

April 8, 2022

TO THE MAYOR AND MEMBERS OF COUNCIL:

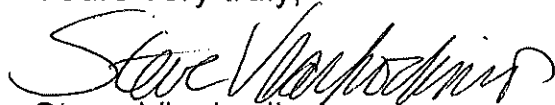
A special meeting of Council will be held on **Monday, April 11, 2022, at 12:00 o'clock p.m.(noon), at the University of Windsor Creative Arts building, Multimedia Studio (main floor), 360 Freedom Way.** Council will at the special meeting adopt a resolution to authorize Council to meet in closed session, 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.

Following the special meeting of Council, a **Strategic Planning Session** of Council will be held, **both in-camera and open**, on **Monday, April 11, 2022 at the University of Windsor Creative Arts building, Multimedia Studio (main floor).**

The **regular meeting** of Council will be held on **Monday, April 11, 2022 at 4:00 o'clock p.m., via hybrid in the Council Chambers, 350 City Hall Square.** All members will have the option of participating in person in the Council Chambers or electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended. The minutes will reflect this accordingly. **Any delegations will be participating electronically.**

BY ORDER OF THE MAYOR.

Yours very truly,



Steve Vlachodimos

City Clerk

/bm

c.c. Chief Administrative Officer

Consolidated City Council Meeting Agenda

Date: Monday, April 11, 2022

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

Location: Council Chambers, 1st 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 will be participating 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

Item #	Item Description
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1.	ORDER OF BUSINESS
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1.1.	In the event of the absence of the Mayor, Councillor Morrison has been Appointed Acting Mayor for the month of April, 2022 in accordance with By-law 176-2018, as amended.
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2.	CALL TO ORDER - Playing of the National Anthem
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READING OF LAND ACKNOWLEDGEMENT

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
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4.	ADOPTION OF THE MINUTES
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4.1.	Minutes of the regular City Council meeting held March 21, 2022 (SCM 91/2022) (<i>enclosed</i>)
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5.	NOTICE OF PROCLAMATIONS
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Proclamations

“Run for Rocky Day” – Saturday, April 9, 2022

Flag Raising Ceremony

“Run for Rocky Day” – Friday, April 8 to Wednesday, April 13, 2022

Illumination

“World Parkinson’s Day” – Monday, April 11, 2022

6.	COMMITTEE OF THE WHOLE
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7.	COMMUNICATIONS INFORMATION PACKAGE (This includes both Correspondence and Communication Reports)
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- 7.1. Correspondence 7.1.1. to 7.1.9 (**CMC 5/2022**) (*enclosed*)
- 7.2. Summary of Ministry of Labour (MOL) and Labour Canada visits from July to December 2021 - City Wide (**CM 5/2022**)
- 7.3. YQG - 3rd Quarter 2021 Financial Statements - City Wide (**C 49/2022**)
- 7.4. 2021 Year End Risk Management Report - City Wide (**C 42/2022**)
- 7.5. Engineering/Architectural Consultants Engaged via Roster – July 1 2021 to December 31 2021 - City Wide (**CM 3/2022**)

8. **CONSENT AGENDA**

- 8.3. Status of the Corporation's Unpaid and Paid Student and Work Agency Programs in 2021 - City Wide (**C 50/2022**)
- 8.4. RFP 134-21 Acquisition of Three Fire Trucks Engines - City Wide (**C 41/2022**)
- 8.5. Vendor Relationship Management Policy - City Wide (**C 47/2022**)
- 8.6. By-Law to Amend By-Law 161-2008 - Municipal Capital Facility Agreement - Ward 1 (**C 52/2022**)
- 8.7. 2022 Municipally Significant Event Status, Wards 2, 3, 4, 6, 7 (**S 38/2022**)
Clerk's Note: The Commissioner of Community Services indicates a correction to the location and date of the noted August 12, 2022 "Street Food Fair" event hosted by WindsorEats. The location should indicate Lanspeary Park and Outdoor Rink and the dates should be August 12-13, 2022.
- 8.8. Exemption to Noise By-law 6716 for Nighttime Construction Work – Lauzon Parkway from Cantelon Drive to Forest Glade Drive and EC Row Expressway from Dougall Avenue to Dominion Boulevard - Wards: 8 and 10 (**C 48/2022**)
- 8.9. Consent for Breakwall Encroachment - 10976 Riverside Drive East - Ward 7 (**C 39/2022**)
- 8.10. Approval of Tender #96-21 - Lou Romano Water Reclamation Plant (LRWRP) Raw Sewage Pump Control System Upgrade - CITY WIDE (**C 32/2022**)

CONSENT COMMITTEE REPORTS

- 8.11. Essex-Windsor Solid Waste Authority Regular Board Meeting Minutes of Meeting Held January 12, 2022 (**SCM 84/2022**) (**SCM 75/2022**)
- 8.13. Zero Emission Transit Fund Application for an Electrification Road Map Planning Study - City Wide (**SCM 86/2022**) (**S 30/2022**)

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

10. **PRESENTATIONS AND DELEGATIONS**

PRESENTATION:

- 10.1. Essex Region Conservation Authority 2022 Draft Budget with 2021 Annual Report and Transition Plan (**SCM 77/2022**)

Clerk's Note: Administration providing memo regarding Update on Changes to Conservation Authority Programs and Services (**SCM 88/2022**)

a) Tania Jobin, Chair; Kieran McKenzie, Vice Chair; Tim Byrne, CAO/Secretary-Treasurer; and Shelley McMullen, CFO/Director of Finance & Corporate Services, ERCA

DELEGATIONS: (5-minute maximum)

- 8.2. Renewal of Radio System Tripartite Agreement: City of Windsor, CBSA & WPS (**C 45/2022**)

a) Vafa Hashemi, Manager, Two Way Radio Program, Information, Science and Technology Branch, Canada Border Services Agency (available for questions)

- 8.12. Home Flood Protection Program - City-Wide (**SCM 85/2022**) (**S 29/2022**)

a) Heather Pitman; and Larry Freiburger, AET Group Inc. (available for questions)

- 8.1. Cost of Adding the BIAs as Community Safety Zones (**C 20/2022**)

Clerk's Note: Ford City BIA submitting **attached** letter supporting the recommendation in the report.

a) Bridget Scheuerman, Executive Director of Olde Riverside Town Centre BIA and Pillette Village BIA

- 11.1. Homelessness Prevention Program (HPP) - City Wide (**C 51/2022**)

Clerk's Note: Karen Soulliere, Board Chair, IRIS Residential Inns and Services submitting the **attached** letter received April 7, 2022 as a written submission.

a) Sarah Bondy, area resident

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

- 11.2. Confirm and Ratify Report regarding Hybrid Work Policy – City Wide (**C 61/2022**) (**attached**)

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 Adoption of the Development & Heritage Standing Committee minutes of its *Planning Act* Training Session held March 3, 2022 (**SCM 83/2022**)
- 12.3. Report of the Special In-Camera meeting of Council March 31, 2022 (**SCM 93/2022**) (*attached*)
13. **BY-LAWS** (First and Second Reading) (*enclosed*)
- 13.1. **By-law 60-2022** A BY-LAW TO AMEND BY-LAW 161-2008 BEING A BYLAW TO AUTHORIZE THE ENTERING INTO OF AN AGREEMENT FOR SENIORS WINDSOR FOR THE PROVISION OF A MUNICIPAL CAPITAL FACILITY AT 8787 MCHUGH STREET (**See Item No. 8.6., Report C 52/2022**)
- 13.2. **By-law 61-2022** A BY-LAW TO AMEND BY-LAW NUMBER 208-2008, BEING A BY-LAW TO DELEGATE TO ADMINISTRATION THE AUTHORITY TO PROCESS, MAKE DECISIONS ON, AND TO EXECUTE AGREEMENTS FOR CERTAIN MATTERS authorized by CR103/2022 dated March 21, 2022
- 13.3. **By-law 62-2022** A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 0.20 METRE WIDE PORTION OF THE NORTH/SOUTH ALLEY LOCATED BETWEEN PARK STREET AND WYANDOTTE STREET WEST, BETWEEN PELISSIER STREET AND DOUGALL AVENUE, ABUTTING 531 PELISSIER STREET, CITY OF WINDSOR authorized by CR434/2021 dated October 4, 2021
- 13.4. **By-law 63-2022** A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 0.20 METRE WIDE PORTION OF THE NORTH/SOUTH ALLEY LOCATED BETWEEN PARK STREET AND WYANDOTTE STREET WEST, BETWEEN PELISSIER STREET AND DOUGALL AVENUE, ABUTTING 531 PELISSIER STREET, CITY OF WINDSOR authorized by CR434/2021 dated October 4, 2021
- 13.5. **By-law 64-2022** A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 4.27 METRE WIDE PORTION OF THE NORTH/SOUTH ALLEY LOCATED BETWEEN MCKAY AVENUE AND DOMINION BOULEVARD, SOUTHERLY OF LABELLE STREET, CITY OF WINDSOR authorized by CR298/2021 dated July 5, 2021
- 13.6. **By-law 65-2022** A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.27 METRE WIDE PORTION OF THE NORTH/SOUTH ALLEY LOCATED BETWEEN MCKAY AVENUE AND DOMINION BOULEVARD, SOUTHERLY OF LABELLE STREET, CITY OF WINDSOR authorized by CR298/2021 dated July 5, 2021
- 13.7. **By-law 66-2022** A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW" authorized by CR749/1999 dated July 5, 1999
- 13.8. **By-law 67-2022** A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW" authorized by CR118/2022 dated March 21, 2022

- 13.9. **By-law 68-2022** A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW" authorized by CR425/2021 dated October 4, 2021
- 13.10. **By-law 69-2022** A BY-LAW TO AMEND BY-LAW NUMBER 15-2010 BEING A BY-LAW TO APPOINT CHIEF BUILDING OFFICIAL, DEPUTY CHIEF BUILDING OFFICIALS AND INSPECTORS TO ENFORCE THE BUILDING CODE ACT AND REGULATIONS IN WINDSOR authorized by BL 98-2011 s.27.1(l), amended August 2020
- 13.11. **By-law 70-2022** A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 11th DAY OF APRIL, 2022

14. **MOVE BACK INTO FORMAL SESSION**

15. **NOTICES OF MOTION**

16. **THIRD AND FINAL READING OF THE BY-LAWS**
By-laws 60-2022 through 70-2022 (inclusive)

17. **PETITIONS**

18. **QUESTION PERIOD**

19. **STATEMENTS BY MEMBERS**

20. **UPCOMING MEETINGS**
Regular City Council Meeting
Monday, April 25, 2022
4:00 o'clock p.m.

21. **ADJOURNMENT**

Item No. 4.1.



Committee Matters: SCM 91/2022

Subject: Adoption of the Windsor City Council meeting minutes held March 21, 2022



CITY OF WINDSOR MINUTES 03/21/2022

City Council Meeting

Date: Monday, March 21, 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 members of the public participated via video conference (Zoom), in accordance with Procedure By-law 98-2011 as amended, which allows for electronic participation during a declared emergency.

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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 meeting to order at 4:01 o'clock p.m.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Councillor Francis discloses an interest and abstains from voting on Item 7.4 being the report of the Office of the Commissioner of Legal & Legislative Services dated September 18, 2020 entitled "Council Question CQ 23-2019 - Payday Loan Establishments - City Wide," as his brother's employer, the WFCU Credit Union, is mentioned in the report as having a program described as a corrective measure alternative.

4. ADOPTION OF THE MINUTES

4.1. Adoption of the Windsor City Council meeting minutes held February 28, 2022

Moved by: Councillor Bortolin

Seconded by: Councillor Costante

That the minutes of the meeting of Council held February 28, 2022 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 80/2022

5. NOTICE OF PROCLAMATIONS

Proclamations

"Earth Hour" – Saturday, March 26, 2022 from 8:30 p.m. to 9:30 p.m.

"Trans Day of Visibility" – Thursday, March 31, 2022

"Sikh Heritage Month" – Friday, April 1 to Saturday, April 30, 2022

"Global Meetings Industry Day" – Thursday, April 7, 2022

Flag Raising Ceremony

"Trans Day of Visibility" – Monday, March 28 to Friday, April 1, 2022

"Vaisakhi Festival" – Wednesday, April 13 to Saturday, April 16, 2022

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Illumination

“Global Meetings Industry Day” – Thursday, April 7, 2022

“Vaisakhi Festival” – Wednesday, April 13 to Saturday, April 16, 2022

6. COMMITTEE OF THE WHOLE

Moved by: Councillor Francis

Seconded by: Councillor Gignac

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 51-2022 through 58-2022 (inclusive).

Carried.

7. COMMUNICATIONS INFORMATION PACKAGE

7.1. Correspondence for March 21, 2022

Moved by: Councillor Sleiman

Seconded by: Councillor Bortolin

Decision Number: CR97/2022

That the following Communication Items 7.1.1 through 7.1.4, 7.1.6 through 7.1.8, and 7.1.10 through 7.1.18 (inclusive) as set forth in the Council Agenda **BE REFERRED** as noted; and that Items 7.1.9 and 7.1.5 be dealt with as follows:

7.1.9. Letter regarding condition of Brock Street between Sandwich Street and Peter Street

Moved by: Councillor Costante

Seconded by: Councillor Gignac

Minutes
City Council
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Decision Number: CR98/2022

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 **BE RECEIVED** for information; and further,

That Administration **REPORT BACK** 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.

Carried.

Clerk's File: SW2022

7.1.5. Letter requesting support for the Panhandle Regional Expansion Project

Moved by: Councillor McKenzie

Seconded by: Councillor Kaschak

Decision Number: CR99/2022

That the correspondence from Enbridge Gas Inc. dated February 28, 2022 requesting support for the Panhandle Regional Expansion Project and commending the development of the Windsor Works Plan **BE RECEIVED** for information; and further,

That Administration **BE DIRECTED** to send a letter of support to Enbridge Gas Inc. advocating for the Panhandle Regional Expansion Project which will expand the capacity of the panhandle system, which serves Windsor, Essex County and Chatham-Kent with an investment of over \$200 million dollars that will increase access to affordable and reliable energy in Windsor.

Carried.

