inclusive of the expansion space for in-house plant production and thereafter proceed to demolish the existing Lanspeary Park Greenhouse Complex, taking into consideration any heritage features or buildings contained thereon, and restore the subject area to parkland; and further,</p> <p>That Administration <b>BE DIRECTED</b> to offer options for the expansion of the demonstration house on the site within the re-development plans for Lanspeary Park (options showcasing the low impact re-development); and further,</p> <p>That Administration <b>BE DIRECTED</b> to provide information on production numbers for having this in-house versus externally for this service (how much does the taxpayer benefit from having this in-house).</p>	<p>Info on production numbers will be included in the report for approving the precommitment of remaining funds required anticipated in early January 2021. Lanspeary redevelopment plans/report will follow public open house, late 2021 early 2022.</p>



### Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
January 7, 2019	CR4/2019	C 217/2018	Chief Administrative Officer	<p>1. That City Council <b>AUTHORIZE</b> Administration to proceed with, and <b>PRE-COMMIT</b> funding for, the additional 2018 Enhanced Capital Projects identified in Appendix A for the 2019 calendar year; and,</p> <p>2. That the award of tenders or RFP's for the identified works <b>BE PRE-APPROVED</b>, subject to being within the allocated budget and in accordance with Purchasing by-law 93-2012, and that the Chief Administrative Officer and Commissioner, Legal &amp; Legislative Services <b>BE AUTHORIZED</b> to sign all relevant agreements, in form satisfactory to the Commissioner, Legal &amp; Legislative Services, in financial content satisfactory to the Commissioner, Corporate Services Chief Financial Officer &amp; City Treasurer and in technical content satisfactory to the Commissioner, Infrastructure Services, City Planner or Corporate Leader of Parks, Recreation, Culture and Facilities; and,</p> <p>3. That Administration <b>REPORT BACK</b> to City Council through a Communication Report(s) the results of all tenders that were awarded and approved, with any that require additional funding to be reported to Council separately.</p>	
February 4, 2019	CR35/2019	C 11/2019	Commissioner, Corporate Services Chief Financial Officer & City Treasurer	<p>That City Council <b>APPROVE</b>, as per the requirements of the Leadership Asset Management Program (LAMP), the use of the tools and guidelines for Triple bottom line plus (TBL+), Whole life-cycle (WLC) and Business Case Evaluation (BCE) as developed through the LAMP grant and approved by the Asset Planning Steering Committee; and,</p> <p>That City Council <b>DELEGATE</b> authority to the Asset Planning Steering Committee to provide oversight to the implementation of this framework and to amend the guidelines and tools as may be deemed necessary as such guidelines and tools are integrated within the Corporation; and further,</p> <p>That Administration <b>BE DIRECTED</b> to prepare a report for Council's consideration on methods that could be used to accelerate the process for implementation</p>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
March 25, 2019	CR120/2019	C 43/2019	Commissioner, Legal & Legislative Services	That the report of the Commissioner, Corporate Services Chief Financial Officer & City Treasurer regarding the Mayor, Councillors and Appointees 2018 Statement of Remuneration and Expenses BE RECEIVED for information; and further, That in a municipal election year, NO COUNCILLOR SHALL BE PERMITTED to commit to any conferences after the date of an election in a municipal election year; and further, That Administration BE DIRECTED to prepare a report for Council's consideration on a process that would allow all members of Council to access conference materials and summary notes for information purposes, from those Councillors that attend conferences.	
April 1, 2019	B8/2019	C 226/2018	Commissioner, Corporate Services Chief Financial Officer & City Treasurer	That City Council <b>RECEIVE</b> the 2019 Capital Budget 7-Year Plan documents reflective of approx. \$845.104 M in total funding; and...  That Administration <b>BE DIRECTED to REPORT BACK</b> to Council regarding the infrastructure deficit and a high-level plan to address it; and,  As amended a total of \$240,000 from the 2019 Grant Matching and Inflationary Pressures project (FIN-001-19) be reallocated to: Capitol Theatre Capital Improvements (ENG-010-17) in the amount of \$40,000 for the new Marquee sign and Pedestrian Crossing (OPS-001-19) in the amount of \$200,000 for priority pedestrian crossings as identified in agenda Item 11.14.	
April 1, 2019	B14/2019	C 188/2018	Commissioner, Infrastructure Services	That Council <b>FORMALLY REQUEST</b> the Lieutenant Governor of Ontario for permission to divest of the City-owned shore wall along Lake St. Clair; and,  That Administration <b>FURTHER REPORT BACK</b> with respect to the question regarding possible transfer ownership of shore walls and associated land; and...	Letter sent to ERCA Richard Wyma on November 2019. Letter sent by CAO to MNRF January 16, 2020 c/o Mitch Wilson. Cannot be responded to until a response is received. It will likely be a year or more. September 9, 2020 - Lt Gov. has not yet responded

## Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
April 1, 2019	B61/2019	Reference #C118	Chief Executive Officer Windsor Library	That the recommended “Addition of Friday Branch Hours” (Budget Issue #2019-0358) in the amount of \$98,412 <b>BE NOT APPROVED</b> , and that it <b>BE FUNDED</b> through one-time dollars and that Administration <b>REPORT BACK</b> in 2020.	
May 6, 2019	CR210/2019	C 78/2019	Community Development and Health Services Commissioner – Corporate Leader Social Development and Health	<p>That the report from the Commissioner of Community Development and Health Services and the Administrator/Executive Director of Huron Lodge Long-Term Care Home <b>BE RECEIVED</b> for information; and further...</p> <p>That the Chief Administrative Officer and Commissioner, Legal &amp; Legislative Services <b>BE AUTHORIZED</b> to execute any documents required to establish and participate in the Ontario Health Team, such that any funding does not create an additional annualized cost without the prior approval of City Council, and subject to legal approval by the Commissioner, Legal &amp; Legislative Services, financial approval by the Commissioner, Corporate Services Chief Financial Officer &amp; City Treasurer, and technical approval by the Community Development and Health Commissioner and Executive Director of Huron Lodge; and further,</p> <p>That Administration <b>BE DIRECTED</b> to provide appropriate reports to City Council as the Ontario Health Team is established in Windsor and Essex County.</p>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
July 8, 2019	CR322/2019	C 68/2019	Chief Building Official	<p>That a vacant building registry <b>NOT BE IMPLEMENTED</b> at this time and the vacant building initiative (VBD) <b>BE EXTENDED</b> to July 2020; and,</p> <p>That Building Administration <b>CONTINUE TO REVIEW</b> the effectiveness of the VBI program and <b>PROVIDE</b> City Council costing options to maintain permanent pro-active vacant building enforcement as part of the 2020 Building Inspections budget submission; and,</p> <p>That a sixth goal <b>BE ADDED</b> to the 5 program goals listed in the report, specifically “To mitigate visible blight for the affected neighbourhood”; and,</p> <p>That administration <b>BE DIRECTED</b> to report back in 2020 for a more fulsome breakdown of statistics including types of orders issued, which were successful, which were complied with, and that the report <b>ALSO INCLUDE</b> options for a vacant building registry that expressly includes the topic of access, cost recovery, identification, highest fees possible under the law and the shortest timelines.</p>	
July 8, 2019	CR334/2019	SCM 205/2019 & S 102/2019	City Planner	<p>That this Council Report responding to CQ 1-2019 on the benefits and process to designating Walkerville a Heritage Conservation District under the Ontario Heritage Act <b>BE RECEIVED FOR INFORMATION</b>; and,</p> <p>That Administration <b>BE DIRECTED</b> to proceed with the implementation of the Walkerville Heritage Conservation District Study; and,</p> <p>That administration <b>PROVIDE</b> a fulsome report to the Development and Heritage Standing Committee outlining the process, timelines and next steps.</p>	



**Outstanding Council Directives Tracking Log**

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
July 8, 2019	CR340/2019	SCM 183/2019 & S 97/2019	Commissioner, Human & Health Services	<p>...That Administration <b>BE DIRECTED</b> to bring the Community Safety and Well-being Plan to City Council and the Windsor Police Services Board in sufficient time to be adopted prior to the Provincial government's deadline of January 1, 2021; and further,</p> <p>That the Commissioner of Community Development and Health Services or her designate <b>BE REQUESTED</b> to provide regular updates to the Community Services and Parks Standing Committee over the process of development and implementation of the Community Safety and Well-being Plan.</p>	CR337/2020 Extended deadline
July 8, 2019	CR347/2019	SCM 190/2019 & S 79/2019	Commissioner, Human & Health Services	<p>...That the Chief Administrative Officer and Commissioner, Legal &amp; Legislative Services <b>BE AUTHORIZED</b> to execute any agreements, documents and forms required to establish and participate as a Prototype, Service System Manager and/or Direct Delivery Agent, such that any funding does not create an additional annualized City cost without the prior approval of City Council. Authorization would be subject to approval as to legal content by the Commissioner, Legal &amp; Legislative Services, as to financial content by the Commissioner, Corporate Services Chief Financial Officer &amp; Commissioner, Corporate Services Chief Financial Officer &amp; City Treasurer and Commissioner, Corporate Services Chief Financial Officer &amp; City Treasurer designate, and as to technical content by the Community Development and Health Services Commissioner and the Commissioner, Human &amp; Health Services; and further,</p> <p>That Administration <b>BE DIRECTED</b> to provide appropriate reports and updates to City Council regarding the Ontario Works – Employment Ontario Transformation as information becomes available.</p>	
August 26, 2019	CR424/2019	S 129/2019	Senior Manager Asset Planning	<p>That City Council <b>RECEIVE</b> and <b>APPROVE</b> the attached Asset Management Plan for the City of Windsor in compliance with Ontario Regulation 588/17 – Asset Management Planning for Municipal ; and further,</p> <p>That the report of the Manager of Asset Planning dated July 8, 2019 entitled “Corporate Asset Management Plan” <b>BE DEFERRED</b> to the 2020 Budget Deliberations to allow Council to consider the additional recommendations in the report.</p>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
October 7, 2019	CR495/2019 Clause 6	C 162/2019	Sokol- Asset Planning	<p>1 – That Council AUTHORIZE administration to negotiate a Municipal Sewer Access Agreement between the City of Windsor and Noventa Energy Partners Ltd. for the purpose of connecting to the City’s sanitary sewer trunk line at a designated location along Riverside Drive, satisfactory in form to the Commissioner, Legal &amp; Legislative Services, in technical content to the Commissioner, Infrastructure Services, and in financial content to the Commissioner, Corporate Services Chief Financial Officer &amp; Commissioner, Corporate Services Chief Financial Officer &amp; City Treasurer and Commissioner, Corporate Services Chief Financial Officer &amp; City Treasurer; and...</p> <p>6 – That Council DIRECT administration to report back detailing the outcome of the negotiated agreements and other related matters contained in this report.</p>	
October 7, 2019	CR518/2019	SCM 358/2019 & S 146/2019	Executive Director of Operations	<p>That this report in response to CQ 12-2019 – Residential Parking Permit Policy <b>BE RECIEVED</b> by Council for information; and,</p> <p>That Council <b>RESCIND</b> the Onstreet Parking Permits for Agencies Policy as adopted in CR418/2004; and,</p> <p>That Council <b>APPROVE</b> the Agency Parking Permit Policy as proposed in Appendix “A”; and,</p> <p>That Administration <b>BE REQUESTED</b> to report back on options to curb the issues with permit parking including but not limited to no parking zones/limited parking/commuter lots and other solutions that administration deems may be good solutions; and,</p> <p>That this information <b>BE FORWARDED</b> to a future meeting of the Environment, transportation and Public Safety Standing Committee.</p>	Waiting for information related to the lot near Brock Street which we are trying to make arrangements for some alternative parking
November 18, 2019	CR543/2019	S 198/2019	Commissioner, Human & Health Services	...That Administration <b>BE DIRECTED</b> to bring the regional Community Safety and Well-Being Plan to City Council and Essex County Council in sufficient time to be considered prior to the Provincial government’s deadline of January 1, 2021.	CR337/2020 Extended deadline

## Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
November 18, 2019	CR564/2019	SCM 388/2019 & SCM 329/2019	Windsor Police Services	That Report No. 21 of the Windsor BIA Advisory Committee – Increasing enforcement on Wyandotte St. East from Devonshire to Lauzon indicating: That Administration from Windsor Police Services <b>BE REQUESTED</b> to report back on the feasibility of increasing enforcement on Wyandotte Street East from Devonshire to Lauzon Road due to excessive speeding along this corridor.	
December 2, 2019	CR601/2019	SCM 417/2019 & SCM 365/2019		That Report No. 2 of the Committee of Management for Huron Lodge indicating: That Administration <b>BE REQUESTED</b> to report back on the history of per diem funding in long term care homes and the comparators relating to the allocation of food per diems in other institutions	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
December 2, 2019	CR608/2019	SCM 412/2019 & S 200/2019	Commissioner, Human & Health Services	<p>That this report from the Executive Director of Housing and Children's Services regarding the Windsor Essex Child Care and Early Years Service System Plan 2020-2025 <b>BE ACCEPTED</b>; and,</p> <p>That the Executive Director of Housing and Children's Services <b>BE AUTHORIZED</b> to submit The Windsor Essex Child Care and Early Years Service System Plan 2020-2025 to the Province of Ontario's Ministry of Education on or before December 31, 2019 as required under the Child Care and Early Years Act; 2014 (CCEYA); and,</p> <p>That the Executive Director of Housing and Children's Services <b>REPORT BACK</b> to Council should the Ministry of Education have substantial changes and/or recommendations that are directed by the Minister to be incorporated into The Windsor Essex Child Care and Early Years Service System Plan 2020-2025; and,</p> <p>That the Executive Director of Housing and Children's Services <b>BE AUTHORIZED</b> to submit subsequent reports/updates on The Windsor Essex Child Care and Early Years Service System Plan 2020-2025 to the Ministry of Education if required; and further,</p> <p>That Administration <b>REPORT BACK</b> to the Community Services and Parks Standing Committee once further analysis is completed regarding the causal data related increase in vulnerability as reported in the Early Development Instrument (EDI) and further analysis in terms of breakdowns of EarlyON programs and usage.</p>	
December 16, 2019	CR621/2019	C 203/2019	Commissioner, Corporate Services Chief Financial Officer & City Treasurer	<p>That City Council <b>APPROVE</b> the issuing of a Request for Proposal (RFP), in accordance with Purchasing Bylaw 93-2012 and amendments hereto, for the potential development of a photovoltaic generation Net Metering project on suitable City of Windsor properties; and,</p> <p>That the Council <b>DIRECT</b> Administration to report back on the outcome of the RFP identifying the successful proponent along with a detailed business case analysis.</p>	



### Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
January 20, 2020	CR40/2020	SCM 485/2019 & S 230/2019	Commissioner, Corporate Services Chief Financial Officer & City Treasurer	<p>That the Environment, Transportation &amp; Public Safety Standing Committee sitting as the Transit Windsor Board of Directors <b>APPROVE</b> the Transit Master Plan – More Than Transit (the Plan) as follows:</p> <p>1. That the Plan <b>BE</b> the roadmap for Transit Windsor from the years 2020 to 2028 to follow with annual reviews and updates; and,</p> <p>2. That any 2019 operating revenue surplus to a maximum of \$250,000 <b>BE TRANSFERRED</b> to Capital to fund a Garage Feasibility Study in order to implement the plan; and,</p> <p>3. That the recommendations as set out by Administration for capital and operating needs for 2020 through to 2028 <b>BE DEFERRED</b> to the City of Windsor Annual Operating and Capital Budget with regards to implementation of the plan.</p>	
January 27, 2020	B9/2020	SCM 299/2019 & S 167/2019	Commissioner, Infrastructure Services	That Administration <b>BE DIRECTED</b> to prepare a report for Council's consideration related to options for curbside garbage collection instead of alley collection citywide wherever possible.	Report written as C 151/2020. Will be updated with new financial information and is expected to go to December 16 ETPS
January 27, 2020	B58/2020	AFB/13467	Chief Administrative Officer	That Administration <b>BE DIRECTED</b> to implement a Zero Based Participatory Full Council Budget model for the 2021 Budget deliberations and further that a report <b>BE PROVIDED</b> in the Spring of 2020 outlining the parameters and options for a Zero Based Budget model for Council's consideration and decision.	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
February 24, 2020	CR99/2020 CR605/2019 CSPS79	SCM 58/2020 & C 160/2019	Commissioner, Community Services	<p>...That the International Relations Committee <b>BE REQUESTED</b> to review the \$25,000 commitment for the You + Me sculpture project due to the updated information regarding the \$50,000 financial commitment to this project by the Rotary Club of Windsor-Roseland;</p> <p>That the International Relations Committee <b>RECONSIDER</b> committing \$25,000 in the You + Me sculpture project; and further,</p> <p>That, in the absence of the International Relations Committee reconsidering a \$25,000 financial commitment, the International Relations Committee <b>REPORT BACK</b> to Council with their plan for the \$25,000 that was previously committed to the You + Me sculpture project.</p>	Completed - a small portion (\$5,000) was allocated to the You +Me sculpture project and of the remaining \$20,000 the IRC has approved \$14,000 for the Sister Cities Pole
April 27, 2020	CR149/2020	C 76/2020	Commissioner, Corporate Services Chief Financial Officer & City Treasurer	<p>That the results of the email poll conducted by the Deputy Commissioner, Legal &amp; Legislative Services on April 8, 2020 approving the following recommendation BE CONFIRMED AND RATIFIED:</p> <p>That, consistent with CR 127/2020 which provided all taxpayers property tax relief in the form of an extension for payment of the third interim tax instalment, City Council <b>EXTEND</b> the due date for the 2020 1st quarter remittance of the Municipal Accommodation Tax (MAT) from April 30, 2020 to June 30, 2020; and further,</p> <p>That there <b>WILL BE NO</b> late payment charges in either form, penalty and/or interest through the period June 30, 2020; and further,</p> <p>That the Commissioner, Legal &amp; Legislative Services <b>AMEND</b> By-law 133-2018;</p> <p>and further,</p> <p>That administration <b>BE DIRECTED</b> to prepare a report for Council's consideration, as soon as possible, on options available for the City of Windsor to use the Municipal Accommodation Tax (MAT) to help the local hospitality industry as a result of the ongoing COVID-19 pandemic.</p>	

## Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
July 27, 2020	CR380/2020	C 145/2020	Community Development and Health Commissioner & Corporate Leader – Social Development and Health	<p>That the Review of Emergency Shelter Services in Windsor Essex Report by Vink Consulting Inc. <b>BE RECEIVED</b> for information; and,</p> <p>That the Executive Director of Housing and Children’s Services <b>BE DIRECTED</b> to bring forward reports to City Council addressing the recommendations for the future state of the emergency shelter system, including implementation plans with associated costs; and,</p> <p>That the Executive Director of Housing and Children’s Services <b>BE AUTHORIZED</b> to pursue funding options to support any required operational and capital investments and further, should such funding options be in the forms of grants and/or loans; and,</p> <p>That the Chief Administrative Officer and Commissioner, Legal &amp; Legislative Services, or their designates, <b>BE AUTHORIZED</b> to sign any applications and take any such actions as required to secure funding provided such documents are in a form satisfactory to the Commissioner, Legal &amp; Legislative Services, satisfactory in financial content to the Commissioner, Corporate Services Chief Financial Officer &amp; City Treasurer, and technical content to the Executive Director of Housing and Children’s Services; and further,</p> <p>That Administration <b>BE DIRECTED</b> to report back to the Community Services and Parks Standing Committee on a quarterly basis on timelines and progress of the report.</p>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
November 7, 2020	CR553/2020 DHSC 207	SCM 311/2020 & S 53/2020	City Planner	<p>I. That Administration <b>BE REQUESTED</b> to give notice of intention to designate the property located at 436 Askin Ave in accordance with Part IV of the Ontario Heritage Act; within 60 days from September 25, 2020; and,</p> <p>II. That the request to demolish the enclosed porch and balcony at the rear of 436 Askin Ave to facilitate a rear addition and conversion to a semi-detached dwelling as currently proposed, <b>BE REFUSED</b>, in accordance with the Ontario Heritage Act, Section 30 Effect of the Notice of Designation; and,</p> <p>III. That Administration <b>REPORT BACK</b> to Council regarding initiation of a Heritage Conservation District Area Study for this area; and, that the report include suggestions related to potential boundaries, optional designation of a Heritage Conservation District Study Area Bylaw, timing of the study and funding considerations.</p>	
November 23, 2020	CR585/2020	C 220/2020	Commissioner, Community Services	That the report of the Senior Manager – Facilities dated November 6, 2020 entitled “Corporate Security Plan and Risk Assessment” <b>BE DEFERRED</b> to allow for additional information from administration.	
December 7, 2020	CR616/2020 Clause 6	C 54/2020	Commissioner, Corporate Services Chief Financial Officer & City Treasurer	6. That administration <b>BE DIRECTED</b> to report back at a high level on the economic impact and any perceived impacts on development if Council were to revisit eliminating the industrial exemption.	
December 21, 2020	CR655/2020	SCM 374/2020 & S 164/2020	Commissioner of Parks, Recreation, Culture and Corporate Facilities	That Administration <b>BE REQUESTED</b> to report back to Council outlining the costs associated with undertaking an invasive species management strategy citywide.	
January 18, 2021	CR40/2021 ETPS 802	SCM 16/2021 & S 155/2020	Commissioner, Economic Development & Innovation	That the report of the Environment, Transportation and Public Safety Standing Committee of its meeting held December 16, 2020 regarding “Wyandotte Street East Corridor Review” <b>BE REFERRED</b> back to Administration to narrow the focus as soon as possible, and to satisfy the Active Transportation Master Plan by providing cycling infrastructure along Wyandotte Street East and further, that in-person public meetings <b>BE HELD</b> once permitted, as part of a consultation process that would include residents and businesses in the subject area.	



## Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
February 1, 2021	CR64/2021 CR26/2021 DHSC 226 DHSC 227 DHSC 228 Clause 6	SCM 2/2021 & S 170/2020	City Planner	...6. That the City Planner <b>BE DIRECTED</b> to report back to Council on a range of options available to address the concerns arising from the 2650 Metcalf property operating as a Transport Terminal.	
February 8, 2021	CR69/2021	SCM 44/2021	Commissioner, Corporate Services Chief Financial Officer & City Treasurer	That Council <b>RECEIVE</b> the external advisory report and <b>ENDORSE IN PRINCIPLE</b> the recommendations enclosed in Windsor Works: An Economic Development Strategy for the City's Future Growth; and further, That Council <b>DIRECT</b> Administration to undertake the work required in order to prepare a detailed implementation plan as soon as practical and provide quarterly updates to Council on progress.	
February 22, 2021	B26/2021		Commissioner, Infrastructure Services	That the Street Extension and Trunk Sewer Project on Jarvis (ECP-010-07) <b>BE DEFERRED</b> for a period of 1 year to allow for the completion of the Environmental Assessment and public consultation to be conducted.	
March 29, 2021	CR110/2021	Clerk's File: SP2021		That the report of the Windsor Police Service entitled "Strategic Plan: 2020-2022" <b>BE REFERRED</b> to a future meeting of Council to allow for representatives from the Windsor Police Service to be in attendance and available for questions	
March 29, 2021	CR111/2021	Clerk's File: MU2021		That the "Windsor Utilities Commission 2020 Summary Report: Water + Imagination = Quality of Life" <b>BE REFERRED</b> to a future meeting of Council to allow for representatives from Windsor Utilities Commission to be in attendance and available for questions	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
April 19, 2021	CR161/2021	SCM 108/2021 & S 9/2021	Commissioner, Economic Development & Innovation	<p>1. That the Community Safety Zone Policy, attached as Appendix 1 of this report, <b>BE ADOPTED</b>.</p> <p>2. That Traffic By-law 9148 <b>BE AMENDED</b> as listed and attached in Appendix 2 of this report.</p> <p>3. That the Commissioner, Legal &amp; Legislative Services <b>BE DIRECTED</b> to prepare the necessary documents to amend the by-law.</p> <p>4. That Administration <b>BE REQUESTED</b> to provide a report back on the cost of adding the nine Business Improvement Areas as Community Safety Zones.</p>	
April 19, 2021	CR165/2021	C 41/2021	Commissioner of Parks, Recreation, Culture and Corporate Facilities	<p>...That Council <b>APPROVE</b> the ongoing operational costs, including an increased Windsor Auxiliary Police presence within the Riverfront Trail with all associated costs related to the pilot project of e-scooters in Parks to be charged to the Parks Operations operating budget in 2021 and funded by the Budget Stabilization Reserve (BSR) during the pilot project period in 2021 as outlined in the financial matters section of this report, and that Administration include a submission on the funds required in the following year as part of the 2022 Operating Budget deliberations and further, That Administration <b>REPORT BACK</b> to Council on the results of the pilot project including ongoing costs after its completion.</p>	
April 19, 2021	CR168/2021	SCM 110/2021 & S 24/2021	Commissioner, Economic Development & Innovation	<p>That \$1,000,000 <b>BE TAKEN</b> from the 2020 yearend operating budget surplus and <b>APPLY THIS AMOUNT</b> to establish a traffic calming capital project budget for traffic calming initiatives; and further,</p> <p>That administration <b>BE DIRECTED</b> to report back to Council with a policy, including a rollout plan, that would allow residents to request speed bumps if the majority in the subject block wish to see that happen.</p>	
May 3, 2021	CR179/2021	C 51/2021	Commissioner, Legal & Legislative Services	<p>That the report of the Senior Legal Counsel and Student-at-Law dated April 9, 2021 entitled "Response to CR591/2020 – Cannabis Odour" <b>BE DEFERRED</b> to allow for a further report once the enforceability of the Town of Leamington's Cannabis Regulation By-law is considered by the Superior Court of Justice and the Normal Farm Practices Protection Board, and that the report also include possible enforcement options that would be available for Council's consideration.</p>	

### Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
May 3, 2021	CR182/2021 Clause 4	C 53/2021	Commissioner, Corporate Services Chief Financial Officer & City Treasurer	4. That Administration <b>BE DIRECTED</b> to review the application of discounts applied to the first and second sub-classes of farmland awaiting development and provide recommendations to City Council with regards to the elimination of the tax rate discounts as part of the 2022 Tax Policy report.	
May 17, 2021	CR213/2021	MBA/3183 MBA/2988	&  City Planner	That the correspondence from Paul Mullins on behalf of Assumption Parish dated April 23, 2021 requesting support from the City of Windsor to be recognized by Parks Canada as a Nationally Significant Historic Site, <b>BE REFERRED</b> to administration for review and a report back to Council for consideration, specifically as it would pertain to the ramifications designation would have on city property.	
June 21, 2021	CR285/2021	C 87/2021	Chief Administrative Officer	That Council <b>RECEIVES</b> the report from the Chief Administrative Officer on June 7, 2021, which provides a preliminary organizational review of The Corporation of the City of Windsor; and, That Council <b>DIRECTS</b> Administration to report back to Council with a Corporate Strategic Plan that will provide strategic and tactical objectives that will continue to create an organization that is innovative, agile, collaborative, solution-oriented, efficient, and effective; and, That Council <b>DIRECTS</b> Administration to create an Implementation Playbook for the 20-Year Strategic Vision to ensure the continued rapid realization of its goals; and, That Council <b>DIRECTS</b> Administration to report back to Council with amendments to the Delegated Authority By-law No. 208-2008 to remove “red tape” and enable rapid execution of Council’s vision and direction; and, That Council <b>AMENDS</b> CAO By-law No. 218-2002 to reflect the current organizational structure, i.e. clarifying that the CAO shall recommend to Council the appointment and dismissal of Corporate Leadership Team members and statutory officers but not Department Heads; and, That Council <b>DIRECTS</b> Administration to retain an expert in effective board governance and facilitation, and schedule a closed Council Workshop for education purposes.	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
July 19, 2021	CR321/2021	GCE2021 & ACOQ2021	Commissioner, Legal & Legislative Services	<p>That the correspondence from the Commissioner, Legal &amp; Legislative Services dated July 13, 2021 regarding "Response to CQ11-2021: Ontario Conservation Authority Working Group consultations" <b>BE RECEIVED</b>; and further,</p> <p>That administration <b>BE DIRECTED</b> to schedule an education/information session for Council and administration regarding core services and optional services, in order to allow Council to then issue a submission to the Ontario Conservation Authority Working Group as part of their consultations that are currently underway for both Phase 1 and 2.</p>	



## Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
July 19, 2021	CR331/2021 CSPS 155	SCM 223/2021 & S 80/2021	Commissioner, Community Services	<p>That the report from the Cultural Development Coordinator regarding the expansion of the City of Windsor’s Poet Laureate program <b>BE RECEIVED</b>; and further,</p> <p>That the Poet Laureate program, established as an ongoing program, <b>BE REBRANDED</b> as the ‘Poet Laureate and Storytellers’ program; and further,</p> <p>That the program <b>BE UPDATED</b> to include two new positions – Indigenous Storyteller and Multicultural Community Storyteller; and further,</p> <p>That the additional funding required for the expanded program honorariums and programming initiatives in 2021 in the amount of \$9,500 <b>BE CHARGED</b> to the Culture and Events operating budget; and further,</p> <p>That Council <b>PRE-COMMIT</b> a \$9,500 increase to the Culture and Events 2022 operating budget; and further,</p> <p>That Administration <b>BE DIRECTED</b> to seek nominations for recognized Windsor literary and spoken word artists for the position of Indigenous Storyteller and Multicultural Community Storyteller, to be appointed for two-year terms; and further,</p> <p>That the administrative report <b>BE REFERRED</b> to the Diversity Committee for review and comment; and,</p> <p>That additional consultations <b>BE CONDUCTED</b> as appropriate.</p>	
July 26, 2021	CR360/2021 DHSC 310	SCM 243/2021 & S 87/2021	Commissioner, Economic Development & Innovation	<p>1. That Report No. S 87/2021 entitled “Updates to the 2021 Ontario Heritage Act Amendments” <b>BE RECEIVED</b> for information; and,</p> <p>2. That the City Planner <b>BE DIRECTED</b> to prepare amendments to City of Windsor Official Plan, Delegation By-law, and create new Heritage Procedures/By-law, or utilize other policies or tools as required, to address the legislative changes and for Council’s consideration.</p>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
July 26, 2021	CR363/2021 DHSC 313	SCM 246/2021 & S 71/2021	Commissioner, Economic Development & Innovation	<p>1. That Report No. S 71/2021 updating City Council on the use and implementation of the Brownfield Redevelopment Community Improvement Plan (CIP) and tabling issues to be addressed as part of the CIP update <b>BE RECEIVED</b> for information; and,</p> <p>2. That the City Planner <b>BE DIRECTED</b> to consult with stakeholders regarding potential changes to the Brownfield Redevelopment CIP outlined in Report No. S 71/2021 and prepare any necessary CIP amendments for Council's consideration.</p>	
July 26, 2021	CR365/2021 CR333/2021	C 98/2021	Commissioner, Human & Health Services	<p>...That the Executive Director of Housing and Children's Services <b>BE DIRECTED</b> to develop a proposed model for the Housing Hub project and bring back recommendations to City Council for consideration; and further,</p> <p>That Administration <b>PREPARE</b> an official letter on behalf of City Council to help advocate other levels of government to address funding gaps with respect to mental health and addictions to ensure the new housing hub is a success.</p>	
September 27, 2021	CR387/2021	C 116/2021	Commissioner, Corporate Services Chief Financial Officer & City Treasurer	<p>That the 2020 Annual Investment Compliance Report for the year ending December 31, 2020 <b>BE RECEIVED</b> for information; and further,</p> <p>That City Council <b>SUPPORT</b> the following actions with regards to the development and implementation of an enhanced investment strategy:</p> <p>That Administration <b>BE AUTHORIZED</b> to prepare a Request for Proposal (RFP) for Investment Advisory services; and further,</p> <p>That Administration <b>BE DIRECTED</b> to explore alternative options to traditional financial instruments to maximize overall investment returns for the City; and further,</p> <p>That Administration <b>BE AUTHORIZED</b> to prepare an Expression of Interest (EOI) to seek interest in the development of an in-house solution for managing current and projected cash flows more efficiently through the use of technology; and further,</p> <p>That Administration <b>BE DIRECTED</b> to report back to City Council the results of the above noted actions.</p>	

### Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
September 27, 2021	CR402/2021 ETPS 841	SCM 263/2021 & S 69/2021	Commissioner, Infrastructure Services	<p>That the report of the Engineer I dated June 4, 2021 entitled "Alley Standards Development – City Wide" BE RECEIVED for information; and,</p> <p>That Administration BE DIRECTED to develop an Alley Standards Development Committee as outlined in the report; and,</p> <p>That the Alley Standards Development Committee <b>REPORT BACK</b> to Council with a fulsome report regarding alleys across the City, including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Capital and Annual Costs associated with developing, maintaining and enforcing a set of standards for all of the City's alleys</li> <li>• Clear Alley Standards</li> <li>• Different Kinds of Alleys</li> <li>• Alley Closure Process</li> <li>• Additional Dwelling Units accessing alleys and required maintenance</li> <li>• Collection of Garbage and Refuse at Curbside in a consistent manner</li> <li>• Data and Statistics related to resources spent on 311 calls in alleyways regarding clean up/rodent or other issues</li> </ul>	
October 4, 2021	CR429/2021 DHSC 326	SCM 296/2021, S 41/2020, AI 7/2021, & AI 10/2021	Commissioner, Economic Development & Innovation	<p>That the report of the Senior Planner – Policy and Special Studies dated February 27, 2021 entitled "Closure of Part of Dodsworth Street, Between Kay Street and Malden Road, Between 5168 and 5180 Malden Road - Applicant: T. Fasan - SAS/5917 - Ward 1" <b>BE REFERRED</b> back to administration to allow administration the opportunity to work with the Applicant to come to an amenable resolution for everyone involved</p>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
October 4, 2021	CR432/2021 DHSC 321	SCM 289/2021 & S 75/2021	Commissioner, Economic Development & Innovation	<p>That the City Planner <b>BE DIRECTED</b> to report back to the Development &amp; Heritage Standing Committee before the end of 2021 with the following:</p> <p>a. Official Plan policy options to further enhance and strengthen densification and intensification as part of the City’s overarching growth strategy, including timelines, funding and resource options to prepare that background work for an OPA or OP update; and,</p> <p>b. In order to better inform that policy work around, the Chief Planner is requested to report back with options to host one (or more) design charette workshops to co-create with community leaders a vision for a complete community city block that would capture the very best of global placemaking practices when certain density thresholds are achieved.</p>	
October 4, 2021	CR448/2021 ETPS 858	SCM 313/2021 & S 110/2021	Commissioner, Infrastructure Services	<p>That the report of the Manager of Contracts, Maintenance &amp; Field Services dated August 19, 2021 entitled “Response to CQ 5-2021 Pedestrian Walkways – City Wide” <b>BE RECEIVED</b> for information; and,</p> <p>That the addition of signage at pedestrian inter-block walkways in the wintertime <b>BE APPROVED</b>; and,</p> <p>That administration <b>BE DIRECTED</b> to monitor the effectiveness for a period of 2 years; and,</p> <p>That funding in the amount of \$18,600 <b>BE APPROVED</b>; and,</p> <p>That the amount <b>BE FUNDED</b> from the Budget Stabilization Reserve Fund (BSR)</p>	
October 4, 2021	CR452/2021	C 123/2021 & C 129/2021	Commissioner, Infrastructure Services	<p>That the report of the Senior Manager of Engineering dated September 17, 2021 entitled “Festival Plaza Improvement – Final Design – Ward 3” and the report of the Manager of Parks Development dated August 23, 2021 entitled “Waterfront Beacon – Street Car # 351” <b>BE REFERRED</b> back to Administration to allow for a comprehensive report related to how the Festival Plaza and Waterfront Beacon can be linked to the new City Hall Esplanade moving forward; including but not limited to information related to bathroom facilities, food services, and other options, for Council’s consideration.</p>	



## Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
October 25, 2021	CR461/2021	C 124/2021	Commissioner, Corporate Services / Chief Financial Officer / City Treasurer	<p>That City Council <b>APPROVE</b> the development of a pilot Hybrid Work Program as proposed in Appendix A (attached) for a period of one year starting in October 2021; and,</p> <p>That Administration <b>PROVIDE</b> City Council with a progress report after one year for further recommendations; and,</p> <p>That the draft of the new Hybrid Work Procedure (Appendix B) <b>BE RECEIVED FOR INFORMATION;</b> and,</p> <p>That the White Paper on Future of Working Remotely in Ontario's Single Tier Municipalities dated June 2021 (Appendix C) prepared on behalf of the Regional Single Tier Human Resources Group <b>BE RECEIVED FOR INFORMATION.</b></p>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
October 25, 2021	CR466/2021 ETPS 845	SCM 300/2021, SCM 224/2021, C 152/2021 & SCM 350/2021	Commissioner, Economic Development & Innovation	<p>That Report No. 110 of the Windsor Essex County Environment Committee (WECEC) of its meeting held June 24, 2021 indicating: That the proposal from the Windsor-Essex Youth Climate Council for a pop-up temporary separated bike lane on University Avenue BE ENDORSED. <b>BE APPROVED</b>; and,</p> <p>That City Council <b>ENDORSE</b> the creation of a pilot project for temporary separated bike lanes along University Ave. in 2022; and,</p> <p>That Administration <b>CONSULT</b> with external stakeholders including the University of Windsor, the DWBIA, Bike Windsor-Essex and other organizations or groups as appropriate to develop a pilot project for separated bike lanes along University Ave.; and,</p> <p>That Administration <b>BE REQUESTED</b> to report back to Council with a more detailed outline of the pilot project related to consistency including but not limited to financial implications and the following:</p> <ul style="list-style-type: none"> <li>• Administration would engage with the University of Windsor to identify any potential funding or cost-sharing;</li> <li>• Administration, working collaboratively across departments, would develop design alternatives for the University Avenue corridor;</li> <li>• These alternatives would be presented to stakeholders in a public consultation program; and,</li> <li>• Administration would report back to Council with a recommended alternative, results of public consultation, and cost estimates to seek Council's approval for construction as well as for funding approval of associated capital and operating costs.</li> </ul>	

## Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
October 25, 2021	CR475/2021 CR452/2021	C 123/2021	Commissioner, Community Services	<p>I. That City Council <b>DIRECT</b> Administration to work with the consultant to develop different costing options for the final detailed design of the Festival Plaza that vary in price, and once completed, undertake public and stakeholder consultations on those designs. This will give Council the opportunity to determine the level of investment that should be made at Festival Plaza; and,</p> <p>II. That City Council <b>DIRECT</b> the Manager of Parks Development to apply for a site-specific amendment to the Official Plan and Zoning By-law 8600 to allow the necessary buildings and structures within Festival Plaza to extend above the crown of the pavement of Riverside Drive as all potential options will require an amendment; and,</p> <p>III. That City Council <b>DIRECT</b> Administration to create a detailed connectivity plan, including public consultation, between the riverfront and the adjacent areas along the CRIP footprint with special consideration for downtown areas. The plan should not include tunnels underneath Riverside Drive but rather should have multiple access points to link the northside of Riverside Drive to the southside of Riverside Drive focusing on pedestrian safety and include options for physical design changes to Riverside Drive; and further,</p> <p>IV. That City Council <b>DIRECT</b> Administration to prepare a comprehensive Council report that incorporates all of the above recommendations.</p>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
October 25, 2021	CR476/2021 CR452/2021	C 129/2021	Commissioner, Community Services	<p>That City Council <b>APPROVE</b> the design of the building and the terraces for the Legacy Beacon as the new home for Streetcar No. 351, located on the waterfront North of Riverside Drive at the foot of Caron Avenue in Legacy Park (Appendix A); and,</p> <p>That the City Planner <b>BE DELEGATED</b> the authority to approve the Site Plan Control Application and <b>BE AUTHORIZED</b> to approve minor changes to the design to allow for the construction for a permanent building (Legacy Beacon) to house Streetcar No. 351; and,</p> <p>That City Council <b>APPROVE</b> and pre-commit \$1,000,000 in 2023 from the Central Riverfront Festival Plaza (PFO-003-15) for the incremental construction costs needed at the Legacy Beacon; and further,</p> <p>That Administration <b>REPORT BACK</b> to Council with a business case for the concession/terrace area prior to the 2022 budget deliberation meetings or as soon as possible thereafter.</p>	



## Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
November 1, 2021	CR496/2021 CSPS 163	SCM 329/2021 & S 51/2021	Commissioner, Community Services	<p>That the report of the Senior Manager of Facilities dated May 13, 2021 entitled "CQ 4-2021 - Proposal for Council consideration to provide menstrual hygiene products in select municipal buildings free of charge" <b>BE RECEIVED</b> for information; and,</p> <p>That Council <b>APPROVE</b> a 1-year pilot program-Option C as outlined in the administrative report, to provide free menstrual products in public women's, men's, universal and family washrooms at the locations listed below:</p> <ul style="list-style-type: none"> <li>• WFCU Centre</li> <li>• Windsor Water World</li> <li>• Windsor International Aquatic and Training Centre</li> <li>• Capri Pizzeria Recreation Complex</li> <li>• 350 City Hall Square W.</li> <li>• 400 City Hall Square E; and,</li> </ul> <p>That the estimated cost of \$19,000 plus HST <b>BE FUNDED</b> from the City's Budget Stabilization Reserve (BSR) Fund; and further,</p> <p>That the City's Advisory Committees, Boards and Commissions (ABC's) <b>BE MADE AWARE</b> of the pilot program and <b>BE REQUESTED</b> to adopt a similar program at their facilities where applicable; and,</p> <p>That Administration <b>REPORT BACK</b> to Council with a six month interim report to provide a status update, and after one year with the results of the pilot program to request annual operating funds through the 2023 budget process.</p>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
November 1, 2021	CR497/2021 CSPS 164	SCM 333/2021 & S 132/2021	Commissioner, Community Services	<p>That the report of the Cultural Development Coordinator and Manager of Culture &amp; Events dated September 16, 2021 entitled "Update of Round 2 of the Arts, Culture and Heritage Fund 2021 – City Wide" <b>BE RECEIVED</b> for information; and,</p> <p>That Administration <b>REPORT BACK</b> during the 2022 budget deliberations with potential increases to the Arts, Culture and Heritage Fund Grant Program funding envelope that matches and keeps pace with growth in the community; and,</p> <p>That Administration <b>BE DIRECTED</b> to investigate the possibility of private sector partnerships to augment the funding envelope that this program delivers to the community.</p>	
November 15, 2021	CR520/2021 ETPS 867	SCM 363/2021 & S 136/2021	Commissioner, Economic Development & Innovation	<p>That the report of Transportation Planning Senior Engineer dated September 27, 2021 entitled "2019 Road Safety Report – City-Wide" <b>BE RECEIVED</b> for information; and further,</p> <p>That the data in this report <b>BE REVIEWED</b> and <b>BROUGHT FORWARD</b> when decisions related to development patterns and other investment in infrastructure are being considered including but not limited to opportunities for development or planning.</p>	
November 15, 2021	CR526/2021	C 132/2021	Commissioner, Corporate Services	<p>That Council <b>APPROVE</b> the award of RFP 41-21, Municipal Property Tax Software Solution, to CentralSquare Canada Software Inc. as the successful and sole proponent, for an initial period of three (3) years, with potential renewals for successive one (1) year periods, provided all terms and conditions remain the same; and...</p> <p>That a funding plan to address annual operating budget impacts of the new tax software <b>BE REFERRED</b> to the 2023 Operating Budget deliberation process if the Pay-As-You-Go funding plan is not approved as part of the 2022 operating budget deliberation process.</p>	

### Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
December 13, 2021	B28/2021	C 176/2021	Commissioner, Corporate Services / Chief Financial Officer / City Treasurer	That City Council <b>APPROVE</b> the following recommendations upon the City receiving written confirmation from the Green and Inclusive Community Building grant provider that the City's grant application for the Re-imagined Adie Knox Herman project has been awarded the requested funding:...  That City Council <b>DIRECT</b> Administration to report to City Council on options for Adie Knox Herman project funding, should the grant not be awarded in whole or in part.	
December 13, 2021	B34/2021 CR419/2021	C 113/2021	Commissioner, Community Services	That the report of the Project Administrator dated August 27, 2021 entitled "Proposed Artificial Turf Sports Field - Ward 6 & 7" <b>BE REFERRED</b> back to Administration to continue to explore artificial turf options with stakeholders for Council's consideration.	
December 13, 2021	B38/2021	C 171/2021	Commissioner, Corporate Services / Chief Financial Officer / City Treasurer	That this report with regards to the Power to Impose a Tax on Vacant Residential Units <b>BE RECEIVED</b> for information; and further,  That City Council <b>APPROVE</b> the development of a Vacant Residential Unit Tax program for the City of Windsor; and further,  That Administration <b>BE DIRECTED</b> to conduct further research in terms of designing and implementing a Vacant Residential Unit Tax program inclusive of community consultation and that a fully developed program be brought back to City Council for approval prior to implementation; and further,  That City Council <b>APPROVE</b> the use of funding from the Budget Stabilization Reserve to offset any shortfall in the projected revenue up to the \$100,000 that has been included in the 2022 Operating Budget in the event that the implementation of a Vacant Residential Unit Tax program be delayed.	
December 13, 2021	B47/2021	Clerk's File: GH/14271	Commissioner, Human & Health Services	That the Executive Director Housing and Children's Services <b>BE REQUESTED</b> to report back to the Community Services and Parks Standing Committee related to pressures specific to the Rent Assistance Program in 2022	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
December 20, 2021	CR553/2021	C 190/2021	Commissioner, Corporate Services / Chief Financial Officer / City Treasurer	<p>That the December 7, 2021 report from PSD Citywide Inc. entitled "Improving the Identification, Monitoring, and Tracking of Development Charges Related Projects at the City of Windsor", which is financed by the Province of Ontario's Audit and Accountability Fund, <b>BE RECEIVED</b> for information; and,</p> <p>That the City Treasurer <b>BE AUTHORIZED</b> to post the PSD Citywide Inc. reports to the corporate website by no later than January 31, 2022 in accordance with the grant's requirements; and,</p> <p>That Administration <b>BE DIRECTED</b> to further assess the reports developed by PSD Citywide Inc. AND the recommendations presented in the report to better understand their value and any cost implications, AND where deemed appropriate bring those items forward for consideration in future budgets.</p>	
December 20, 2021	CR555/2021 ETPS 864	SCM 361/2021, C 154/2021 & AI 19/2021	Commissioner, Corporate Services Chief Financial Officer & City Treasurer	<p>1) That City Council <b>RECEIVE</b> the report of the Supervisor of Environmental Sustainability &amp; Climate Change dated October 7, 2021, entitled "Response to Council directive regarding applying a climate lens to the City's purchasing practices – City Wide"; and,</p> <p>2) That City Council <b>APPROVE</b> Administration proceeding with identified strategies for 2021/2022 including:</p> <ul style="list-style-type: none"> <li>• Form an internal Sustainable Purchasing Team;</li> <li>• Update current purchasing procedures/documents to ensure environmental sustainability and climate change is being considered;</li> <li>• Update the City's Sustainable Purchasing Guide (2015) to reflect updates for climate change considerations; and</li> <li>• Join the Canadian Collaboration for Sustainable Procurement for 2021/2022; and,</li> </ul> <p>3) That Administration <b>REPORT BACK</b> to City Council by the third quarter (Q3) 2022 with a report on achievements and possible next steps.</p>	



### Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
January 17, 2022	CR19/2022 CR543/2021 Clause 7, 8 & 9	C 141/2021 & AI 1/2022	Commissioner, Economic Development & Innovation	<p>...7. That the annual operating cost requirements <b>BE REFERRED</b> to the 2023 budget.</p> <p>8. That Administration <b>BE DIRECTED</b> to report back to Council with a by-law and policy amendment for Council consideration that provides for options to add signalized traffic management tools at school crossing checkpoints on arterial roadways where they do not currently exist and are not likely to meet the full scope of warrant criterion as is currently applied and that this information <b>BE BROUGHT FORWARD</b> to Council by the 2nd quarter of 2022.</p> <p>9. That Administration <b>BE DIRECTED</b> to report back specifically related to the school crossing at the Cabana and Caron/Clara intersection with potential funding options to install a pedestrian activated traffic light at that location.</p>	
January 17, 2022	CR20/2022	C 6/2022	Chief Administrative Officer	<p>That City Council <b>APPROVE</b> waiving the fees associated with the BIA Parklet, Curbside and Sidewalk Cafes for 2022; and,</p> <p>That City Council <b>APPROVE</b> increasing the current 15 minutes free parking via the City of Windsor Parking App to 60 minutes, and also include surface parking lots; and...</p> <p>That the financial impacts from these recommendations <b>BE REPORTED</b> to City Council as part of the 2022 Quarterly Variance reports as COVID 19 pandemic costs; and,</p> <p>That the following recommendation <b>BE DEFERRED</b> to the January 31, 2022 Council Meeting to allow for administration to provide additional information related to the financial impacts of waiving licence fees, and deferring the business licence deadline beyond June 30, 2022, to the next calendar year, including waiving penalties/interest charges:</p>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
January 31, 2022	CR33/2022 CSPS 172	SCM 6/2022 & SCM 403/2021	Commissioner, Community Services	<p>That the minutes of the Community Public Art Advisory Committee of its meeting held October 12, 2021 <b>BE RECEIVED</b> for information; and further,</p> <p>That the portion in the subject minutes pertaining to the sculptural tribute honouring music industry pioneer Rosalie Trombley <b>BE REFERRED</b> back to Administration to determine whether a public display can be considered, either at the Chimczuk Museum or the Art Gallery of Windsor, and that this <b>BE REPORTED BACK</b> to Council.</p>	
January 31, 2022	CR36/2022 CSPS 175	SCM 9/2022 & S 144/2021	Commissioner, Human & Health Services	<p>That the report of the Coordinator of Housing Administration &amp; Policy dated October 28, 2021 entitled "Rent Supplement Program Expiries and Mitigation Strategy – City Wide" <b>BE RECEIVED</b> for information; and,</p> <p>That the Corporation of the City of Windsor <b>REQUEST</b> the Province of Ontario and Government of Canada to provide further financial support to extend funding for rent supplement/housing allowance programs and include reference to impacts of the sunsetting of rent supplement and housing allowance programs including specific data points; and,</p> <p>That the Association of Municipalities of Ontario (AMO) <b>BE REQUESTED</b> to quantify these impacts province-wide; and,</p> <p>That the resolution <b>BE FORWARDED</b> to Windsor and Essex County Members of Parliament (MPs), Windsor and Essex County Members of Provincial Parliament (MPPs), the Federation of Canadian Municipalities (FCM), the Association of Municipalities of Ontario (AMO), the Ontario Municipal Social Services Association (OMSSA), the Ministry of Municipal Affairs and Housing, and the Premier of Ontario; and further,</p> <p>That, should the sunsetting of rent supplement and housing allowance programs proceed, the impacts <b>BE REPORTED</b> to Council prior to the March 31, 2022 deadline along with options to mitigate those impacts.</p>	

## Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
February 14, 2022	CR57/2022	C 18/2022	Commissioner, Infrastructure Services	<p>That the report of the Commissioner of Legal &amp; Legislative Services dated January 31, 2022 entitled "Response to CQ 24-2021 - By-law to Require All Property Owners to Maintain Their Properties Free from Rodents and Further Researching Best Practices from Other Municipalities - City Wide" <b>BE RECEIVED</b> for information; and further,</p> <p>That administration <b>BE DIRECTED</b> to report back at a future date on the data collected and potential strategies to target the issue of rodents in our community; and further,</p> <p>That Administration <b>BE DIRECTED</b> to initiate an education and awareness campaign so residents are more aware of the existing Rodent Extermination Program.</p>	
February 14, 2022	CR70/2022 CR47/2022 CR542/2021	C 169/2021 & AI 2/2022	Chief Administrative Officer	That the report of the (Acting) Executive Initiatives Coordinator dated October 29, 2021 entitled "Streamlining Approvals to Enable Rapid Execution of Council's Vision and Direction" <b>BE REFERRED</b> to a Strategic Planning Session of Council.	
February 28, 2022	CR82/2022	C 28/2022	Commissioner, Infrastructure Services	<p>That the Street Lighting Policy, attached as Appendix B of this report, <b>BE ADOPTED</b>;</p> <p>That the Local Improvement Policy, attached as Appendix A of this report, <b>BE ADOPTED</b>; and,</p> <p>That the annual operating cost requirements <b>BE REFERRED</b> to the 2023 budget process.</p>	
March 21, 2022	CR98/2022	Clerk's File: SW2022	Commissioner, Infrastructure Services	<p>That the correspondence from the Friends of the Court dated February 14, 2022 regarding the condition of Brock Street between Sandwich Street and Peter Street <b>BE RECEIVED</b> for information; and further,</p> <p>That Administration <b>REPORT BACK</b> outlining the cost differential between repaving Brock Street between Sandwich Street and Peter Street during the reconstruction phase of Sandwich Street instead of a stand alone project after the reconstruction, when a response to CQ 3-2022 asked on February 14, 2022 requesting a report outlining how deficient residential roads not in the 10 year capital budget will be addressed is brought forward to Council.</p>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
March 21, 2022	CR102/2022 CR538/2020	C 187/2020 & AI 21/2021	Commissioner, Legal & Legislative Services	<p>That the report of the Senior Legal Counsel dated September 18, 2020 entitled "Council Question CQ23-2019 - Payday Loan Establishments - City Wide" <b>BE RECEIVED</b> for information; and further,</p> <p>That Administration <b>PROCEED</b> with establishing a cross-sectoral committee with the appropriate partners and representatives to acquire local information and develop a strategy to distribute education materials regarding alternative financial options and supports; and,</p> <p>That Administration <b>REPORT BACK</b> to the Community Services Standing Committee after one year with a summary of work completed to date.</p>	
April 11, 2022	CR139/2022	C 20/2022	Commissioner, Infrastructure Services	<p>1. That the report of the Policy Analyst dated February 1, 2022 entitled "Cost of Adding the BIAs as Community Safety Zones" <b>BE RECEIVED</b> for information; and,</p> <p>2. That Traffic By-law 9148 <b>BE AMENDED</b> to implement Community Safety Zones in all of the Business Improvement Areas (BIAs); and, that the City Solicitor <b>BE DIRECTED</b> to prepare the necessary documents to amend the by-law; and further,</p> <p>3. That the required ongoing annual maintenance costs associated with the signs installed for Community Safety Zones in the BIAs <b>BE REFERRED</b> to the 2023 Operating Budget, and that the \$48,000 in capital costs <b>BE FUNDED</b> in the manner detailed in the Financial Matters section of the report.</p>	
April 11, 2022	CR150/2022 ETPS 887	SCM 85/2022 & S 29/2022	Commissioner, Infrastructure Services	<p>That Administration <b>BE AUTHORIZED</b> to initiate a Home Flood Protection Program on a pilot basis; and further,</p> <p>That Administration <b>REPORT BACK</b> to City Council on completion of the pilot program.</p>	



### Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
April 11, 2022	CR154/2022	C 61/2022	Commissioner, Legal & Legislative Services	<p>That the results of the email poll authorized by Mayor Drew Dilkens on Wednesday April 6, 2022 approving the following <b>BE CONFIRMED AND RATIFIED:</b></p> <p>That Council <b>DIRECTS</b> Administration to <b>SUSPEND</b> the Hybrid Work Policy effective immediately, and to ensure all staff are working in-office no later than May 1, 2022 and for Administration to <b>NOTIFY</b> City Council once a structured and effective implementation plan has been developed such that the Policy is able to be rolled-out in a manner that benefits the Corporation.</p>	
April 25, 2022	CR171/2022	C 54/2022	Commissioner, Legal & Legislative Services	<p>That the report of the (Acting) Licence Commissioner and the Executive Initiatives Coordinator dated March 25, 2022 entitled “Residential Rental Licensing By-law—Wards 1 &amp; 2” and draft by-law, “A By-law Respecting the Licensing of Residential Rental Housing Units,” attached as Appendix A, <b>BE RECEIVED</b> for information; and,</p> <p>That Council <b>APPROVE</b> the proposed residential rental licensing framework described in this report; and,</p> <p>That Council <b>APPROVE</b> the attached draft by-law, to be brought into effect upon the final implementation of the approved framework; and further,</p> <p>That Administration <b>REPORT BACK TO COUNCIL</b> on the results of the two-year pilot study within Wards 1 and 2.</p>	
April 25, 2022	CR184/2022 CSPS 181	SCM 112/2022 & S 39/2022	Commissioner, Community Services	<p>That the report of the Manager of Culture &amp; Events dated March 15, 2022 entitled “City of Windsor Lancaster Bomber FM 212 Progress Report 2019-2021 – Ward 3” <b>BE RECEIVED</b> for information; and further,</p> <p>That Administration <b>BE DIRECTED</b> to report to City Council regarding a fundraising strategy, a plan for assembly of the aircraft, and options to display the aircraft to the public once the assembly portion has been completed.</p>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
May 9, 2022	CR195/2022	C 1/2022	Commissioner, Infrastructure Services	<p>That the report of the Engineer II dated January 5, 2022 entitled “Response to CQ13-2021 – Basement Flood Risk Reduction Update – Ward 7” <b>BE RECEIVED</b> for information; and further,</p> <p>That administration <b>BE DIRECTED</b> to report back to Council on what effective monitoring program can be put in place to give early warning in order to mitigate future flooding events and make proper adjustments to the system as needed.</p>	
May 9, 2022	CR202/2022	C 69/2022	Commissioner, Corporate Services	<p>That City Council <b>RECEIVE</b> the information contained in the 2022 Tax Policy Report; and,</p> <p>That City Council <b>APPROVE</b> the following Tax Policy Principles which will be used to calculate the 2022 Final Property Tax Rates:</p> <ol style="list-style-type: none"> <li>1. That the Optional Tax Classes of office building, shopping center, parking lot/vacant commercial land, and large industrial <b>CONTINUE</b> to be used in the establishment of annual property tax rates.</li> <li>2. That Administration <b>CONTINUE TO MONITOR</b> the application of a Small Business Class and <b>REPORT BACK</b> to City Council for further direction as part of the 2023 Tax Policy report.</li> <li>3. That tax reductions for the first sub-classes of farmland awaiting development (FAD 1) <b>BE REDUCED ANNUALLY</b> by the allowed 10% starting in taxation year 2022 through to taxation year 2025.</li> <li>4. That tax reductions for the second sub-classes of farmland awaiting development (FAD 2) <b>BE ELIMINATED</b>.</li> <li>5. That the Municipality <b>CONFIRM</b> the threshold on the tax level for eligible new construction at 100%...</li> </ol>	

### Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
May 9, 2022	CR203/2022	C 72/2022	Commissioner, Corporate Services	<p>...That Council <b>APPROVE</b> the Operating &amp; Capital Budget timelines for the development of the 2023 Operating &amp; Capital budgets as outlined in Table A (Operating &amp; Capital Budget Timeline) of this report; and,</p> <p>That Administration <b>BE DIRECTED</b> to bring forward a 2023 Operating Budget that provides options to meet Council's fiscal targets status quo from the 2022 Budget Deliberation process with a 0% tax increase option along with 5% departmental reduction targets being brought forward for each department and that this also apply to all City Agencies, Boards, and Commissions (ABCs); and,...</p>	
May 9, 2022	CR204/2022	C 72/2022	Commissioner, Corporate Services	<p>That Administration <b>BE REQUESTED</b> to bring back recommendations for budget engagement tools for the 2023 Budget Deliberation process for Council's consideration.</p>	
May 9, 2022	CR209/2022	SCM 121/2022 & S 42/2022	Commissioner, Corporate Services	<p>That the report of the Community Energy Plan Administrator dated April 8, 2022 entitled "Science Based Targets for GHG Reduction – City Wide" <b>BE RECEIVED</b> for information; and,</p> <p>That City Council <b>APPROVE IN PRINCIPLE</b> Windsor's Science Based Targets of a 68% reduction in city-wide emissions (scope 1 and 2) and a 55% reduction in corporate-wide emissions (scope 1 and 2) below 2005 baseline by 2030; and,</p> <p>That City Council <b>APPROVE IN PRINCIPLE</b> a NET ZERO Target for 2050; and.</p> <p>That Administration <b>BE DIRECTED</b> to report back with an updated strategy to reach these targets by November 2023 that considers implementation timelines, resourcing and financial impacts of meeting science-based targets; and further,</p> <p>That Administration <b>BE DIRECTED</b> to send a letter to the County of Essex and City of Detroit requesting their support of Windsor's Science Based Targets for GHG Reduction.</p>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
May 9, 2022	CR 222/2022	SW2022 15	Commissioner, Corporate Services	That Administration <b>BE DIRECTED</b> to bring back a report before the next winter season, on possible ways that we can address the large gap between the demand for Snow Angels and the number of residents that are assisted. Options should include, but not be limited to improving our recruiting efforts of volunteers and/or providing the service with a set fee or no fee.	
May 30, 2022	CR228/2022	C 82/2022	Commissioner, Community Services	<p>That the report of the Executive Initiatives Coordinator dated May 4, 2022 entitled "CQ 7-2022 - Response to CQ 7-2022 - Expansion of Dog Parks within the City - City Wide" <b>BE RECEIVED</b> for information; and,</p> <p>That Administration <b>BE DIRECTED</b> to begin the process of adding two additional dog parks at Oakwood Park and Elizabeth Kishkon Park after the community has <b>BEEN CONSULTED</b> as outlined in the Dog Park Policy; and,</p> <p>That these additional dog parks <b>BE FUNDED</b> as follows: reallocation of \$750,000 in 2022 PAYG funds and the reallocation and pre-commitment of \$130,000 in 2023 PAYG funds from capital project PFO-009-12 – Parks Bridges/Shelters/Buildings/Capital Rehabilitation Program to capital project PFO-010-17 – Dog Park Development, to be replaced with the transfer of \$880,000 from Fund 151 – Parkland Acquisition Reserve back to capital project PFO-009-12; and further,</p> <p>That Administration <b>REPORT BACK</b> to Council with potential edits to the Dog Park Policy to allow smaller, urban parks to be used as dog parks as well.</p>	



## Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
May 30, 2022	CR246/2022	SCM 145/2022	Commissioner, Corporate Services	<p>That the attached Internal Audit Summary report provided by PricewaterhouseCoopers LLP (PwC) for the period December 1, 2021 to April 30, 2022 comprised of the following:</p> <ul style="list-style-type: none"> <li>a) Summary of use of unallocated effort</li> <li>b) Complaints and Investigations</li> <li>c) Road Infrastructure Maintenance Processes VFM Internal Audit Report</li> <li>d) Smart City Cyber Risk Mitigation Internal Audit Report</li> <li>e) Management Action Plan Validation Report</li> <li>f) Annual Performance Report</li> </ul> <p><b>BE RECEIVED</b> for information; and,</p> <p>That City Council <b>AUTHORIZE</b> administration to proceed to implement the Management Action Plans as prescribed in the internal audit reports; and further,</p> <p>That City Council <b>DIRECT</b> administration to report on the progress of the implementation of the Management Action Plans and that such reports should coincide with the Auditor General's internal audit updates to City Council.</p>	
May 30, 2022	CR250/2022 Clause II	C 95/2022	Commissioner, Infrastructure Services	<p>I. That the report of the Project Administrator, Corporate Projects, dated May 18, 2022 entitled "Peace Fountain Replacement – Ward 6" and its appendices (attached) <b>BE RECEIVED</b> for information; and,</p> <p>II. That Council <b>DIRECT</b> Administration to <b>MOVE FORWARD</b> with Option 1: Floating Fountain design concept, and that Administration <b>PERFORM</b> public consultation and <b>BRING FORWARD</b> final design, costing and funding options for presentation to Council for the 2023 Capital Budget; and...</p>	
June 13, 2022	CR262/2022 Clause 5	C 91/2022	Commissioner, Corporate Services	<p>5. That Administration <b>BE DIRECTED</b> to further investigate and consider appropriate strategies in order to address the increasing impacts of inflationary pressures on the capital budget and report back on how to manage and address these pressures as part of the 2023 budget process.</p>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
June 13, 2022	CR 272/2022	C 98/2022	Commissioner, Community Services	<p>...That the results of the Consultant's report for a new outdoor ice rink at City Hall <b>BE REFERRED</b> to the 2023 budget for funding required; and further,</p> <p>That Administration <b>BE DIRECTED</b> to work with representatives from All Saints Church for alternatives/options for the next skating season.</p>	
June 13, 2022	CR273/2022 CR208/2022 ETPS892	SCM 120/2022 & S 14/2022	Commissioner, Infrastructure Services	<p>That Local Improvement works for storm sewers, curb and gutter for those street segments not yet constructed to the municipal standard within the area bounded by E.C. Row Avenue to the north, Woodward Boulevard to the west, Division Road to the south, and Riberdy Road to the east, as shown on drawing 4M-206 <b>BE RECOMMENDED</b> to future Capital Budgets and prioritized relative to their technical scoring, subject to cost-sharing for such works as established by CR554/2019; and,</p> <p>That WSP Canada Inc. firm <b>BE APPOINTED</b> as the Drainage Engineer to make an examination of, and prepare a Drainage Report for the repair and improvement to, the Dawson Drain between Division Road and the O'Neil Drain and to the O'Neil Drain from south of Hallee Crescent to Division Road under section 78 of the Drainage Act; and further,</p> <p>That Administration <b>BE DIRECTED</b> to report back to Council once the Drainage report for the repair and improvement of the Dawson Drain is complete.</p>	

**Outstanding Council Directives Tracking Log**

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
July 11, 2022	CR284/2022	C 105/2022	Commissioner, Corporate Services	<p>...That the Clerk and CFO/City Treasurer <b>BE AUTHORIZED</b> to <b>UNDERTAKE</b> and <b>EXECUTE</b> any and all documents and agreements as necessary to complete the long-term borrowing, satisfactory in legal form to the City Solicitor and financial/technical form to the City Treasurer; and further,</p> <p>That the CFO/City Treasurer <b>BE INSTRUCTED</b> to report back to City Council the results of the long-term borrowing at the earliest opportunity following completion; and further,</p> <p>That in the event Council is determined to be “Lame Duck” during the period commencing August 19, 2022 and ending November 14, 2022 the outgoing Council is <b>AUTHORIZED</b> to pass any by-laws deemed to be necessary or appropriate in connection with the issuance of one or more debentures; and,</p> <p>That the City Solicitor <b>BE AUTHORIZED</b> to prepare all necessary by-laws.</p>	
July 11, 2022	CR304/2022 Clause IV	C 107/2022	Commissioner, Community Services	IV. That Administration <b>BE DIRECTED</b> to conduct a second round of public consultations regarding Lanspeary Park overall redevelopment in conjunction with the public pool consultation; and...	
July 25, 2022	CR311/2022	C 118/2022	Commissioner, Corporate Services	<p>That the 2021 Annual Investment Compliance Report for the year ending December 31, 2021 <b>BE RECEIVED</b> for information; and further,</p> <p>That Administration <b>REPORT BACK</b> on ways to broaden the City of Windsor's portfolio and access other Joint Investment Boards (JIBs) that are endorsed by the Association of Municipalities of Ontario (AMO) and the Municipal Finance Officers' Association of Ontario (MFOA), including the benefits and drawbacks of investing in these other financial vehicles.</p>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
July 25, 2022	CR327/2022 CSPS 188	SCM 201/2022 & C 85/2022	Commissioner, Human & Health Services	<p>That the report of the Coordinator of Housing Administration &amp; Policy dated May 9, 2022 entitled "Rent Supplement Program Expiries and Mitigation Update - City Wide" <b>BE RECEIVED</b> for information; and,</p> <p>That Administration <b>BE DIRECTED</b> to send correspondence to the Premier of Ontario, the Minister of Municipal Affairs and Housing, local Members of Provincial Parliament (MPPs), and the Association of Municipalities of Ontario (AMO), outlining the challenges of the sunseting of the rent supplement and housing allowance programs and urging the government to provide funding to address the shortfalls outlined in the report; and further,</p> <p>That Administration <b>REPORT BACK</b> to Council with options on how to address those funding shortfalls.</p>	
July 25, 2022	CR332/2022 Clause 6	C 115/2022	Commissioner, Corporate Services	6. That City Council <b>DIRECT</b> Administration to provide a report on all projects impacted by the delegated authority granted during the 'Lame Duck' period, subsequent to the conclusion of the 'Lame Duck' period; and...	
July 25, 2022	CR333/2022 Clause 1f	C 111/2022	Commissioner, Corporate Services	<p>1. That City Council <b>DELEGATE</b> authority to the Chief Administrative Officer to approve the following, for the sole purpose of submitting grant applications:</p> <p>f. That City Council <b>DIRECT</b> Administration to provide a report on projects being submitted for grants which are over \$1,000,000 in potential grant funding for approval of the projects being recommended.</p>	
July 25, 2022	CR334/2022	C 123/2022	Commissioner, Corporate Services	That the report of the Executive Director of Human Resources dated July 11, 2022 entitled "Salary Market Review 2019 - 2020 - Non-Union and CAO/CLT - City Wide" <b>BE REFERRED</b> back to administration to allow for the 2019/2020 and the 2021/2022 salary market review to be conducted by a new consultant.	



Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
August 8, 2022	CR351/2022 Clause 6	C 142/2022	Commissioner, Economic Development & Innovation	<p>That City Council <b>APPROVE</b> the following recommendations effective August 19, 2022 to November 15, 2022, unless further extended by Council, and only be applicable should Council be determined to be 'Lame Duck':</p> <p>1. That, on a case-by-case basis, in order to facilitate investment in targeted neighbourhoods, heritage properties, brownfield redevelopments and targeted economic sectors for the purpose of diversifying the local economy and creating/retaining jobs, and where such applications are deemed by the Chief Administrative Officer to be in the public interest and reasonably necessary to ensure new investment are not missed, the Chief Administrative Officer <b>BE DELEGATED</b> authority to approve participation in the Economic Revitalization CIP, Downtown Windsor Enhancement Strategy and CIP, Brownfield Redevelopment CIP, Sandwich Town CIP, Main Streets Building Facade CIP, Ford City CIP, University Avenue West and Wyandotte Avenue West CIP, Community Heritage Fund, Built Heritage Fund, and Heritage Property Tax Reduction Program, with an estimated grant value exceeding \$50,000, up to an estimated value of \$2,500,000; and...</p> <p>6. That a report <b>BE BROUGHT FORWARD</b> to City Council in early 2023 advising of all instances in which this delegation of authority was utilized; and further, That City Council <b>PASS A BY-LAW</b>, being By-Law 116-2022 to authorize the CAO to approve participation in financial incentive programs contained in the Economic Revitalization CIP, Downtown Windsor Enhancement Strategy and CIP, Brownfield Redevelopment CIP, Sandwich Town CIP, Main Streets Building Facade CIP, Ford City CIP, University Avenue West and Wyandotte Avenue West CIP, Community Heritage Fund, Built Heritage Fund, and Heritage Property Tax Reduction Program with an estimated grant value exceeding \$50,000, up to an estimated value of \$2,500,000, between August 19, 2022 to November 15, 2022, unless further extended by Council, and only be applicable should Council be determined to be</p>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
August 8, 2022	CR352/2022	C 140/2022	Commissioner, Infrastructure Services	<p>That City Council <b>APPROVE</b> the \$743,500.00 for the project recommended in this report for submission to Intake 3 for the Investing in Canada Infrastructure Program (ICIP) – Public Transit; and,</p> <p>That City Council <b>SUPPORT</b> the use of \$90,000 in funding previously approved in the 2022 Capital Budget for use in this project and <b>PRE-COMMIT</b> the use of 2024 funds, previously approved in principle in project TRN-003-22 for immediate use; and,</p> <p>That City Council <b>AUTHORIZE</b> the Chief Administrative Officer to sign and submit applications to Intake 3 for the Investing in Canada Infrastructure Program (ICIP) – Public Transit, subject to the documents being satisfactory in technical content to the Commissioner of Infrastructure Services, or designate, in financial content to the City Treasurer or designate, and in legal form to the Commissioner of Legal &amp; Legislative Services; and,</p> <p>That in the event the City receives written confirmation, of the Grant funding being awarded to the City, the grant funding awarded is no less than the Project’s costs outlined in the Financial Matters section herein, implementation of the Project does not result in a need for additional city funding to be approved by City Council and where the Grant provider confirms that expenditures as of that date are eligible, then City Council <b>APPROVES</b> the following recommendations:...</p> <p>That should the City not be successful in this grant submission, a communication report <b>BE PROVIDED</b> to inform City Council.</p>	

## Outstanding Council Directives Tracking Log

Updated:2022-10-04

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
September 6, 2022	CR374/2022 ETPS 907	SCM 217/2022 & S 76/2022	Commissioner, Infrastructure Services	<p>That Administration <b>BE DIRECTED</b> to install speed humps and associated signs and pavement markings on Dandurand Avenue between Piazza Street and Northwood Street, and Partington Ave. between College Avenue to Tecumseh Road; and,</p> <p>That Administration <b>BE DIRECTED</b> to include the seven additional signatures that were provided in the addendum (attached) to approve speed humps for Partington Avenue; and further,</p> <p>That Administration <b>BE REQUESTED</b> to report back to a future meeting of Council to provide a review of the Speed Hump Policy and options to approve the same.</p>	
September 6, 2022	CR390/2022 CSPS 191 Clause h	SCM 235/2022 & C 112/2022	Commissioner, Human & Health Services	<p>a) That the report of the Coordinators of Housing Administration and Development dated June 27, 2022 entitled "Housing Hub Consultation and Architectural Feasibility Study Update" <b>BE RECEIVED</b> for information; and...</p> <p>h) That the Executive Director, Housing &amp; Children's Services <b>REPORT BACK</b> on:</p> <ul style="list-style-type: none"> <li>• potential sites for the Housing Hub</li> <li>• the findings of the preliminary work completed to support a recommendation to enter into negotiations to acquire and/or build and/or renovate a property</li> <li>• the outcome of applications made related to capital and/or operating funding</li> <li>• any capital funding required for the acquisition, renovation or construction of the proposed Hub, as well as for any ongoing operating funding required to maintain the asset and deliver the services; and further...</li> </ul>	

Meeting Date	Motion/ Resolution	Report Number	CLT Member/ Executive Director	Action	Status
September 6, 2022	CR393/2022 CSPS 194	SCM 238/2022 & SCM 172/2022	Commissioner, Human & Health Services	<p>That the additional information memo of the Executive Director of Housing &amp; Children's Services dated August 3, 2022 regarding the motion from the Housing &amp; Homelessness Advisory Committee of their meeting held June 21, 2022 and Report No. 14 of the Housing &amp; Homelessness Advisory Committee entitled "Barriers faced by the 2SLGBTQIA+ community in finding appropriate housing and housing services" from their meeting held June 21, 2022 <b>BE RECEIVED</b>; and,</p> <p>That Administration <b>BE DIRECTED</b> to provide a report in 2023 outlining the next steps regarding the proposed training initiative; and further,</p> <p>That Council <b>BE ADVISED</b> that the administrative memo will be included in the upcoming Housing &amp; Homelessness Advisory Committee meeting agenda for their September 20, 2022 meeting.</p>	
September 6, 2022	CR399/2022 Clause 8	C 150/2022	Commissioner, Human & Health Services	8. That the Executive Director of Housing and Children's Services or their designate <b>REPORT</b> to City Council on the outcome of the capital developments; and further,	

**Clerk's Note:** The listing of items prior to January 1, 2011 should not be considered complete at this point in time.

**Clerk's Note:** This summary chart is not intended to replace the actual minutes of all proceedings.



## Item No. 8.7

**Originally Submitted:**

**September 28, 2022**

**Environment, Transportation & Public Safety  
Standing Committee Item 8.2 – Written Submission**

**From:** krucker

**Subject:** Re: Notice of Standing Committee Meeting - Item: 8.2 - Victoria Avenue (Tecumseh Road West to Jackson Street) Traffic Calming - Ward 3

What about the 2 Pelissier st blocks it's worse than Victoria traffic speeding to get to Dougall ave it's a one way and recently traffic is getting worse with traffic coming from Dougall to get to Tecumseh the wrong way. This definitely needs to be addressed at same time  
The 21 and 2200 block of Pelissier we are experiencing speeding traffic of vehicles using Pelissier to get to Dougall ave quickly. Like I mentioned previously we are now seeing more traffic using Pelissier the wrong way from Dougall ave to get to Tecumseh becoming dangerous.

Al Kruc

2265 pelissier

September 23, 2022

**RE: Item 8.2 Victoria Ave (Tecumseh Rd. W to Jackson Street) Traffic Calming Ward 3**

Attn: Environment, Transportation and Public Safety Standing Committee

To Whom it May Concern;

This **letter of submission is in support of Street Calming measures**, including speed humps on Victoria Ave (between Tecumseh Rd W. and Jackson Street)

As a neighbourhood, have been working with city council for over 10 years on introducing street calming in our residential area. We are thrilled that there is finally more attention and budget towards these needs as this is long overdue, especially given the high tax rates that neighbourhoods like ours are faced with.

Our neighbourhood is and has long been subjected to excessive cut through traffic between Tecumseh Ave and Dougall Ave. These issues relate to both unnecessary traffic volumes and speeds which at times are very heavy due to the 2 train tracks on Dougall. These trains can create incredibly long delays (which is a whole other problem in itself) and often drivers become angry and impatient, turn around and then race through our neighbourhood as a short cut to avoid congestion, often barely stopping at the stop signs. This has had a significant impact on safety for children, pedestrians and pets and the overall integrity and desirability of our residential community.

According to the survey results, as well as feedback we have received over the years, the majority of our neighbourhood are in favour of these street calming measures. In addition, many of us are also interested in seeing other measures such as enhanced / raised crosswalks at Tecumseh and Victoria entering the 2100 block as well as the 4 crosswalks at Victoria St. and Wear St. as a way to further deter unnecessary traffic and reduce the tendency for drivers to go through the stop signs.

These measures are a start to improving safety and desirability of our core neighbourhoods in Windsor, which is much needed given the challenges Windsor is facing attracting and keeping residents. We believe our neighbourhood can be revived to the gem it once was, given proximity to the beautiful Jackson Park, and we ask that it be a focus not only for traffic calming but also other considerations for improved safety and beautification enhancements such as the boulevard and decorative lighting etc.

As a follow up, we would appreciate getting more information as to the suggested locations and numbers of speed humps.

Thank you kindly for your attention and for taking our submission,

Sincerely,

Renee & Michael Parent  
(on behalf of residents on Victoria Ave)