Clerk's File: MU2022

No.	Sender	Subject
7.1.1.	City of Lublin, Poland	Letter regarding the preparation of a comprehensive package of aid measures for the Ukrainian people who have fled war Commissioner, Human & Health Services APRP2022 Note & File

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No.	Sender	Subject
7.1.2.	Town of Tecumseh	<p>The Town of Tecumseh to hold a virtual/electronic public meeting on Tuesday, March 22, 2022 at 6:15 p.m. to consider a proposed Zoning By-law amendment pursuant to the provisions of the <i>Planning Act, R. S. O. 1990</i></p> <p style="text-align: right;">City Planner Deputy City Solicitor Chief Building Official Development Applications Clerk ZB2022 Note & File</p>
7.1.3.	Town of LaSalle	<p>By-law Number 8668</p> <p>AND</p> <p>To view the Drainage Report for the Lower Portion of the Cahill Drain click here</p> <p style="text-align: right;">Commissioner, Infrastructure Services Executive Director, Engineering/Deputy City Engineer Manager, Design Engineer III SW/13803 Note & File</p>
7.1.4.	<p>Town of LaSalle</p> <p>AND</p> <p>Andrew Dowie, Engineer III & Drainage Superintendent</p>	<p>Notice of the Sitting of the Court of Revision – Cahill Drain</p> <p>AND</p> <p>Memo regarding the Town of LaSalle Cahill Drain Court of Revision</p> <p style="text-align: right;">Commissioner, Infrastructure Services Executive Director, Engineering/Deputy City Engineer Manager, Design Engineer III SW/13803 COUNCIL DIRECTION REQUESTED, otherwise Note & File</p>

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No.	Sender	Subject
7.1.5.	Enbridge Gas Inc.	<p>Letter requesting support for the Panhandle Regional Expansion Project</p> <p>Commissioner, Corporate Services CFO/City Treasurer Commissioner, Infrastructure Services Senior Manager, Asset Planning COUNCIL DIRECTION REQUESTED, otherwise MU2022 Note & File</p>
7.1.6.	Enbridge Gas Inc.	<p>Letter regarding incoming Senior Vice President & President of Gas Distribution and Storage, Michele Harradence</p> <p>MU2022 Note & File</p>
7.1.7.	The Windsor Utilities Commission	<p>Drinking Water Systems Regulation O. Reg. 170/03 Annual Report 2021</p> <p>Commissioner, Infrastructure Services EI/10108 Note & File</p>
7.1.8.	Coventry Association for International Friendship	<p>Statements regarding Ukraine</p> <p>Commissioner, Human & Health Services APRP2022 Note & File</p>
7.1.9.	The Friends of the Court	<p>Letter regarding condition of Brock Street between Sandwich Street and Peter Street</p> <p>Commissioner, Infrastructure Services Manager, Contracts, Field Services & Maintenance SW2022 Note & File</p>

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No.	Sender	Subject
7.1.10.	Walkerville-Walker Developments AND Greg Atkins, Planner III, City of Windsor	Letter regarding new residential development project on Walker Road – Brownfield Rehabilitation Program and Brownfield Tax Assistance Program AND Memo regarding Community Improvement Plan Brownfield (CIP) retroactivity request Deputy Treasurer, Taxation, Treasury & Financial Planning City Planner/Executive Director Planning & Development Services Manager, Planning Policy/Deputy City Planner Planner III – Economic Development ZS/12991 Note & File
7.1.11.	Alex Hartley, Senior Legal Counsel, City of Windsor	Memo regarding the update on changes to conservation authority programs and services Commissioner, Legal & Legislative Services Senior Legal Counsel City Planner GCE2022 Note & File
7.1.12.	M.E. Bernard, Manager of Social Policy and Planning, City of Windsor/ Project Manager, Windsor Essex Local Immigration Partnership (WE LIP)	Memo regarding information on humanitarian aid and donations to support the people of Ukraine (CQ 4-2022) Commissioner, Human & Health Services APRP2022 Note & File
7.1.13.	City Planner/ Executive Director	Application for Zoning Amendment, JBM Capital Inc., 2601 Lauzon Road, Application to amend Zoning By-law 8600 to allow for the development of multi-family dwellings Z/14313 Note & File

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No.	Sender	Subject
7.1.14.	City Planner/ Executive Director	Application for Zoning Amendment, Lee J. Doucette, 1646-1648 Drouillard Road, Application to amend Zoning By-law 8600 to allow for the development of a multiple dwelling building with a maximum of four residential units Z/14314 Note & File
7.1.15.	City Planner/ Executive Director	Application for Zoning Amendment, Vito Maggio Holdings Inc., 642 Windermere Road, Application to amend Zoning By-law 8600 to permit a permanent patio to the rear of the existing residential building, to be used by the Restaurant located on the property to the north known municipally as 1731 Wyandotte Street East Z/14315 Note & File
7.1.16.	City Planner/ Executive Director	Application for Zoning Amendment, 1933923 Ontario Ltd., 0 & 817 Elinor Street and 0 Wyandotte Street East, Application to amend Zoning By-law 8600 to allow three multiple dwellings with 5 or more dwelling units each Z/14316 Note & File
7.1.17.	City Planner/ Executive Director	Application for Zoning Amendment and Official Plan Amendment, Tunio Development, 0 & 3885 Sandwich Street, Application to amend Zoning By-law 8600 to allow for the development of an 11-storey combined use building with commercial & parking on main floor and residential above Z/14317 Note & File

No.	Sender	Subject
7.1.18.	Manager of Urban Design	<p>Recent Site Plan Control (SPC) applications:</p> <ul style="list-style-type: none"> • Amazon Cda Fulfillment Services, 4001 Plymouth, logistics distribution building • 2509252 Ont. Ltd. – David Traher, 5050 Tecumseh East, two new commercial buildings • GBI Holding Co. Inc., 357-359 Indian, residential duplex • Riverview Steel Co. Ltd., 8165 Anchor, warehouse addition • St. Clair Student Rep., 2000 Talbot, single storey football fieldhouse building • Jay Shanmugam – WECHC, 3351-3493 Bloomfield, three new buildings including four units each • 2798315 Ont. Inc. – Rosati, 1958-1968 Wyandotte East, renovation adding rest. & offices • Westdell Dev. Corp. – D. Traher, 1475 Huron Church, phase II commercial centre • Shamshoon Ilishya, 5885 Wyandotte East, medical/business office addition • Middle Eastern Bible Fellowship, 3385 Forest Glade, one storey multi-activity hall • Windsor Islamic Association, 2348-2380 Dominion, residential 5 buildings/6 units per • Castlegate Towers Inc., 0 (2230-2240) Daytona, 6 unit townhome • GEDSB, 3070 Stillmeadow, park lot/bus bay/fire route <p style="text-align: right;">Z2022 ZS/13658 Note & File</p>

Carried.

Report Number: CMC 4/2022

7.4. Council Question CQ 23-2019 - Payday Loan Establishments - City Wide

Moved by: Councillor Bortolin
Seconded by: Councillor Kaschak

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Decision Number: CR102/2022 CR538/2020

That the report of the Senior Legal Counsel dated September 18, 2020 entitled "Council Question CQ23-2019 - Payday Loan Establishments - City Wide" **BE RECEIVED** for information; and further,

That Administration **PROCEED** 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,

That Administration **REPORT BACK** to the Community Services Standing Committee after one year with a summary of work completed to date.

Carried.

Councillor Francis discloses an interest and abstains from voting on this matter.

Report Number: C 187/2020 & AI 21/2021

Clerk's File: AL2020 & AL2022

7.2. 2021 Status Report regarding Cannabis Retail Store Applications Submitted to AGCO – City Wide

Moved by: Councillor Sleiman

Seconded by: Councillor Bortolin

Decision Number: CR100/2022

That the report of the Chief Administrative Officer regarding the 2021 cannabis retail store application submissions forwarded to the Alcohol and Gaming Commission of Ontario (AGCO) **BE RECEIVED** for information.

Carried.

Report Number: C 25/2022

Clerk's File: GP/13047

7.3. Mayor, Councillors and Appointees Statement of Remuneration and Expenses for 2021

Moved by: Councillor Sleiman

Seconded by: Councillor Bortolin

Decision Number: CR101/2022

That the report of the City Treasurer regarding the Mayor, Councillors and Appointees 2021 Statement of Remuneration and Expenses **BE RECEIVED** for information.

Carried.

Report Number: C 36/2022

Clerk's File: ACO/7090

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8. CONSENT AGENDA

8.1. Ontario Regulation 406/2019 - Excess Soil Management on City Projects - City Wide

Moved by: Councillor Costante
Seconded by: Councillor Francis

Decision Number: CR103/2022

That City Council **AUTHORIZE** the Commissioner of Infrastructure Services (or designate) to carry out necessary activities and make declarations on behalf of the Corporation of the City of Windsor, as Project Leader under Ontario Regulation 406/2019 – On-site and Excess Soil Management, to facilitate filing notices in the Excess Soil Registry for City projects; and,

That City Council **DIRECT** Clerks to update the Delegation of Authority By-law accordingly.
Carried.

Report Number: C 37/2022
Clerk's File: EI2022

8.2. Purchase of One (1), Two Person Rear Loading High Density Refuse Truck for the Environmental Division to be utilized City Wide

Moved by: Councillor Costante
Seconded by: Councillor Francis

Decision Number: CR104/2022

That City Council **APPROVE** the purchase of one (1), two person, rear loading high density refuse truck; and,

That the Purchasing Manager **BE AUTHORIZED** to issue a purchase order to Carrier Truck Centers Inc. in the amount of \$294,093.00 (excluding HST) for the purchase of the Rear Loading Refuse Truck identified in the request for proposal process, subject to approval as to technical content by the City Engineer and in financial content to the Chief Financial Officer and City Treasurer.

Carried.

Report Number: C 33/2022
Clerk's File: SW/14318

8.3. Active Transportation Fund - Contribution program-Capital Project Stream

Moved by: Councillor Costante
Seconded by: Councillor Francis

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Decision Number: CR105/2022

- I) That City Council **APPROVE** Administration to submit the necessary capital project applications to the Active Transportation Fund; and,
- II) That the funding sources, including any pre-commitments, for the City's portion of the project as outlined in the Financial Matters section of this report **BE APPROVED**; and,
- III) That the Chief Administrative Officer **BE AUTHORIZED** to execute any agreements, declarations or approvals required to submit the applications to the Active Transportation Fund subject to all documentation being satisfactory in legal form to the City Solicitor, in financial content to the City Treasurer; and in technical content to the appropriate Executive Director and/or Commissioner for their respective projects; and,
- IV) That the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to take any such action and sign any such documentation as may be required to effect the recommendations and funding for the Active Transportation Fund, subject to all documentation being satisfactory in legal form to the City Solicitor, in financial content to the City Treasurer; and in technical content to the appropriate Executive Director and/or Commissioner for their respective projects; and,
- V) That City Council **APPROVE** the following recommendations upon the City receiving written confirmation from the funding provider that one or any of the City's funding applications have been awarded the requested funding:
 - a) That Council **PRE-APPROVE** and **AWARD** any procurement(s) necessary that are related to the projects submitted under the Active Transportation Fund, provided that the procurement(s) are within approved budget amounts, pursuant to the Purchasing By-Law 93-2012 and amendments thereto; satisfactory in financial content to City Treasurer, and in technical content to the appropriate Executive Director or Commissioner for their respective projects; and,
 - b) That the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to take any such action required to effect the recommendation noted above and sign any required documentation/agreement(s) for the projects submitted to the Active Transportation Fund, satisfactory in legal form to the City Solicitor, in technical content to appropriate Executive Director or Commissioner for their respective projects and in financial content to the City Treasurer; and,
 - c) That the Purchasing Manager **BE AUTHORIZED** to issue Purchase Orders / RFPs / RFTs / Contract Purchase Orders as may be required to effect the recommendation noted above, subject to all specification being satisfactory in technical content to the appropriate Executive Director or Commissioner for their respective projects; in financial content to the City Treasurer; and further,
 - d) That the Chief Administrative Officer **BE AUTHORIZED** to delegate signing of claims and applicable schedules and other such documents required as part of the requirements for the

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awarded projects to the appropriate Executive Director or Commissioner for their respective projects, or designates, subject to financial content approval from the area's Financial Manager.

VI) That Council **DIRECT** Administration to submit annual maintenance budget requirements to maintain new active transportation assets to Operating Budget deliberations as required.

Carried.

Report Number: C 35/2022

Clerk's File: GPG/14324

8.4. Council Report - Funding Program for Improving Monitoring and Public Reporting of Sewage Overflows and Bypasses

Moved by: Councillor Costante

Seconded by: Councillor Francis

Decision Number: CR106/2022

- I) That City Council **APPROVE** the following recommendations as a condition of receiving funding provided by the Ministry of Environment, Conservation and Parks - Improving Monitoring and Public Reporting of Sewage Overflows and Bypasses Program:
- a. That the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to take any such action and sign any required documentation/agreement(s) in order to secure the funding noted above, satisfactory in legal form to the Commissioner of Legal & Legislative Services, in technical content to the Commissioner of Infrastructure Services and financial content to the Commissioner of Corporate Services, Chief Financial Officer/City Treasurer, or designates; and,
 - b. That the Chief Administrative Officer **BE AUTHORIZED** to delegate signing of all claims and applicable reports and other such documents, as required as part of receiving funding under the Ministry of Environment, Conservation & Parks – Improving Monitoring and Public Reporting of Sewage Overflows and Bypasses Program, to the Commissioner of Infrastructure Services or designate, subject to financial content approval from the area's Financial Planning Administrator or their manager or designates; and,
 - c. That City Council **PRE-APPROVE** and **AWARD** any procurement(s) necessary that are related to the funded project, provided that the procurement(s) are within approved budget amounts, pursuant to the Purchasing By-Law 93-2012 and amendments thereto; satisfactory in financial content to the Commissioner of Corporate Services, Chief Financial Officer/City Treasurer; and in technical content to the Commissioner of Infrastructure Services, or designates; and,
 - d. That the Purchasing Manager **BE AUTHORIZED** to issue Purchase Orders as may be required to effect the recommendation noted above, subject to all

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specification being satisfactory in technical content to the Commissioner of Infrastructure Services and financial content to the Commissioner of Corporate Services, Chief Financial Officer/City Treasurer, or designates; and,

- II. That City Council **CONSIDER** and **PASS** by-law number 52-2022, being a by-law authorizing the execution of the Improving Monitoring and Public Reporting of Sewage Overflows and Bypasses Fund agreement; and,
- III. That three readings of by-law 52-2022, the respective by-law, **BE CONSIDERED** at the March 21, 2022 meeting of Council.

Carried.

Report Number: C 29/2022
Clerk's File: GPG2022

8.5. Amendment of Council Resolution CR21/2020 - Ward 1

Moved by: Councillor Costante
Seconded by: Councillor Francis

Decision Number: CR107/2022

- I. That Council Resolution CR21/2020 adopted January 6, 2020 **BE AMENDED** as follows:

By **DELETING** from Resolution I the following in its entirety:

- a. Easement, subject to their being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
 - i. Enwin Utilities Ltd. the location of which is to be to the satisfaction of the Manager of Real Estate Services

Carried.

Report Number: C 31/2022
Clerk's File: APM2022

8.6. Reimagined Adie Knox Herman Recreation Complex Project Update and Revised Concept Plan - Ward 2

Moved by: Councillor Costante
Seconded by: Councillor Francis

Decision Number: CR108/2022

- I. That City Council **ENDORSE** the Revised Conceptual Site Plan (dated March 2022) of the Reimagined Adie Knox Herman Recreation Complex (attached as Appendix A), including the revised parkland layout with the location of the park amenities including the playground and splash pad; and,

- II. That the following Request for Proposal for the construction of a playground in Wilson Park **BE ACCEPTED** and **AWARDED**:

PROPONENT: A.B.C. Recreation Ltd.

RFP No.: 8-22

Total Offered Price: \$391,993.53 (plus applicable taxes), including \$56,151.47 in provisional items

to be funded from Project ID# 7211050, and that the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign a contract with A.B.C. Recreation Ltd. satisfactory in legal form to the Commissioner, Legal and Legislative Services, in technical content to the Commissioner of Community Services, and in financial content to the Commissioner, Corporate Services/Chief Financial Officer; and,

- III. That the following Request for Proposal for the construction of a splash pad in Wilson Park **BE ACCEPTED** and **AWARDED**:

PROPONENT: Yard Weasels Inc.

RFP No.: 9-22

Total Offered Price: \$216,758.00 (plus applicable taxes)

to be funded from Project ID# 7211050, and that the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign a contract with Yard Weasels Inc., satisfactory in legal form to the Commissioner, Legal and Legislative Services, in technical content to the Executive Director of Parks and Facilities, and in financial content to the Commissioner, Corporate Services/Chief Financial Officer; and,

- IV. That City Council **APPROVE** \$70,000 of placeholder funding from F169 in 2022 in REC-002-21 – Adie Knox Herman Reimagining for immediate use, for the construction of an outdoor multi-use trail for the splash pad and playground area; and,
- V. That Council **PRE-APPROVE** and **AWARD** any procurement(s) necessary that are related to the above project(s), provided that the procurement(s) are within approved budget amounts, pursuant to the Purchasing By-Law 93-2012 and amendments thereto; satisfactory in financial content to Commissioner, Corporate Services/Chief Financial Officer, in legal form to the Commissioner, Legal & Legislative Services; and in technical content to the Executive Director of Parks and Facilities; and,
- VI. That the Purchasing Manager **BE AUTHORIZED** to issue Purchase Orders as may be required to effect the recommendation noted above, subject to all specifications being satisfactory in technical content to the Executive Director of Parks and Facilities, and in financial content to the Commissioner, Corporate Services/Chief Financial Officer; and,
- VII. That the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to take any such action required to effect the recommendation noted above and sign any required documentation/agreement(s) for the projects, satisfactory in legal form to the Commissioner,

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Legal & Legislative Services, in technical content to the Executive Director of Parks and Facilities and in financial content to the Commissioner, Corporate Services/Chief Financial Officer; and,

VIII. That Administration **BE DIRECTED** to proceed with the preliminary design investigations and **APPROVE** \$200,000 of placeholder funding from F169 in 2022 in REC-002-21 – Adie Knox Herman Reimagining for immediate use; and,

IX. That the City Planner **BE DELEGATED** the authority to approve the Site Plan Control Application and **BE AUTHORIZED** to approve minor changes to the design.

Carried.

Report Number: C 38/2022

Clerk's File: SR/14319

8.7. Essex-Windsor Solid Waste Authority - Regular Board Meeting Minutes, November 2, 2021

Moved by: Councillor Costante

Seconded by: Councillor Francis

Decision Number: CR109/2022 ETPS 880

That the minutes of the Essex-Windsor Solid Waste Authority of its Regular Board Meeting held November 2, 2021 **BE RECEIVED**.

Carried.

Report Number: SCM 56/2022 & SCM 17/2022

Clerk's File: MB2021

8.8. Minutes of the Windsor Bicycling Committee of its meeting held December 2, 2021

Moved by: Councillor Costante

Seconded by: Councillor Francis

Decision Number: CR110/2022 ETPS 881

That the minutes of the Windsor Bicycling Committee of its meeting held December 2, 2021 **BE RECEIVED**.

Carried.

Report Number: SCM 57/2022 & SCM 38/2022

Clerk's File: MB2021

8.10. West End Transit Terminal - Completion Report (Ward 2)

Moved by: Councillor Costante

Seconded by: Councillor Francis

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Decision Number: CR112/2022 ETPS 883

- I. That the report on the completion of the West End Transit Terminal project **BE RECEIVED** for information; and,
- II. That City Council **APPROVE** the creation of a new Reserve Account titled Transit Terminal Maintenance; and,
- III. That City Council **APPROVE** a transfer of \$40,000 from the TW (Transit Windsor) – West End Terminal project, 7171037, to a new project, for construction/renovation of a washroom for Transit Windsor employees at the Transit Windsor West End Terminal located at the Hotel-Dieu Grace Healthcare (Tayfour Campus) and at the completion of the works, any surplus funds be transferred to a new Transit Terminal Maintenance Reserve Account; and,
- IV. That City Council **APPROVE** the transfer of the remaining project surplus as outlined in the financial matters section, from the TW (Transit Windsor) – West End Terminal project, 7171037, to a new overall reserve account called Transit Terminal Maintenance Reserve Account, and that financial activity be reported to City Council annually as part of the year-end variance report; and,
- V. That Administration **BE AUTHORIZED** to amend the existing lease/sub-lease agreement with Hotel-Dieu Grace Healthcare (Tayfour Campus), to include the new interior washroom for Transit Windsor employees, and to engage in any resulting contract negotiations; and further,
- VI. That the CAO and City Clerk **BE AUTHORIZED** to sign the resulting amended lease/sublease agreement subject to approval as to form and legal content by the Commissioner of Legal & Legislative Services, technical content by the Commissioner of Infrastructure Services, and to financial content by the Chief Financial Officer/City Treasurer.

Carried.

Report Number: SCM 59/2022 & S 8/2022
Clerk's File: MT/13708

8.11. Transit Windsor Master Plan 2021 Update - Year 1 - City Wide

Moved by: Councillor Costante
Seconded by: Councillor Francis

Decision Number: CR113/2022 ETPS 884

That the Environment, Transportation and Public Safety Standing Committee, sitting as the Transit Windsor Board of Directors and City Council **RECEIVE FOR INFORMATION** Transit Windsor's annual Transit Master Plan update for 2021.

Carried.

Report Number: SCM 60/2022 & S 10/2022
Clerk's File: MT/13708

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8.12. Transit Windsor 2021 Service Performance Update - City Wide

Moved by: Councillor Costante
Seconded by: Councillor Francis

Decision Number: CR114/2022 ETPS 885

That the Environment, Transportation and Public Safety Standing Committee, sitting as the Transit Windsor Board of Directors and City Council **RECEIVE FOR INFORMATION** the 2021 service performance update report for Transit Windsor.

Carried.

Report Number: SCM 61/2022 & S 12/2022

Clerk's File: MT/13708

8.13. Official Plan Amendment and Zoning By-law Amendment for 11646 Tecumseh Rd. E.; Applicant: Maple Leaf Homes Ltd.; File Nos. OPA 143 [OPA/6324]; Z-005/21 [ZNG/6323]; Ward 7

Moved by: Councillor Costante
Seconded by: Councillor Francis

Decision Number: CR115/2022 DHSC 371

- I. That the City of Windsor Official Plan Volume I – Primary Plan **BE AMENDED** by changing the land use designation of the land located on the north side of Tecumseh Road E., between Banwell Road and the City's east limit, described as Part of Lot 146, Concession 1, (PIN 010540374) and municipally known as 11646 Tecumseh Road E. from Industrial to Mixed Use;
- II. That Zoning By-law 8600 **BE AMENDED** by adding the following zoning district to Section 16:

16.10 COMMERCIAL DISTRICT 3.10 (CD3.10)

16.10.1 PERMITTED USES

<i>Business Office</i>	<i>Personal Service Shop</i>
<i>Child Care Centre</i>	<i>Place of Entertainment and Recreation</i>
<i>Commercial School</i>	<i>Place of Worship</i>
<i>Food Outlet - Take-Out</i>	<i>Professional Studio</i>
<i>Hotel</i>	<i>Public Hall</i>
<i>Medical Office</i>	<i>Repair Shop - Light</i>
<i>Medical Appliance Facility</i>	<i>Restaurant</i>
<i>Micro-Brewery</i>	<i>Retail Store</i>

9 or more dwelling units in a Combined Use Building with any of the above uses

Multiple Dwelling with 9 or more dwelling units

Residential Care Facility

Any use accessory to any of the above uses. An Outdoor Storage Yard is prohibited.

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16.10.5 PROVISIONS

- .1 Lot Frontage – minimum 18.0 m
- .2 Lot Area – minimum
 - For a *building* containing only non-residential uses 400.0 m²
 - For each *dwelling unit* 85.0 m²
- .4 Building Height – maximum 20.0 m
- .8 Landscaped Open Space Yard – minimum 30.0% of *lot area*
- .15 For a *Combined Use Building*, all *dwelling units*, not including entrances thereto, shall be located above the non-residential uses.
- .16 A *Multiple Dwelling* shall be located above grade, at the rear of non-residential use.
- .17 Exposed flat concrete block walls or exposed flat concrete walls, whether painted or unpainted, are prohibited.
- .20 Building Setback – minimum
 - a) From an *exterior lot line* abutting Tecumseh Road East, for that part of the building having a *building height* of 10.0 m or less 0.0 m
 - b) From an *exterior lot line* abutting Tecumseh Road East, for that part of the building having a *building height* of more than 10.0 m: 6.0 m
 - c) From an *interior lot line* where a habitable room window faces the *interior lot line* 6.0 m
 - d) From an *interior lot line* where a habitable room window does not face the *interior lot line* 3.0 m
- .90 *Parking space* is prohibited in the *front yard* and in any *side yard* within 6m of the *exterior lot line*.

- III. That an amendment to the Zoning By-law 8600 **BE APPROVED** to change the zoning of the land located on the north side of Tecumseh Road E., between Banwell Road and the City's east limit, described as Part of Lot 146, Concession 1, (PIN 010540374) and municipally known as 11646 Tecumseh Road E., from MD1.2 to CD3.10 (as shown in Recommendation II above), subject to the following site specific provision:

"438 NORTH SIDE OF TECUMSEH ROAD E., BETWEEN BANWELL ROAD AND THE CITY LIMIT TO THE EAST

For the land comprising Part of Lot 146, Concession 1, (PIN 010540374), a 6-storey *Combined Use Building* containing a maximum of 71 *dwelling units* plus one or more non-residential uses listed in section 16.10.1 of by-law 8600 having 190m² minimum gross floor area with minimum parking requirement of 8 spaces as in by-law 8600, shall be permitted subject to the following additional regulations:

- a) Section 16.10.5.15 of by-law 8600 shall not apply;
- b) Non-residential use shall be located at street level along the south wall of the building, fronting Tecumseh Road East;

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- c) *Dwelling units*, indoor amenity areas and other indoor accessory uses to dwelling units, within the ground floor area of a Combined Use Building, shall be located above grade and be placed on the north of the non-residential units;
- d) The floor areas occupied by indoor amenity areas and other indoor accessory uses to the dwelling units shall be excluded from the permitted 190 m² minimum gross floor area of non-residential use;
- e) A minimum separation of 30.0 m shall be maintained between the railway right-of-way and a residential, commercial, institutional or recreational use;
- f) An earth berm having a minimum height of 2.50 m and slopes of 2.5 to 1 or greater, shall be constructed continuously adjacent to the common boundary line between the lot and the railway right of way and maintained in good practice; and
- g) A chainlink fence having a minimum height of 1.830 m shall be erected continuously along the common boundary line between the lot and the railway right-of-way.
[ZDM 15; ZNG/6323]

IV. That the Site Plan Approval Officer **BE DIRECTED** to incorporate the following requirements and other requirements found in Appendix D of this Report, in the Site Plan Approval process and the Site Plan Agreement for the proposed development on the subject land:

- a) Noise mitigation measures as recommended in the Noise Study, including warning clauses for rail and road traffic impacts;
- b) Safety measures per section 7.2.8.8 (d), OP Vol. 1;
- c) Redundant Curb Cuts, Video inspections, and Existing sewers and connections;
- d) Preservation of some existing trees per Landscape Architect's comment in Appendix D of this report;
- e) Easements and/or agreements required for the provision of gas services for this project, in a form satisfactory to Enbridge;
- f) Enbridge Gas minimum separation requirements;
- g) Adequate clearance from existing ENWIN's pole lines and power lines; and
- h) Canada Post multi-unit policy;
- i) SAR Snake mitigation measures as in the attached Appendix F to this report.

Carried.

Report Number: SCM 69/2022, S 2/2022 & AI 4/2022
Clerk's File: ZB/14064 & ZO/14063

8.14. Draft Plan of Condominium with Exemption under Section 9(3) of the *Condominium Act* – 531 Pelissier Limited - 531 Pelissier Street– CDM 006-20 [CDM-6637]; Ward 3

Moved by: Councillor Costante
Seconded by: Councillor Francis

Decision Number: CR116/2022 DHSC 372

That the application of 531 Pelissier Limited for an exemption under Section 9(3) of the *Condominium Act* for approval of a plan of condominium (Standard Condominium), comprised of a

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total of 24 dwelling units and 3 commercial units, as shown on the attached Map No. CDM-006/21-1 and CDM-006/21-2 within an existing building on a parcel legally described as; Lots 23 and 24, and Part of Lots 22 and 25, west side Pelissier Street, Plan 281, City of Windsor; located at 531 Pelissier Street **BE APPROVED** for a period of three (3) years.

Carried.

Report Number: SCM 70/2022 & S 26/2022

Clerk's File: Z/14297

8.15. Draft Plan of Condominium with Exemption under Section 9(3) of the *Condominium Act* – Farhi Holdings Corporation 8607, 8649, 8675 and 8699 McHugh Street– CDM 005-20 [CDM-6636]; Ward 6

Moved by: Councillor Costante

Seconded by: Councillor Francis

Decision Number: CR117/2022 DHSC 373

That the application of Farhi Holdings Corporation for an exemption under Section 9(3) of the *Condominium Act* for approval of a plan of condominium (Standard Condominium), comprised of a total of 232 dwelling units, as shown on the attached Map No. CDM-005/21-1 and CDM-005/21-2 within in 4 newly constructed Multiple Dwelling structures on parcels legally described as; Block 44 and 45, 12M-678, City of Windsor; located at 8607, 8649, 8675 and 8699 McHugh Street **BE APPROVED** for a period of three (3) years.

Carried.

Report Number: SCM 71/2022 & S 25/2022

Clerk's File: Z/14295

8.17. OPA & Rezoning – 1741078 Ontario Inc & 115664 Ontario Inc – 4845 Walker Road - OPA 155 OPA/6592 Z-040/21 ZNG/6591 – Ward 9

Moved by: Councillor Costante

Seconded by: Councillor Francis

Decision Number: CR119/2022 DHSC 375

1. That Schedule "A" of Volume 1: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by applying a Specific Policy Area to Part of Lot 13, Concession 6, further described as Part 1, Plan 12R-17667, known municipally as 4845 Walker Road (Roll No. 070-150-00270), situated at the southwest corner of Walker Road and Ducharme Street.

2. That Section 1 of Volume 2: Secondary Plans & Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a Special Policy Area as follows:

1.X **Southwest Corner of Walker Road and Ducharme Street (4845 Walker Road)**

1.X.1 The property described as Part of Lot 13, Concession 6, further described as Part 1, Plan 12R-17667, known municipally as 4845 Walker Road (Roll No. 070-150-00270), situated

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- at the southwest corner of Walker Road and Ducharme Street, **IS DESIGNATED** on Schedule A: Planning Districts and Policy Areas in Volume I: The Primary Plan;
- 1.X.2 Notwithstanding the “Commercial Corridor” designation on Schedule D: Land Use in Volume I: The Primary Plan and the “Business Park” designation on Schedule NR2-7: Land Use Designations & Concept Plan in Volume II: Secondary Plans & Special Policy Areas, “dwelling units located at grade and/or above commercial uses in a combined use building” and “multiple dwelling” shall be additional permitted uses.
3. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part of Lot 13, Concession 6, further described as Part 1, Plan 12R-17667, known municipally as 4845 Walker Road (Roll No. 070-150-00270), situated at the southwest corner of Walker Road and Ducharme Street, from Commercial District 2.1 (CD2.1) to Commercial District 2.2 (CD2.2) and adding a new site specific exception to Section 20(1) as follows:

440. SOUTHWEST CORNER OF WALKER ROAD AND DUCHARME STREET

For the lands comprising of Part of Lot 13, Concession 6, further described as Part 1, Plan 12R-17667, a *multiple dwelling* shall be additional permitted use and that for a *combined use building* and a *multiple dwelling*, the following additional provisions shall apply:

- a) Main Building Height – maximum 22.4 m
 - b) Notwithstanding Section 15.2.5.15, for a *Combined Use Building*, *dwelling units* are permitted at grade.
[ZDM 13; ZNG/6591]
4. That, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following **BE SUBMITTED** either prior to, or with, an application for site plan approval:
- A. Updated documents, reports, or studies, including any addendum or memorandum, submitted in support of the applications for amendments to the Official Plan and Zoning By-law 8600 to reflect the site plan for which approval is being sought.
5. That the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and executed and registered site plan agreement:
- A. Mitigation measures identified Table B1 in Appendix B in the Road Traffic and Stationary Noise Impact Study, prepared by JJ Acoustic Engineering Ltd and dated January 14, 2021, subject to the approval of the City Planner
 - B. Measures identified in the Servicing Study prepared by Haddad Morgan & Associates and dated April 23, 2020, subject to the approval of the City Planner and City Engineer, the Essex Region Conservation Authority, and, if required, the Ontario Ministry of Transportation (MTO)
 - C. Transportation Impact Study requirements of the City of Windsor Transportation Planning Division and MTO contained in Appendix E of this report and measures identified in Sections 5 and 8 in the Transportation Impact Study prepared by Dillon Consulting and dated May

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- 2019, subject to the approval of the City Planner, City Engineer, or Transportation Planning Senior Engineer, and MTO
- D. Requirements of the City of Windsor – Engineering Department – Right-Of-Way Division contained in Appendix E of this report subject to the approval of the City Engineer
 - E. Requirements of the Ontario Ministry of Transportation contained in Appendix E of this report subject to the approval from the MTO
6. That the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:
- A. Tree Preservation and Urban Design comments from the Landscape Architect contained in Appendix E of this report
 - B. Comments from the Essex Region Conservation Authority contained in Appendix E of this report.
7. That the Site Plan Approval Officer **PROVIDE** a draft copy of the Site Plan Agreement to the Ontario Ministry of Transportation referencing all final plans and reports for review as a condition of consideration of MTO permits.
- Carried.

Report Number: SCM 73/2022 & S 23/2022
Clerk's File: Z/14269 & Z/14268

8.18. 986 Ouellette Ave, Masonic Temple - Heritage Alteration Permit, Community Heritage Fund & Commercial/Mixed Use Building Facade Improvement Program Request (Ward 3)

Moved by: Councillor Costante
Seconded by: Councillor Francis

Decision Number: CR120/2022 DHSC 376

- I. That the importance and value of the Masonic Temple, 986 Ouellette Avenue, a municipal designated heritage property **BE RECOGNIZED** by City Council and further, that Council supports the various grant applications made by the Border Masonic Temple Association Ltd to other levels of government, including the Legacy Fund, Building Communities Through Arts and Heritage, Green and Inclusive Community Building Fund, Ontario Trillium Resilient Places Grant & Digital Museum Canada Grant.
- II. That a total grant of 15% of the cost of conservation work for the facade, to an upset amount of \$46,612.50 from the Community Heritage Fund (Reserve Fund 157) **BE GRANTED** to Border Masonic Temple Association Ltd. for the Masonic Temple, at 986 Ouellette Avenue, subject to:
 - a. Submission of professional drawings, conservation details, technical details and samples, to the satisfaction of the City Planner or designate prior to work start;

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- b. Determination by the City Planner that the work is completed to heritage conservation standards and the City Building Official for building code compliance (if required);
 - c. Owner's submission of paid receipts for work completed;
 - d. That the Community Heritage Fund (Reserve Fund 157), grants approved shall lapse if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date;
- III. That the authority to approve alterations associated with the roofing, facade, and windows, **BE DELEGATED** to the City Planner or designate;
- IV. That the request for incentives under the *Downtown Windsor Enhancement Strategy and Community Improvement Plan (CIP)* made by Building Committee Chair Cameron Adamson on behalf of the Border Masonic Temple Association located at 986 Ouellette Avenue **BE APPROVED** for the *Commercial/Mixed Use Building Façade Improvement Program* for 50% of the eligible costs of the façade improvements, up to a maximum amount of \$30,000 per property;
- V. That funds in the amount of up to \$30,000 under the *Commercial/Mixed Use Building Façade Improvement Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Downtown Windsor Enhancement Strategy and CIP (#7011022) once the work is completed;
- VI. That grants **BE PAID** to the Border Masonic Temple Association (C/O Cameron Adamson), upon completion of the improvements to the existing three (3) storey building and property located at 986 Ouellette Avenue, from Downtown Windsor Enhancement Strategy Fund (Project # 7011022) to the satisfaction of the City Planner and Chief Building Official;
- VII. That should the project not be completed in two (2) years, City Council **AUTHORIZE** that the funds under the *Commercial/Mixed Use Building Façade Improvement Grant Program* for 986 Ouellette Avenue be uncommitted and made available for other applications;
- VIII. That administration **BE DELEGATED** the authority to adjust the amounts granted to the upset costs of this Council Decision, on the basis that the total amount of all grants and funding received by Border Masonic Temple Association Limited (BMTA) by all levels of government, cannot exceed the approved eligible costs for the project.

Carried.

Report Number: SCM 68/2022 & S 19/2022

Clerk's File: Z/13002

8.19. Amendment to Sign By-law 250-04 for 1200-1220 University Avenue, File No. SGN_002-21 - Ward #3

Moved by: Councillor Costante

Seconded by: Councillor Francis

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Decision Number: CR121/2022 DHSC 377

That the application for a Site Specific Amendment to the Windsor Sign By-law 250-2004, to allow for the installation of a 23.22m² pylon ground sign at 1220 University Ave W with offsite advertising as a directory of businesses for 1100 and 1200-1220 University Ave W, **BE APPROVED**.

Carried.

Report Number: SCM 65/2022 & S 4/2022

Clerk's File: Z/8955

8.20. Brownfield Community Improvement Plan (CIP) application submitted by Mikhail Holdings Limited on behalf of the Property Owner (1174478 Ontario Ltd) for 2970 College Avenue (Ward 2)

Moved by: Councillor Costante

Seconded by: Councillor Francis

Decision Number: CR122/2022 DHSC 378

- I. That the request made by Mikhail Holdings Limited on behalf of the property owner (1174478 Ontario Ltd) to participate in the Feasibility Study Grant Program **BE APPROVED** for the completion of the proposed structural feasibility study for the building located at 2970 College Avenue pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan; and,
- II. That the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of \$5,000 based upon the completion and submission of a structural feasibility study completed in a form acceptable to the City Planner and City Solicitor; and,
- III. That the request made by Mikhail Holdings Limited on behalf of the property owner (1174478 Ontario Ltd) to 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 2970 College Avenue pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan; and,
- IV. That the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of \$15,000 based upon the completion and submission an eligible study Phase II Environmental Site Assessment Study completed in a form acceptable to the City Planner and City Solicitor; and,
- V. That the grant funds in the amount of \$20,000 **BE TRANSFERRED** from the CIP Reserve Fund 226 to Brownfield Strategy Remediation (project 7069003) when the eligible work is completed to the satisfaction of the City Planner; and,
- VI. That should the proposed Feasibility and/or Phase II Environmental Site Assessment Study and Remedial Work Plan not be completed within two (2) years of Council approval, the approval(s) **BE RESCINDED** and the funds be uncommitted and made available for other applications.

Carried.

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Report Number: SCM 66/2022 & S 18/2022

Clerk's File: Z/8955

8.21. Sandwich Town CIP Application, 357-359 Indian Road; Owners Cam Crowder and Sean Lavin (Owners of GBI Holding Company)

Moved by: Councillor Costante

Seconded by: Councillor Francis

Decision Number: CR123/2022 DHSC 379

- I. That the request for incentives under the Sandwich Incentive Program made by GBI Holding Company (Cam Crowder and Sean Lavin), owners of the property located at 357-359 Indian Road, **BE APPROVED** for the following programs when all work is complete:
 - i. *Revitalization Grant Program* for 70% of the municipal portion of the tax increment for up to 10 years (+/-**\$3,113** per year); and
 - ii. *Development and Building Fees Grant* for 100% of the Development and Building Fees identified in the Sandwich CIP to a Maximum amount of (+/- **\$11,436.74**);
- II. That Administration **BE AUTHORIZED** to prepare the Sandwich Incentive Program Agreement for the *Revitalization Grant* in accordance with all applicable policies, requirements, and provisions contained within the Olde Sandwich Towne Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implication;
- III. That the CAO and City Clerk **BE AUTHORIZED** to sign the agreement between the City and GBI Holding Company (owners Cam Crowder and Sean Lavin) to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications;
- IV. That funds in the maximum amount of +/-**\$11,436.74** under the *Development Building Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the *Sandwich Community Development Plan Fund* (Account 7076176) when the work is complete;
- V. That grants **BE PAID** to GBI HOLDING COMPANY (owners Cam Crowder and Sean Lavin) upon completion of the two and a half (2.5) storey, two (2) unit duplex dwelling from the *Sandwich Community Development Plan Fund* (Account 7076176) to the satisfaction of the City Planner and Chief Building Official; and,
- VI. That grants approved **SHALL LAPSE** if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: SCM 67/2022 & S 20/2022

Clerk's File: Z/14306

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11.3. Amendment of Council Resolution CR256/2011 to Update Sale Price - Ward 3

Moved by: Councillor Costante
Seconded by: Councillor Francis

Decision Number: CR127/2022

I. That Council Resolution CR256/2011 adopted October 17, 2011 **BE AMENDED** as follows:

By **DELETING** from Recommendation II:

Sale Price: \$2,000.00 plus HST if applicable;

And **INSERTING** in Recommendation II:

Sale Price: \$4,000.00 plus HST if applicable.

Carried.

Report Number: C 40/2022
Clerk's File: APM2022

11.4. Revocation of Mask By-law 123-2020

Moved by: Councillor Costante
Seconded by: Councillor Francis

Decision Number: CR128/2022

That By-law 123-2020 requiring mandatory masking in indoor spaces **BE REVOKED**.

Carried.

Report Number: C 44/2022
Clerk's File: MH/13786

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

10.1. Essex Region Conservation Authority 2022 Draft Budget with 2021 Annual Report and Transition Plan

Moved by: Councillor Gignac
Seconded by: Councillor Francis

Decision Number: CR124/2022

That the presentation entitled "Essex Region Conservation Authority 2022 Draft Budget with 2021 Annual Report and Transition Plan" and the memo by the Senior Legal Counsel dated March 21, 2022 entitled "Update on Changes to Conservation Authority Programs and Services" **BE**

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REFERRED back to Administration to be included in the agenda for the forthcoming Strategic Planning Session of Council for consideration.

Carried.

Report Number: SCM 77/2022

Clerk's File: EI/10108

10. PRESENTATIONS AND DELEGATIONS

8.9. Kildare Road (Ottawa to Tecumseh) Traffic Calming & Bikeway - Ward 4

Mary Lou and Bob Taylor, Area Residents

Mary Lou and Bob Taylor, area residents, appear before Council in support of the administrative recommendation in the report entitled "Kildare Road (Ottawa to Tecumseh) Traffic Calming & Bikeway - Ward 4" and conclude by suggesting that they would like the traffic calming to move forward as soon as possible, as they have many concerns with truck traffic, speeding, and pedestrian safety.

David Ducharme, Area Resident

David Ducharme, area resident, appears before Council in support of the administrative recommendation in the report entitled "Kildare Road (Ottawa to Tecumseh) Traffic Calming & Bikeway - Ward 4" and provides details related to his property location and his concerns with speeding, traffic, and pedestrian safety.

Sharon Mack, Area Resident

Sharon Mack, area resident, appears before Council in support of the administrative recommendation in the report entitled "Kildare Road (Ottawa to Tecumseh) Traffic Calming & Bikeway - Ward 4" and expresses concern with the safety of pedestrians crossing the street and speeding cars running the traffic light in the area.

Moved by: Councillor Holt

Seconded by: Councillor McKenzie

Decision Number: CR111/2022 ETPS 882

1. That implementation of the proposed traffic calming plan for Kildare Road between Ottawa Street and Tecumseh Road East **BE APPROVED**; and,
2. That Administration **BE DIRECTED** to bring forward, at the appropriate time, a report to the Chief Administrative Officer for approval, pursuant to Delegation of Authority By-law 208-2002, of the amendments to Traffic By-law 9148 that will be necessary to implement the traffic calming plan; and further,

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3. That the annual operating cost requirements **BE REFERRED** to the 2023 budget.
Carried.

Report Number: SCM 58/2022 & S 9/2022
Clerk's File: ST2022

8.16. Rezoning - 2811035 Ontario Inc - 1913, 1925 & 1949 Devonshire Court - Z-034/21 ZNG/6571 - Ward 4

Tracey Pillon-Abbs, Planner representing the Applicant

Tracey Pillon-Abbs, Planner representing the applicant, appears before Council regarding the administrative report entitled "Rezoning - 2811035 Ontario Inc - 1913, 1925 & 1949 Devonshire Court - Z-034/21 ZNG/6571 - Ward 4" and is available for questions.

Tony Chau, Senior Project Manager, ADA-Architect

Tony Chau, Senior Project Manager, ADA-Architect, appears before Council regarding the administrative report entitled "Rezoning - 2811035 Ontario Inc - 1913, 1925 & 1949 Devonshire Court - Z-034/21 ZNG/6571 - Ward 4" and is available for questions.

Jerry Kavanaugh, Owner/Managing Partner, ADA-Architect

Jerry Kavanaugh, Owner/Managing Partner, ADA-Architect, appears before Council regarding the administrative report entitled "Rezoning - 2811035 Ontario Inc - 1913, 1925 & 1949 Devonshire Court - Z-034/21 ZNG/6571 - Ward 4" and is available for questions.

Raymond and Charlotte Colautti, Area Residents

Raymond and Charlotte Colautti, area residents, appear before Council and express concern with the recommendation in the administrative report entitled "Rezoning - 2811035 Ontario Inc - 1913, 1925 & 1949 Devonshire Court - Z-034/21 ZNG/6571 - Ward 4" and provide historical information related to previous administrative reports; previous land uses; the heritage planning study; and conclude by requesting that Council deny the request as this proposed development is too large and does not maintain the current integrity of the Olde Walkerville area, including concerns with shadows due to the height of the building, and request that the developer provide a new plan.

Mayor Dilkens leaves the meeting at 4:50 o'clock p.m. and Councillor McKenzie assumes the Chair for the duration of the Council meeting.

Johanna Papador, Area Resident

Johanna Papador, area resident, appears before Council and expresses concern with the recommendation in the administrative report entitled "Rezoning - 2811035 Ontario Inc - 1913, 1925 & 1949 Devonshire Court - Z-034/21 ZNG/6571 - Ward 4" and concludes by suggesting that Council

follow the lead of some of the *Planning Act* members and reject the proposal in front of them and that the developer be requested to submit a new plan as the building is too large for the area, provides no green space, and proposes safety concerns related to site lines and increased traffic.

Antonio Buttice, Area Resident

Antonio Buttice, area resident, appears before Council and expresses concern with the recommendation in the administrative report entitled "Rezoning - 2811035 Ontario Inc - 1913, 1925 & 1949 Devonshire Court - Z-034/21 ZNG/6571 - Ward 4" and concludes by suggesting the size of the proposed structure is too large for the property; the amendments to the setbacks request is problematic; consider the heritage aspects of the neighbourhood; and request that the developer provide a new plan for the area.

Abby Piche and Andrew Smith, Realtor

Abby Piche and Andrew Smith, realtor, appear before Council in support of the recommendation in the administrative report entitled "Rezoning - 2811035 Ontario Inc - 1913, 1925 & 1949 Devonshire Court - Z-034/21 ZNG/6571 - Ward 4" and conclude by providing some statistics of home sale values; that this development would assist in addressing the City's current housing shortage; and that this development would be a cost-efficient option for the area.

Roger and Jennifer Bastiaan, Area Residents

Roger and Jennifer Bastiaan, area residents, appear before Council and express concern with the recommendation in the administrative report entitled "Rezoning - 2811035 Ontario Inc - 1913, 1925 & 1949 Devonshire Court - Z-034/21 ZNG/6571 - Ward 4" and provide historical information related to previous administrative reports and previous land uses; current parking issues and greater parking issues with a new development; the mass of the building is too large; the requested reduction in set backs will cause sightline issues; and conclude by requesting that Council deny the proposed development request.

Patricia McConville, Area Resident

Patricia McConville, area resident, appears before Council and expresses concern with the recommendation in the administrative report entitled "Rezoning - 2811035 Ontario Inc - 1913, 1925 & 1949 Devonshire Court - Z-034/21 ZNG/6571 - Ward 4" and concludes by suggesting the proposed mass of the new development is not the same as the current use; the setbacks are a concern; there are no other buildings in the area that are the same height; no green space; the noise from the heating/cooling units have not been taken into account; the shadow study does not provide enough detail; and urges Council not to approve the proposed development.

Paula Rankin, Area Resident

Paula Rankin, area resident, appears before Council and expresses concern with the recommendation in the administrative report entitled "Rezoning - 2811035 Ontario Inc - 1913, 1925 & 1949 Devonshire Court - Z-034/21 ZNG/6571 - Ward 4" and concludes by suggesting the proposed development is oversized and too tall; there is not enough parking; a safety mobility

study related to the visually impaired should have been undertaken; and urges Council to follow the lead of some of the *Planning Act* members and not approve the proposed development.

David Kassab, Area Resident

David Kassab, area resident, appears before Council and expresses concern with the recommendation in the administrative report entitled "Rezoning - 2811035 Ontario Inc – 1913, 1925 & 1949 Devonshire Court - Z-034/21 ZNG/6571 - Ward 4"; and indicates that building numerous developments will not solve the City's housing shortage problem; and concludes by providing information from his written submission and urges Council not to approve the proposed development.

Jessica Green, Area Resident

Jessica Green, area resident, appears before Council and expresses concern with the recommendation in the administrative report entitled "Rezoning - 2811035 Ontario Inc – 1913, 1925 & 1949 Devonshire Court - Z-034/21 ZNG/6571 - Ward 4"; and provides information related to a heritage area in Calgary; the Walkerville area is already more dense and diverse than many neighbourhoods; conserving the heritage aspects of the area though by-laws is necessary; and urges Council not to approve the proposed development.

Andy Furlong, Area Resident

Andy Furlong, area resident, appears before Council and expresses concern with the recommendation in the administrative report entitled "Rezoning - 2811035 Ontario Inc – 1913, 1925 & 1949 Devonshire Court - Z-034/21 ZNG/6571 - Ward 4"; and refers to the profitability of the proposed development as opposed to the suitability of the building to the neighbourhood; and concludes by citing concerns related to the cost to the City for the infrastructure for this proposal as well as the size and height of the proposed building and requests that another proposal be presented.

Kendal McKinney, Area Resident

Kendal McKinney, area resident, appears before Council and expresses concern with the recommendation in the administrative report entitled "Rezoning - 2811035 Ontario Inc – 1913, 1925 & 1949 Devonshire Court - Z-034/21 ZNG/6571 - Ward 4"; and concludes by citing concerns with the size of the proposed development; the process which was undertaken related to the proposed development; as well as not encouraging citizen involvement.

Dr. George Grayson, Area Resident

Dr. George Grayson, area resident, appears before Council and expresses concern with the recommendation in the administrative report entitled "Rezoning - 2811035 Ontario Inc – 1913, 1925 & 1949 Devonshire Court - Z-034/21 ZNG/6571 - Ward 4"; and concludes by suggesting that

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the proposed building does not emulate the Walkerville heritage area and urges Council not to approve the proposed development.

Moved by: Councillor Holt

Seconded by: Councillor Bortolin

Decision Number: CR118/2022 DHSC 374

1. That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 84 to 87, Registered Plan 684, further described as Parts 1 to 4, Plan 12R-27198 (known municipally as 1913, 1925 & 1949 Devonshire Court; Roll No. 020-220-03903, 020-220-03906, 020-220-03901), situated at the southeast corner of Devonshire Court and Kildare Road, by deleting and replacing Section 20(1)340 with the following:

340. **SOUTHEAST CORNER OF DEVONSHIRE COURT AND KILDARE ROAD**

For the lands comprising Lots 84 to 87, Registered Plan 684 and further described as Parts 1 to 4, Plan 12R-27198. a *multiple dwelling* shall be an additional permitted use and:

1. For any *dwelling*, the following additional provisions shall apply:
 - a) An *access area* or driveway is prohibited in any *front yard* or exterior *side yard*. Access to a *parking space* shall be from an *alley*.
 - b) Exposed flat concrete block, untextured concrete whether painted or unpainted and vinyl siding on any exterior wall is prohibited. A minimum of fifty per cent of the area of any exterior wall shall be covered in brick, textured concrete block, stucco, stone or any combination thereof.
2. For a *single unit dwelling*, the following additional provisions shall apply:
 - a) Main Building Height – minimum 7.00 m
 - b) Front Yard Depth – minimum 7.50 m
3. For *multiple dwelling*, the following provisions shall apply:
 - a) Lot Width – minimum 35.0 m
 - b) Lot Area – minimum 2,152.0 m²
 - c) Lot Coverage – maximum 35.0%
 - d) Main Building Height – maximum 15.0 m
 - e) Building Setback – minimum
 1. From that part of the lot line abutting Kildare Road 2.62 m
 2. From that part of the lot line abutting Devonshire Court 3.39 m
 3. From the midpoint of the 20ft radius of Lot 87 RP 684 1.89 m
 4. From an interior lot line 1.20 m
 - f) Landscaped Open Space Yard – minimum 27.5% of *lot area*

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g) Dwelling Units - maximum 23
[ZDM 7; ZNG/4715; ZNG/6571]

2. That the Site Plan Approval Officer **BE DIRECTED** to consider, but not limited to:
- a) The comments from City of Windsor - Office of the City Engineer - Engineering Department – Right-of-Way Division in Appendix F to Report S 22/2022 regarding Alley Paving, Encroachment Agreement, Existing Sewers and Connections, Site Plan Agreement, Storm Detention, Street Opening Permits, and Video Inspection (Connection).
 - b) The comments of the City of Windsor Heritage Planner in Appendix F to Report S 22/2022.
 - c) The comments of the City of Windsor Landscape Architect/Urban Design in Appendix F to Report S 22/2022.
 - d) The comments of the City of Windsor – Parks Development & Design in Appendix F to Report S 22/2022 regarding the protection of street trees.
 - e) The comments from Canada Post Corporation in Appendix F to Report S 22/2022 regarding Canada Post's multi-unit policy, which requires that the owner/developer provide a centralized mail facility at their own expense.
 - f) The recommendation in the Traffic Impact Study prepared by RC Spencer Associates Inc and dated August 2021 concerning the review of sightlines.

Carried.

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

Councillors Gignac, Francis, and Gill voting nay.

Report Number: SCM 72/2022 & S 22/2022

Clerk's File: ZB/14241

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

11.1. Windsor Public Library - Facility Plan Implementation and Temporary Relocation of Main Branch - Project Completion Report - City Wide

Moved by: Councillor Bortolin

Seconded by: Councillor Holt

Decision Number: CR125/2022 CR66/2022 CR46/2022 B33/2021

- I. That the Windsor Public Library Project Completion Report regarding the Library Facility Plan Implementation and the Temporary Relocation of the Main Branch **BE RECEIVED** for information; and,
- II. That City Council **APPROVE** the transfer of the overall project surpluses (estimated at \$600,000) from the Library Facility Plan Implementation Project and the Temporary Relocation of the Main Branch Project (Project ID# 7159011, 7159012, 7159013, 7182015) to fund the purchase of a new replacement Bookmobile; and further,

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- III. That City Council **APPROVE** the transfer of \$123,574 in previously pre-committed 2022 Pay-As-You-Go funding (Fund 169) from the Sandwich (John Muir) Library project, ENG-003-18, to the respective item.

Carried.

At the request of Councillor Francis, a recorded vote is taken on this matter.

Aye votes: Councillors Costante, Bortolin, Holt, Gill, Kaschak, McKenzie, and Morrison.

Nay votes: Councillors Francis, Sleiman, and Gignac.

Abstain: None.

Absent: Mayor Dilkens.

Report Number: C 104/2021, AI 3/2022 & AI 5/2022

Clerk's File: ML/10013

11.2. Declaration of Improved Property Municipally Known as 1153 Ottawa Street Surplus and Authority to Offer for Sale - Ward 4

Moved by: Councillor Holt

Seconded by: Councillor Morrison

Decision Number: CR126/2022

- I. That the following City of Windsor (the "**City**") improved property **BE DECLARED** surplus:
- Municipal address: **1153 Ottawa Street** – improved commercial/residential property on the south side of Ottawa Street, west of Pierre Avenue
 - Legal Description: Lot 120 on Registered Plan 889, Part Lot 43 on Registered Plan 670
 - Approximate Lot size: 12.8 m (42 feet) x 36 m (118 feet)
 - Approximate Lot area: 4,908 sq ft (456 m²) (herein the "**Subject Property**"); and,
- II. That the Manager of Real Estate Services **BE AUTHORIZED** to offer the improved property identified in Recommendation I for sale on the Multiple Listing Service ("**MLS**") at a price to be determined by the Manager of Real Estate Services, commensurate with an independent appraisal, as appropriate.

Carried.

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

Report Number: C 34/2022

Clerk's File: APM2022

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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 Holt
Seconded by: Councillor Kaschak

Decision Number: CR129/2022

That the report of the In Camera meeting held March 21, 2022 **BE ADOPTED** as presented.
Carried.

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

Clerk's File: ACO2022

12.2. Report of the Striking Committee of its meeting held January 31, 2022

Moved by: Councillor Holt
Seconded by: Councillor Kaschak

Decision Number: CR130/2022

That the report of the Striking Committee of its meeting held January 31, 2022 **BE ADOPTED** as presented.

Carried.

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

Report Number: SCM 62/2022
Clerk's File: ACO2022

12.3. Minutes of the Council Compensation Review Committee of its meeting held October 14, 2021

Moved by: Councillor Holt
Seconded by: Councillor Kaschak

Decision Number: CR131/2022

That the minutes of the Council Compensation Review Committee of its meeting held October 14, 2021 **BE RECEIVED** for information.

Carried.

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

Report Number: SCM 63/2022
Clerk's File: MB2021

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13. BY-LAWS (First and Second Reading)

Moved by: Councillor Holt

Seconded by: Councillor Morrison

That the following By-laws No. 51-2022 through 58-2022 (inclusive) be introduced and read a first and second time:

51-2022 A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 436 ASKIN AVENUE, TO BE OF CULTURAL HERITAGE VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO *HERITAGE ACT, R.S.O. 1990*, CHAPTER O.18, AS AMENDED authorized by CR553/2020 dated November 9, 2020.

52-2022 A BY-LAW TO AUTHORIZE THE EXECUTION OF AGREEMENTS RELATED TO THE IMPROVING MONITORING AND PUBLIC REPORTING OF SEWAGE OVERFLOWS AND BYPASSES PROGRAM BETWEEN THE CORPORATION OF THE CITY OF WINDSOR AND HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO, REPRESENTED BY THE MINISTER OF THE ENVIRONMENT, CONSERVATION AND PARKS (**See Item No. 8.4., Report C 29/2022**).

53-2022 A BY-LAW TO PROVIDE THAT PART-LOT CONTROL SHALL NOT APPLY TO CERTAIN LAND THAT IS WITHIN REGISTERED PLAN 1196 IN THE CITY OF WINDSOR authorized by By-law 139-2013 dated August 26, 2013.

54-2022 A BY-LAW TO REVOKE BY-LAW NUMBER 123-2020, BEING A BY-LAW TO IMPOSE TEMPORARY REGULATIONS REQUIRING THE WEARING OF MASKS OR OTHER FACE COVERINGS WITHIN ENCLOSED PUBLIC SPACES (**See Item No. 11.4., C 44/2022**).

55-2022 BY-LAW TO AMEND BY-LAW 20-2022, BEING A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.88 METRE WIDE NORTH/SOUTH ALLEY LOCATED EAST OF MARENTETTE AVENUE, ABUTTING THE WEST SIDE OF 840 WYANDOTTE STREET EAST, FROM WYANDOTTE STREET EAST TO BRANT STREET, CITY OF WINDSOR authorized by CR611/2020 dated December 7, 2020.

56-2022 A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW" authorized by CR 85/2022 dated February 28, 2022.

57-2022 A BY-LAW TO AMEND INTERIM CONTROL BY-LAW 103-2020 SO THAT THE PROVISIONS OF BY-LAW 103-2020 SHALL NOT APPLY TO CERTAIN LANDS authorized by CR 84/2022 dated February 28, 2022.

58-2022 A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 21st DAY OF MARCH, 2022.

Carried.

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

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14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Sleiman
Seconded by: Councillor Bortolin

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 amended)
- 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.

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

15. NOTICES OF MOTION

None presented.

16. THIRD AND FINAL READING OF THE BY-LAWS

Moved by: Councillor Costante
Seconded by: Councillor Francis

That the By-laws No. 51-2022 through 58-2022 having been read a first and second time be now read a third time and finally passed and that the Acting Mayor and Clerk **BE AUTHORIZED** to sign and seal the same notwithstanding any contrary provision of the Council.

Carried.

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

17. PETITIONS

None presented.

18. QUESTION PERIOD

None registered.

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21. ADJOURNMENT

Moved by: Councillor Gill

Seconded by: Councillor Morrison

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

Carried.

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

Accordingly, the meeting is adjourned at 6:44 o'clock p.m.

Mayor

City Clerk

Adopted by Council at its meeting held March 21, 2022 (CR129/2022)
SV/bm

SPECIAL MEETING OF COUNCIL – IN CAMERA
March 21, 2022

Members will have the option of participating in person in Room 139 or electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended.

Meeting called to order at: 1:32 p.m.

Members in Attendance (in person):

Mayor D. Dilkens
Councillor F. Francis
Councillor F. Costante
Councillor R. Bortolin
Councillor J. Gignac
Councillor K. McKenzie
Councillor J. Morrison
Councillor E. Sleiman
Councillor J. Gill
Councillor C. Holt

Members in Attendance (electronically):

Councillor G. Kaschak

Also in attendance:

J. Reynar, Chief Administrative Officer
J. Payne, 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
S. Vlachodimos, City Clerk
A. Teliszewsky, Mayor's Chief of Staff
T. Moore and S. Bajaj, Coordinators Housing Administration (Item 2)
J. Guthrie, Deputy Treasurer Taxation (Items 3 and 5)
M. Vujanovic, Senior Economic Development Officer (Items 4 and 5)
W. Vendrasco, Deputy City Solicitor (Item 5)
A. Ciacelli, Deputy Clerk
K. Whittal, Executive Director of Housing and Children's Services (Item 2)

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

<u>Item No.</u>	<u>Subject</u>	Section – Pursuant to Municipal Act, 2001, as amended
1.	Property matter – expropriation	239(2)(c)
2.	Property matter – plan update	239(2)(b)(k)
3.	Legal matter – appeal	239(2)(e)
4.	Security of the property of the municipality/potential litigation	239(2)(a)(e)
5.	Property matter – acquisition of land/expropriation	239(2)(c)(k)

Motion Carried.

Declarations of Pecuniary Interest:

None declared

Discussion on the items of business. (Items 1, 2, 3, 4 and 5)

Meeting recesses at 3:26 o'clock p.m.

Meeting reconvenes in open session at 4:25 o'clock p.m.

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

Motion Carried.

****SEE NOTE BELOW**

Moved by Councillor Francis, seconded by Councillor Gignac, THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held March 21, 2022, directly to Council for consideration at the next Regular Meeting.

Minutes

City Council

Monday, March 21, 2022

Page 41 of 41

1. That the recommendation contained in the in-camera report from the Coordinator of Real Estate Services, Manager of Real Estate Services, Commissioner, Legal and Legislative Services, Commissioner, Infrastructure Services and Commissioner, Corporate Services CFO/City Treasurer respecting a property matter - expropriation **BE APPROVED**.
2. That the confidential report from the Coordinators of Housing Administration and Development, Executive Director of Housing and Children's Services, Commissioner, Human and Health Services and Commissioner, Corporate Services CFO/City Treasurer respecting a property matter – plan update **BE RECEIVED** and that Administration **BE DIRECTED TO PROCEED** in accordance with the verbal directions of Council.
3. That the recommendation contained in the in-camera report from the Deputy Treasurer Taxation and Financial Projects, Commissioner, Corporate Services CFO/City Treasurer and Commissioner, Legal and Legislative Services respecting a legal matter - appeal **BE APPROVED**.
4. That the recommendation contained in the in-camera report from the Senior Economic Development Officer, Commissioner, Legal and Legislative Services and Commissioner, Corporate Services CFO/City Treasurer respecting the security of the property of the municipality/potential litigation **BE APPROVED**.
5. That the recommendation contained in the in-camera report from the Senior Economic Development Officer, Deputy City Solicitor, Manager of Real Estate Services, Commissioner, Legal and Legislative Services, Commissioner, Infrastructure Services and Commissioner, Corporate Services CFO/City Treasurer respecting a property matter – acquisition of land/expropriation **BE APPROVED**.

Motion Carried.

**Moved by Councillor Costante, seconded by Councillor Holt,
That the special meeting of council held March 21, 2022 BE ADJOURNED.
(Time: 4:27 o'clock p.m.)
Motion Carried.**

****CLERK'S NOTE: The transmittal motion and final votes were held in the open session of Council on March 21, 2022.**



Correspondence Report: CMC 5/2022

ATTACHMENTS

Subject: Correspondence for April 11, 2022

No.	Sender	Subject
7.1.1.	Ministry of Finance AND Minister responsible for the Federal Economic Development Agency for Southern Ontario	Letter regarding federal government support for the recent traffic disruptions at the Ambassador Bridge border crossing Commissioner, Infrastructure Services Commissioner, Corporate Services CFO/City Treasurer Commissioner, Human & Health Services GM2022 Note & File
7.1.2.	Ministry of Municipal Affairs and Housing (MMAH)	Minister’s Letter to Heads of Council regarding MMAH Orders under the <i>Reopening Ontario Act</i> Chief Administrative Officer Commissioner, Legal & Legislative Services City Clerk Executive Director, Human Resources Chief Building Official City Planner MH/13786 Note & File

No.	Sender	Subject
7.1.3.	Office of the Premier AND Ministry of Children, Community and Social Services	News release announcing Province helping Ukrainians find jobs in Ontario AND Email regarding information on emergency assistance for Ukrainian migrants Commissioner, Human & Health Services Commissioner, Corporate Services CFO/City Treasurer GP2022 Note & File
7.1.4.	Windsor Utilities Commission	2021 Annual Summary Report Commissioner, Infrastructure Services Commissioner, Corporate Services CFO/City Treasurer MU2022 Note & File
7.1.5.	Royal Canadian Legion, Leslie Sutherland Branch 447	Letter requesting support of the petition to upgrade The Star of Military Valour to the Victoria Cross for Pte. Jess Larochelle APR2022 COUNCIL DIRECTION REQUESTED, otherwise Note & File
7.1.6.	City Planner/ Executive Director	Application for Zoning Amendment, Matt Zhao, 521, 523, & 525 Sandison Street, Application to amend Zoning By-law 8600 to permit the construction of multiple dwelling units Z/14345 Note & File
7.1.7.	City Planner/ Executive Director	Application for Zoning Amendment, Andi Shallvari, 716 Josephine Avenue, Application to amend Zoning By-law 8600 to allow for the construction of a semi-detached dwelling Z/14346 Note & File

No.	Sender	Subject
7.1.8.	City Planner/ Executive Director	<p data-bbox="691 243 1432 489">Application for Zoning Amendment, Riverside Horizons Inc., 3251 Riverside Drive East & 222 Belleview Avenue, Application to amend Zoning By-law 8600 to allow the construction of a 40m high multi-unit residential building with 77 units and associated parking area</p> <p data-bbox="1276 522 1432 596" style="text-align: right;">Z/14347 Note & File</p>
7.1.9.	Committee of Adjustment	<p data-bbox="691 602 1406 764">Applications to be heard by the Committee of Adjustment/Consent Authority, Thursday, April 21, 2022 at, 3:30 p.m., through Electronic Meeting Participation</p> <p data-bbox="1276 798 1432 867" style="text-align: right;">Z2022 Note & File</p>

Ministry of Finance
Office of the Minister

Ministère des Finances
Bureau du ministre



7th Floor, Frost Building South
7 Queen's Park Crescent
Toronto ON M7A 1Y7
Telephone: 416-325-0400

7^e étage, Édifice Frost Sud
7 Queen's Park Crescent
Toronto ON M7A 1Y7
Téléphone: 416-325-0400

880-2022-699

March 29, 2022

His Worship Drew Dilkens
Mayor
City of Windsor
mayoro@citywindsor.ca

Dear Mayor Dilkens:

Thank you for your letter concerning support for the recent traffic disruptions at the Ambassador Bridge border crossing in the City of Windsor.

I would like to first thank the Windsor Police Service, the Ontario Provincial Police (OPP), Royal Canadian Mounted Police and all other frontline workers who brought a peaceful end to the illegal blockade at the Ambassador Bridge, which was cleared safely and professionally.

As you may know, the Ontario government is introducing a suite of measures to better support the province and police services in their response to unlawful disruptions that hurt people and businesses.

The *Keeping Ontario Open for Business Act, 2022*, would, if passed, make it illegal to impede certain protected transportation infrastructure, which will be international border crossings, airports prescribed in regulation, and other transportation infrastructure prescribed in regulation that is of significance to international trade. The Act would also provide police with the necessary tools to respond effectively to future disruptions of the protected transportation infrastructure, where those disruptions interfere with public safety, the economy and international trade. This will allow for greater protection of jobs that rely on international trade from future disruptions like the illegal blockade of Windsor's Ambassador Bridge, which led to factory closures, shift reductions and impacted billions of dollars' worth of trade.

The government is also investing nearly \$96 million in new resources and tools to support the OPP's province-wide response during unlawful demonstrations and illegal blockades that impede protected transportation infrastructure. This also includes an investment in enhanced public order training for police services, delivered by the Ontario Police College.

...\cont'd

I also want to acknowledge the critical role that municipalities, including the City of Windsor, have played in supporting the health and safety of Ontario's people and businesses throughout the pandemic.

As you know, our government has provided significant support to Ontario's municipalities to assist them through the pandemic and recovery. Through the 2020 Safe Restart Agreement, municipalities were provided with \$4 billion in joint federal-provincial funding to support municipal operating and transit pressures. In 2021, the province provided more than \$1.3 billion in further financial relief. The City of Windsor benefited from approximately \$85 million in funding through these initiatives to assist with pressures brought on by the pandemic.

In addition, the federal government has announced its intention to provide \$750 million nationally to provinces and territories to support municipalities in 2022. We are engaging the federal government on this funding and will be working to ensure that our municipal partners receive the support they need to protect local services that will be critical to our economic recovery.

Ontario remains committed to working alongside its municipal and federal partners to protect and promote the long-term stability of the province and to recover from the pandemic.

Thank you again for writing.

Sincerely,



Peter Bethlenfalvy
Minister of Finance

c: The Honourable Sylvia Jones, Solicitor General
The Honourable Lisa MacLeod, Minister of Heritage, Sport, Tourism and Culture Industries

Minister responsible for the
Federal Economic Development Agency
for Southern Ontario



Ministre responsable de
l'Agence fédérale de développement économique
pour le Sud de l'Ontario

Ottawa, Canada K1A 0H5

April 4, 2022

His Worship Drew Dilkens
Mayor of the City of Windsor
350 City Hall Square West, Suite 510
Windsor, Ontario N9A 6S1

Rakesh Naidu
President and Chief Executive Officer,
Windsor-Essex Regional Chamber of Commerce
2565 Ouellette Avenue, Suite 101
Windsor, Ontario N8X 1L9

Gordon Orr
Chief Executive Officer,
Tourism Windsor-Essex Pelee Island
333 Riverside Drive West, Suite 103
Windsor, Ontario N9A 7C5

Dear Mr. Mayor, Mr. Naidu and Mr. Orr:

Thank you for your letter in which you outline the disruptions faced by businesses along Huron Church Road as a result of the Ambassador Bridge blockade, and the ongoing traffic restrictions in the area.

I appreciate how difficult this situation must be for the many small businesses that have seen access to their businesses limited and revenues reduced. This comes after nearly two years of hard work, resilience and sacrifice to stay afloat during the pandemic, and continue to deliver goods, services and jobs within your community.

That is why I am pleased to share that the Government of Canada, through FedDev Ontario, is providing \$2.5 million to Invest WindsorEssex. This contribution will support impacted businesses along and near the Huron Church Road corridor, that faced hardships as a result of the illegal blockade, with financial assistance of up to \$10,000 per eligible business. Since the beginning of the pandemic, the Government of Canada has supported small businesses and entrepreneurs and will continue to help them with the supports they need to recover.

I look forward to seeing the outcomes of this funding, and will continue to monitor the situation.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Helena Jaczek'.

The Honourable Helena Jaczek, P.C., M.P.

Canada

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister
777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre
777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. : 416 585-7000



234-2022-1674

April 6, 2022

Dear Head of Council:

For the past two years, you, your council colleagues and municipal staff have been at the forefront of the response to COVID in Ontario. I deeply appreciate your continued collaboration with the province and your inspiring dedication.

With key public health and health system indicators continuing to remain stable or improve, Ontario is cautiously and gradually easing public health and workplace safety measures with [all remaining measures, directives and orders to end by April 27, 2022](#).

Today I am writing to inform you of the status of the emergency orders that were led by my ministry and made in early 2020 under the *Emergency Management and Civil Protection Act*, and later continued under the *Reopening Ontario Act, 2020*, to help municipalities address some of the challenges brought on by the pandemic.

The Work Deployment Measures for Municipalities Order will end on April 27, 2022

Since April 16, 2020, [O. Reg. 157/20](#), Work Deployment Measures for Municipalities (order) provided municipalities with the flexibility to deploy certain staff to where they were needed most in response to COVID-19 pressures.

The order was a temporary measure and, in line with the province's lifting of public health measures, it will end on April 27, 2022.

Any deployments your municipality has made using the authority in the order will need to end by April 27, 2022. If your municipality is relying on the order to deploy staff, it is important to work collaboratively and in good faith with your bargaining agents to develop staffing plans beyond April 27, 2022.

The Patios Order will end on April 27, 2022

[O. Reg. 345/20](#), Patios, eliminated Planning Act requirements for notice and public meetings and removed the ability to appeal when municipalities passed temporary use by-laws for new or expanded restaurant and bar patios. This allowed municipalities to pass or amend these by-laws quickly to address local circumstances and needs as they evolved.

The order was a temporary measure and, in line with the province's lifting of public health measures, will end on April 27, 2022.

As the order will end on April 27, 2022, your municipality may wish to consider making any necessary changes to temporary use by-laws for restaurant and bar patios prior to this date. Changes were made as part of Bill 13, the *Supporting People and Businesses Act, 2021* in December 2021 to help streamline the planning system and provide municipal councils broader authority to allow more planning decisions to be made by committees of council or staff. Municipalities can now delegate decisions dealing with minor amendments to zoning by-laws, such as temporary use by-laws, should they choose to (and subject to having appropriate official plan policies in place).

Temporary Health or Residential Facilities

[O. Reg 141/20](#) came into effect on April 9, 2020. It has exempted temporary shelters and health facilities, established to respond to the effects of the pandemic, from the requirement to obtain a building permit or a change of use permit under the Building Code Act, from complying with the technical requirements of the Building Code and with certain by-laws and approvals under the Planning Act, subject to certain conditions related to protecting public health and safety.

This order will also end on April 27, 2022. I understand that some of these temporary facilities are still in use to respond to the effects of the pandemic. I intend to make amendments to the Building Code that would continue to exempt these facilities from the need for a building permit and compliance with the Building Code on a temporary basis, while ensuring they continue to be regularly inspected. Your municipality may wish to consider if any new temporary use or zoning by-laws or amendments to existing temporary use or zoning by-laws may be needed before the order ends on April 27, 2022.

There may be other emergency orders that are ending and may impact your municipality. For the latest information, please visit the government's page on [COVID-19 emergency information](#).

If your municipality has any questions about any of the changes outlined above, we encourage your staff to contact [your local Municipal Services Office](#).

Thank you again for your continued support in protecting the health and well-being of Ontarians while delivering the services they depend upon.

Sincerely,



Steve Clark
Minister of Municipal Affairs and Housing

- C: Chief Administrative Officers
Municipal Clerks
Kate Manson Smith, Deputy Minister of Municipal Affairs and Housing
Brian Rosborough, Executive Director, Association of Municipalities of Ontario

From: Ontario News <newsroom@ontario.ca>
Sent: April 6, 2022 10:56 AM
To: Cercone, Debbie <dcercone@citywindsor.ca>
Subject: Province Helping Ukrainians Find Jobs in Ontario

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



NEWS RELEASE

Province Helping Ukrainians Find Jobs in Ontario

Access to jobs, health care, income support and free education will help Ukrainian arrivals settle safely and quickly

April 06, 2022
[Premier's Office](#)

TORONTO — At a time when the province has hundreds of thousands of in-demand jobs to be filled, the Ontario government is launching a suite of supports for Ukrainian families arriving under the new emergency travel authorization, including a dedicated hotline (1-888-562-4769) and email address (ukrainianjobs@ontario.ca) to connect new arrivals with job search supports and local employers in the community.

“Our government will always embrace newcomers to the province, particularly at a time when we need more people to help fill in-demand jobs and especially the brave people fleeing the unjust war in Ukraine,” said Premier Doug Ford. “As families arrive from Ukraine, we’re making sure the resources and supports are in place to help them find meaningful employment while also keeping them safe and healthy.”

The suite of supports available to Ukrainian newcomers, including those arriving under the new federal travel authorization also includes:

- Access to Ontario Health Insurance Plan (OHIP) coverage which includes health care supports and services they may need, including mental health services.
- Access to drug benefits for Ukrainians through OHIP eligibility or receiving emergency income assistance.
- Access to emergency housing through settlement service agencies and Ukrainian community organizations, including host homes and other temporary settings that Ukrainians may need until long-term arrangements are made.
- Ensuring Ukrainian elementary and secondary school students can attend publicly funded schools for free.
- Trauma-informed counselling and culturally responsive supports to students and families as well as the promotion of intercultural understanding and awareness of Ukrainian stories and history, through a \$449,000 provincial investment to Canadian-Ukrainian community organizations.
- Support for persons who have been admitted to Canada on an emergency basis for humanitarian reasons studying at Ontario's publicly assisted colleges and universities through a new provincial \$1.9 million Ontario-Ukraine Solidarity Scholarship.
- Financial support of up to \$28,000 through our province's [Second Career Program](#), for those who apply and are eligible, for basic living allowances, tuition, transportation, and other critical needs.

These measures will ensure that Ukrainian arrivals have access to good paying jobs and economic opportunities, while building on the government's ongoing efforts to attract, support and protect newcomers. In addition, hundreds of Ontario businesses have offered Ukrainian arrivals employment and assistance.

"As minister responsible for immigration, my heart goes out to families fleeing this tragedy. Ontario is doing everything in our power to support the people of Ukraine. True to the Ontario spirit, our message to Ukrainians is simple: Ontario stands with you, and Ontario's arms are open to you – the people of Ontario will take care of you," said Monte McNaughton, Minister of Labour, Training and Skills Development. "Ontario's economy is set to boom. With over 338,000 good jobs waiting to be filled and hundreds of Ontario businesses who have stepped up with job offers, we are in a strong position to welcome Ukrainian newcomers and help them find good jobs when they are ready to work."

The government is providing an increase of \$900,000 over three years to the Canadian Ukrainian Immigrant Aid Society to deliver targeted settlement services. The funding will help Ukrainian newcomers get settled, find housing and access services such as mental health

supports, education for children, language instruction for adults, and employment and training supports.

The province is also currently working to deliver thousands of urgently needed medical supplies and equipment, including defibrillators, syringes, and ICU supplies to Ukraine. We are working very closely with our international partners to make sure these supplies can help Ukrainians through this humanitarian crisis.

Quick Facts

- Over 4 million Ukrainians have fled their homes and communities to seek shelter in other countries.
- On February 24, 2022, the Ontario government announced [\\$300,000 in humanitarian aid](#) to assist the people of Ukraine.
- The Ontario Immigrant Nominee Program selects immigration candidates who best meet Ontario's labour market needs. Ukrainian applicants who are invited to apply [based on established program criteria](#) will benefit from expedited processing and prioritized applications.

Quotes

"This unprovoked war has inflicted catastrophic destruction and the tragic loss of innocent children and families. To ensure our province is a place of refuge for children and families fleeing this bloodshed, we have acted to ensure Ukrainian children can attend Ontario schools, along with new mental health supports for Ukrainian-Canadian children to help these kids heal from the trauma of war. We will not waver in our defence of innocent children and will uphold the values of freedom and democracy."

- Stephen Lecce
Minister of Education

"Our government stands in solidarity with the Ukrainian community as we come together to help Ukrainians who have fled their homeland. That's why we have taken action to ensure those coming to Ontario can access publicly funded health care. Ontario is working with health care partners, including hospitals and community providers, to ensure that Ukrainians arriving in our province are able to receive the health care they may need when they need it."

- Christine Elliott
Deputy Premier and Minister of Health

"I want to express my deepest sympathies to the Ukrainian people who have been forced to flee their homes, and assure them that our government is working tirelessly to provide the supports they need at this

challenging time, including access to postsecondary education in Ontario. By creating a new scholarship that will support persons admitted to Canada on an emergency basis for humanitarian reasons, we can help learners – like those from Ukraine – to access the postsecondary education and training they need to succeed."

- Jill Dunlop
Minister of Colleges and Universities

"The Canadian Ukrainian Immigrant Aid Society (CUIAS) is thankful to the government of Ontario for their support to these people. Their needs are overwhelming, and the provisions of health coverage and income support will enable them the resources they need to settle in Ontario. We are grateful to the provincial government."

- Ludmila Kolesnichenko
Executive Director of the Canadian Ukrainian Immigrant Aid Society (CUIAS)

"These announced supports will ensure that Ukrainians fleeing war and coming to Ontario will be protected and awarded opportunities to succeed. We are pleased that the Province of Ontario is acting decisively in this dire situation and look forward to continuing working in partnership to help the vulnerable. The Ukrainian Canadian diaspora is grateful for all vital assistance provided from the Government of Ontario."

- Taras Bahriy and Peter Schturyn
Ukrainian Canadian Congress

Additional Resources

- [Resources to help people coming to Ontario from Ukraine](#)
- [Newcomer Settlement Program](#)
- Ontario [Bridge Training Program for internationally-trained immigrants](#)
- [Resources to improve English and French](#)
- [Employment Ontario: Free Programs and Services for Job Seekers, Workers and Employers](#)
- [Find mental health support](#)
- [Kids' Help Phone](#)
- [Apply for OHIP](#)

Media Contacts

Ivana Yelich
Premier's Office
ivana.yelich@ontario.ca

Harry Godfrey
Minister's Office
Harry.Godfrey@ontario.ca

Ciara Nardelli
Communications Branch
MLTSDmedialine@ontario.ca
[416-326-7405](tel:416-326-7405)

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From: Social Assistance (MCCSS) <Social.Assistance@ontario.ca>

Sent: Wednesday, April 6, 2022 11:08 AM

To: Social Assistance (MCCSS) <Social.Assistance@ontario.ca>

Subject: Emergency Assistance for Ukrainian Migrants

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Emergency Assistance for Ukrainian Migrants

Quick Summary

As a result of the Russian invasion of Ukraine, there is an emerging humanitarian crisis in Europe. The United Nations estimates almost 4 million Ukrainians have fled the conflict.

Ontario is responding to the invasion of Ukraine by ensuring individuals and families seeking safety in Ontario from the conflict have the services and supports they need to integrate and succeed in our province.

The federal government has introduced a new immigration stream for people fleeing the conflict who wish to come to Canada called the Canada–Ukraine Authorization for Emergency Travel (CUAET). Additionally, the federal government has advised there will be no limit on the number of individuals that could arrive in Canada through this pathway.

Individuals arriving under the CUAET stream are not entitled to many federal benefits and supports. Ontario recognizes the unique circumstances of these individuals coming to Canada to temporarily seek safety. Though they are not arriving in Canada as refugees, they will have significant needs for supports unlike other visitors coming to Canada on a voluntary basis. This unique situation requires a unique approach to supporting this population to ensure that they are able to settle and integrate effectively into Ontario communities.

Given the emergency, the ministry has expanded access to Emergency Assistance (EA) which will allow Ukraine migrants in financial crisis to receive timely support if they meet the conditions of eligibility for this assistance.

FYI for

- Ontario Works Administrators
 - Municipalities and DSSABs

- First Nations
- Social Assistance Program Division Directors
- Social Assistance Program Managers
- Program Supervisors
- ODSP Managers
- ODSP Staff
- Clinic Resource Offices
- Ontario Works Case Managers

What's Happening

The government has amended O. Reg. 134/98 under the *Ontario Works Act, 1997* to allow individuals who have been granted an emergency authorization to enter and remain in Canada for humanitarian reasons, and whose status is still valid, to apply for emergency assistance.

This regulatory amendment will allow Ukrainian migrants with documentation confirming they are in Ontario under CUAET to apply for Emergency Assistance.

If an applicant is eligible, Administrators should also issue the manual drug card to ensure clients have access to drug benefits. This is in addition to all other benefits that may be available based on the individual circumstances of each case. Administrators should also connect clients to wrap-around supports where available based on the individual's unique needs.

Administrators may provide Emergency Assistance for multiple, discrete periods of up to 48 days (where there is a break in assistance between periods), in any six-month period. Administrators should continually review the client's circumstances to determine ongoing need.

Key Dates

Individuals arriving via CUAET are eligible to apply for Emergency Assistance effective immediately.

More Information

- Ontario Works Directives will be updated as soon as possible.
- SAMS Communication Update – Emergency Assistance for Ukrainian Migrants

Contact

Cam MacMillan, Manager
 First Nations & Employment Readiness Unit, Social Assistance Program Policy Branch
 (647) 241-9324 or cam.macmillan@ontario.ca

Sent from

Laura Belfie, Director, Social Assistance Program Policy

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Item No. 7.1.4. can be found as a separate link at:

<https://www.citywindsor.ca/cityhall/City-Council-Meetings/Meetings-This-Week/Pages/Current-Council-Agenda.aspx>



ROYAL CANADIAN LEGION
Leslie Sutherland Branch 447
350 Albert Street, Corunna, Ontario N0N 1G0
519-862-1240 | www.corunna.ca/legion

Good Afternoon.

Today I present to you, a very special request. There is a petition to upgrade The Star of Military Valour, to The Victoria Cross, for Pte. Jess Larochelle. As a Veteran, I was left feeling numb after reading about Pte. Larochelle's actions.

Several City, Town and village Councils, have endorsed and supported this project. The Legion Dominion Command, and beginning with Corunna's Branch 447, several branches, independently and in conjunction with Dominion Command, have passed like motions. It is also supported and endorsed by several Regimental Associations and retired and active senior CAF Officers.

Today, I am asking you to recognize and endorse the petition and movement, that was started by the Facebook group, Valour In The Presence Of The Enemy.

For your edification, I have included the narrative of Pte. Larochelle's heroic and selfless actions that day.

.../2

On 14 Oct 2006 Pte. Jess Larochelle of 1 RCR was alone in an OP over watching his platoon as they dealt with a LAV that had been hit by an IED. At 2pm both the OP and the LAV were rocked with direct hits of RPG's and hails of automatic small arms fire. The direct hit to Jess' OP blew him back and unconscious. Sgt. Darcy Tedford and Pte. Blake Williamson were killed instantly at the LAV. When Larochelle came to the entire position of Canadians was about to be over run. Severely wounded he got back on his C6 machine gun to find that it was inoperable from the blast. The LAV too had its guns jammed. As the Taliban fighters exposed themselves to close in and finish the remaining troops Jess was the only one who could cover the flank. He let loose from his destroyed OP emptying the back up machine gun before he took to the 15 M72 rocket launchers that survived the initial attack. Despite his wounds and the Taliban right on top of him Jess provided such accurate fire he was hitting Taliban with rockets directly, blowing them apart. "Jess was the only thing holding the Taliban back at that point" said MCpl Leblanc. "We are talking one guy with a pile of rockets and a machine gun." Larochelle's actions saved the lives of the remainder of his section. Jess took part in the ramp ceremony for Tedford and Williamson the next day despite trouble walking. He was ordered by an Officer to go to the hospital but he refused until after carrying one of the caskets.

It would later be discovered that he had a broken back from the RPG blast and had kept his pain to himself. He was awarded the Star of Military Valour the same day he was medically discharged from the Canadian Army.

.../3

Canada, unlike its allies, exited the Afghan war without awarding its highest battlefield citation. The government has defended the absence of a Victoria Cross by saying none of the actions in Afghanistan met the extremely high criteria. The last Canadian to receive a Victoria Cross was in 1945.

For Canadians, the Canadian Victoria Cross replaced the original British Victoria Cross on February 2, 1993. Queen Victoria created the original on January 29, 1856, and awarded it to Canadians during several conflicts up to the end of the Second World War. The original Victoria Cross was awarded to 81 Canadian military members.



**Shawn MacNeil
Veteran Services Officer
Royal Canadian Legion
Br 447, Corunna**



PLANNING DEPARTMENT – DEVELOPMENT DIVISION

Memo


To: City Clerk
From: City Planner/Executive Director
Date: April 4, 2022
Subject: TRANSMITTAL OF NEW FILE **Our File Number: Z-009/22 [ZNG/6673]**
RE: Application For: (X) Zoning Amendment () Official Plan Amendment
() Part Lot Control () Draft Plan of Subdivision/Condominium

Applicant: MATT ZHAO
Location: 521, 523 & 525 SANDISON ST
Description: Application to amend Zoning By-law 8600 to permit the construction of multiple dwelling units

The ZONING AMENDMENT application submitted by Matt Zhao for 521, 523 & 525 Sandison St has been deemed as complete on March 21, 2022.

Enclosures:

- (X) 1 copy of Application Form
- () 1 copy of Drawings
- () 1 copy of Site Plan



Thom Hunt, MCIP, RPP
City Planner, Executive Director

/ms

March 25, 2022

Pillon Abbs Inc
ATTN: Tracey Pillon-Abbs
23669 Prince Albert Rd
Chatham ON N7M 5J7

Dear Ms Pillon-Abbs:

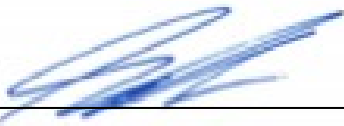
Re: REZONING APPLICATION
APPLICANT: MATT ZHAO
LOCATION: 521, 523 & 525 SANDISON ST
FILE NO.: Z-009/22 [ZNG/6673]

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 March 21, 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 pgolob@citywindsor.ca , if you have any questions.

Yours truly,



Pablo Golob, MCIP RPP
Pablo Golob – Research & Design

PG/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

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 m²

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.
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.
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
Web Site: 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-024/21

Staff Use Only

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

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 checked="" type="checkbox"/> Planning Rationale Report
<input type="checkbox"/> Record of Site Condition <i>(see Schedule E)</i>	<input checked="" type="checkbox"/> Sanitary Sewer Study	<input type="checkbox"/> Species at Risk Screening	<input checked="" 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: Matt Zhao Contact: _____
Name of Contact Person
Address: Unit 121 - 445 Apple Creek Blvd, Markham, ON, L3R 9X7
Address: _____ Postal Code: _____
Phone: 647-388-8885 Fax: _____
Email: mattzhao1916@gmail.com

Registered Owner Same as Applicant

Name: 2847625 Ontario Ltd Contact: _____
Name of Contact Person
Address: 80 Glenheron Crescent
Address: Maple, ON Postal Code: L6A 1W7
Phone: _____ Fax: _____
Email: _____

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

Name: Pillon Abbs Inc Contact: Tracey Pillon-Abbs, RPP
Name of Contact Person
Address: 23669 Prince Albert Road
Address: Chatham, ON Postal Code: N7M 5J7
Phone: 226-340-1232 Fax: _____
Email: tpillonabbs@gmail.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 521, 523 and 525 Sandison Street

Legal Description See attached deed.

Assessment Roll Number 070-090-07405-000, 070-090-07404-0000 and 070-090-07300-0000

If known, the date the subject land was acquired by the current owner: 2021

Frontage (m) 47.7 m (approx) Depth (m) Irregular Area (sq m) 3,352.7 m2

Official Plan Designation Residential, Schedule D

Current Zoning Residential District 1.1 (RD1.1) on Map 9, By-law #8600

Existing Uses Vacant

If known, the lengths of time that the existing uses have continued: over 5 years

Previous Uses Residential

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

N/A

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- _____

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: Residential District 1.1 (RD1.1)

to: site specific Residential District 3.1 (RD3.1)

Proposed uses of subject land: Residential use

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

Proposed to change the zoning to permit the multiple dwelling units. On site parking is provided.

All RD3.1 regulations are proposed to be complied with.

Why is this amendment or these amendments being requested?

Proposed one multiple dwelling with 34 dwelling units (to be freehold) is not a permitted use in the existing zone. The RD3.1 will permit the proposed use and the proposed development will comply with the zoning provisions.

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 _____

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

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 type="checkbox"/> Minor Rezoning	<input checked="" 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	+ \$200.00	+ \$300.00
Total Application Fee		= \$4,597.00	= \$6,187.40

OTHER FEES

- Re-Notification/Deferral Fee** Code 53016 \$2,258.40
Required when an applicant requests a deferral after notice of a public meeting has been given.
- Legal Fee - Servicing Agreement** Code 63002 \$597.64 plus \$50 per unit, lot, or block
Required when the preparation of a servicing agreement is a condition of approval.
- Removal of the Holding Symbol Application** 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.
- Ontario Land Tribunal (OLT) Appeal Fee** \$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 <https://olt.gov.on.ca> 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 _____

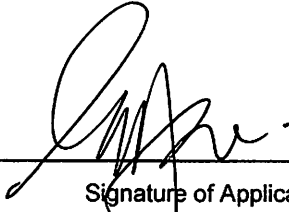
14. SWORN DECLARATION OF APPLICANT

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.

X

I, Matt Zhao, 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.

X



Signature of Applicant

Sign in the presence of a Commissioner
For Taking Affidavits

Maple. Feb 16. 2022.

Location of Applicant at time of declaration

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

Declared before me _____ at the Municipality of Chatham-Kent

Signature of Commissioner

Location of Commissioner

this 13th day of February, 2022

day month year

PLACE AN IMPRINT OF YOUR STAMP BELOW

Tracey Lynn Cecilia Pillon-Abbs, a Commissioner, etc.,
Province of Ontario, for Pillon Abbs Inc.
Expires August 4, 2023

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, 2847625 Ontario 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

Pillon Abbs Inc to make this application on my behalf.

Name of Agent

X


Signature of Registered Owner

February 13, 2022

Date

If Corporation - I have authority to bind the corporation

A2. Authorization to Enter Upon the Subject Lands and Premises

I, 2847625 Ontario 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.

X


Signature of Registered Owner

February 13, 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:

X



Signature of Applicant or Agent

February 13, 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

DO NOT COMPLETE BELOW – STAFF USE ONLY

Receipt and Assignment of Application

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"/> _____ |

Complete Application

This application is deemed complete on _____
Date

Signature of Delegated Authority

- | | | |
|---|---|--|
| <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 |
|---|---|--|

Internal Information

Fee Paid: \$ _____ Receipt No: _____ Date: _____

Payment Type: Cash Certified Cheque Credit Card 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



PLANNING DEPARTMENT – DEVELOPMENT DIVISION

Memo

To: City Clerk
From: City Planner/Executive Director
Date: April 4, 2022
Subject: TRANSMITTAL OF NEW FILE **Our File Number: Z-011/22 [ZNG/6703]**
RE: Application For: Zoning Amendment Official Plan Amendment
 Part Lot Control Draft Plan of Subdivision/Condominium

Applicant: ANDI SHALLVARI
Location: 716 JOSEPHINE AVE
Description: Application to amend Zoning By-law 8600 to allow for the construction of a semi-detached dwelling.

The ZONING AMENDMENT application submitted by Andi Shallvari for 716 Josephine Ave has been deemed as complete on March 15, 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

March 25, 2022

Beau Wansbrough, RPP
ATTN: Beau Wansbrough
1526 Tourangeau
Windsor ON N8Y 4J4

Dear Mr Wansbrough:

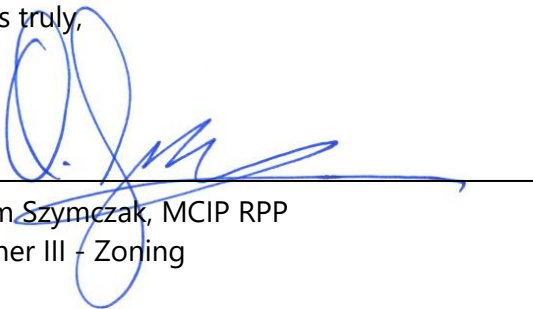
Re: REZONING APPLICATION
APPLICANT: ANDI SHALVVARI
LOCATION: 716 JOSEPHINE AVE
FILE NO.: Z-011/22 [ZNG/6703]

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 March 15, 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 aszycmzak@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

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 m²

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.
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.
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
Web Site: 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-011/22

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: Andi Shallvari Contact: Andi Shallvari
Name of Contact Person

Address: 3504 Klondike Ave

Address: Windsor, Ontario Postal Code: N8W5V5

Phone: 519-965-1325 Fax: _____

Email: andi.shallvari@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: Beau Wansbrough, RPP Contact: Beau Wansbrough
Name of Contact Person

Address: _____

Address: _____ Postal Code: _____

Phone: _____ Fax: _____

Email: wansbrough4@gmail.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 716 Josephine Avenue

Legal Description PLAN 1042 N PT LOT 17; PLAN 1148 S PT LOT 24

Assessment Roll Number 3739-050-300-01500-0000

If known, the date the subject land was acquired by the current owner: 2014

Frontage (m) 12.19 Depth (m) 27.09-32.89M Irregular Area (sq m) 371.60 m2

Official Plan Designation Residential

Current Zoning Residential District 1.3 (RD1.3)

Existing Uses Single Detached Dwelling

If known, the lengths of time that the existing uses have continued: Unknown

Previous Uses Single Detached Dwelling

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

N/A

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- _____

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: Residential District 1.3 (RD1.3)

to: Special Provision Residential District 2.1 (RD2.1)

Proposed uses of subject land: Construction of a semi-detached dwelling

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

A special provision zoning is being requested to allow for the construction of a semi-detached dwelling;

and relief is required for the proposed use, lot frontage, lot coverage, Rear yard setback and lot area. Requested relief is as follows:

Frontage: 12.19 (As Existing) Lot coverage: 48% Rear Yard: 2.71-8.50M (irregular, As Existing) Lot area: 371 sqm (As Existing)

See Zoning Matrix provided with this application

Why is this amendment or these amendments being requested?

This amendment is required to comply with zoning provisions in order to construct the

residential dwelling

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

See Planning Rationale Report

Section 1.1.1 e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

Section 1.1.2 Within settlement areas, sufficient land shall be made available through intensification. As well as Sections 1.1.3.1-1.1.3.6 and 1.4.1 and 1.4.3 and Section 3.0.

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

See Planning Rationale Report Section 3.2.1.1: Encouraging a range of housing types will ensure that people have opportunity to live in their neighbourhoods

Section 6.3.1.1: To support a complementary range of housing forms and tenures in all neighbourhoods.

Section 6.3.1.3: To promote selective residential redevelopment, infill and intensification initiatives.

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

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

The existing dwelling will be subject to demolition to construct the proposed residential dwelling.

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

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, Andi Shallvari, 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.

A. Shallvari

City of Windsor

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, Andi Shallvari, 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

Beau Wansbrough to make this application on my behalf.
Name of Agent

A. Shallvari
Signature of Registered Owner

March 11, 2022
Date

If Corporation - I have authority to bind the corporation

A2. Authorization to Enter Upon the Subject Lands and Premises

I, Andi Shallvari,
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.

A. Shallvari
Signature of Registered Owner

March 11, 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:

A. Shallvari

Signature of Applicant or Agent

March 11, 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.

Andi Shallvari

Name of Applicant (print)

A. Shallvari

Signature of Applicant

March 11, 2022

Date

Beau Wansbrough

Name of Agent (print)

Beau Wansbrough

Signature of Agent

March 11, 2022

Date

END OF SCHEDULE E

ZONING BY-LAW AMENDMENT APPLICATION

DO NOT COMPLETE BELOW – STAFF USE ONLY

Receipt and Assignment of Application	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"/> _____

Complete Application		
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

Internal Information			
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



PLANNING DEPARTMENT – DEVELOPMENT DIVISION

Memo

To: City Clerk
From: City Planner/Executive Director
Date: April 4, 2022
Subject: TRANSMITTAL OF NEW FILE **Our File Number: Z-001/22 [ZNG/6653]**
RE: Application For: (X) Zoning Amendment () Official Plan Amendment
() Part Lot Control () Draft Plan of Subdivision/Condominium

Applicant: RIVERSIDE HORIZONS INC
Location: 3251 RIVERSIDE DR E & 222 BELLEVIEW AVE
Description: Application to amend Zoning By-law 8600 to allow the construction of a 40m high multi-unit residential building with 77 units and associated parking area.

The ZONING AMENDMENT application submitted by Riverside Horizons Inc for 3251 Riverside Dr E & 222 Belleview Ave has been deemed as complete on March 4, 2022.

Enclosures:

- (X) 1 copy of Application Form
- () 1 copy of Drawings
- () 1 copy of Site Plan

Thom Hunt, MCIP, RPP
City Planner, Executive Director

/ms

March 25, 2022

Dillon Consulting Ltd
ATTN: Melanie Muir
3200 Deziel Dr, Suite 608
Windsor ON N8W 5K8

Dear Ms Muir:

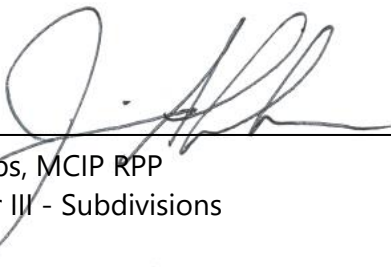
Re: REZONING APPLICATION
APPLICANT: RIVERSIDE HORIZONS INC
LOCATION: 3251 RIVERSIDE DR E & 222 BELLEVIEW AVE
FILE NO.: Z-001/22 [ZNG/6653]

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 March 4, 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 , 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

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 m²

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.
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 Local Planning Appeal Tribunal (LPAT) 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.
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
Web Site: 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- 083/20

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: Riverside Horizons Inc. Contact: Wing On Li
Name of Contact Person
Address: 2473 Ouelette Avenue, Suite 103, Windsor On
Address: _____ Postal Code: N8X 1L5
Phone: 226-722-8328 Fax: _____
Email: Wingon.li@horizonsinv.ca

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: Dillon Consulting Limited Contact: Melanie Muir
Name of Contact Person
Address: 3200 Deziel Drive, Suite 608, Windsor, On
Address: _____ Postal Code: N8W 5K8
Phone: 519-791-2221 Fax: 519-948-5054
Email: mmuir@dillon.ca

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 3251 Riverside Drive East and 222 Belleview Avenue

Legal Description Lot 1 & 2, RP 1563; Pt Lot 101, Concession 1; Pt. Lot 56 & 57, RP 597

Assessment Roll Number 373901007003100, 37391007003400

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

Frontage (m) 92.55m Depth (m) Irregular Area (sq m) 3599 sq.m
(Riverside Drive East)

Official Plan Designation Residential

Current Zoning RD 2.2 and CD 1.7

Existing Uses Parking lot on east parcel, vacant residential dwelling (222 Belleview Avenue)

If known, the lengths of time that the existing uses have continued: +/- 20 years

Previous Uses _____

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

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- _____

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: RD 2.2 and CD 1.7

to: site specific RD 3.3

Proposed uses of subject land: 40m high, Multi-Unit Residential building with 77 units and associated parking areas

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

Please refer to Planning Justification Report for details.

Why is this amendment or these amendments being requested?

To permit the redevelopment of underutilized parcels for needed multi-unit residential uses.

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

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

Existing vacant residence on 222 Belleview Avenue to be demolished.

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 type="checkbox"/> Minor Rezoning	<input checked="" 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>
Total Application Fee		= \$4,597.00	= \$6,187.40

OTHER FEES

- Re-Notification/Deferral Fee** Code 53016 \$2,258.40
 Required when an applicant requests a deferral after notice of a public meeting has been given.
- Legal Fee - Servicing Agreement** Code 63002 \$597.64 plus \$50 per unit, lot, or block
 Required when the preparation of a servicing agreement is a condition of approval.
- Removal of the Holding Symbol Application** 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.
- Local Planning Appeal Tribunal (LPAT) Fee** \$1,100.00
 An appeal is made through the Office of the City Clerk (519-255-6211). Make certified cheque or money order in Canadian funds payable to the Ministry of Finance. Appeals fees, forms, and processes are subject to change. Visit <https://olt.gov.on.ca/tribunals/lpat/about-lpat/> 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

I, Wing On Li of Riverside Horizons Inc., 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, 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

Declared before me  at the Dillon Consulting Limited in the City of Windsor

Signature of Commissioner
For Taking Affidavits

Municipality

this 3 day of October, 20 21
day month year

PLACE AN IMPRINT OF YOUR STAMP BELOW

Melanie Anne Muir,
a Commissioner, etc., Province of Ontario
for Dillon Consulting Limited
Expires May 3, 2022

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.

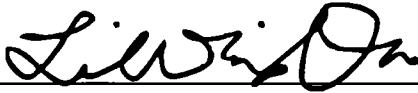
I, Riverside Horizons Inc. c/o Wing On Li, am the registered owner of the land that is
Name of Registered Owner

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

Dillon Consulting Limited

Name of Agent

to make this application on my behalf.



Signature of Registered Owner

October 3, 2021

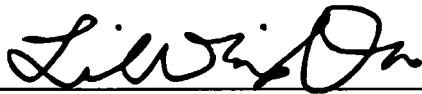
Date

If Corporation - I have authority to bind the corporation

A2. Authorization to Enter Upon the Subject Lands and Premises

I, Riverside Horizons Inc. c/o Wing On Li,
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

October 3, 2021

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

October 3, 2021

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.

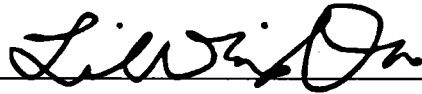
I acknowledge that as a condition of approval of this application that the City may require me to file a Record of Site Condition signed by a qualified person in the provincial Environmental Site Registry, and provide verification to the City of Windsor of acknowledgement of this Record of Site Condition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

Wing On Li

Name of Applicant (print)



Signature of Applicant

October 3, 2021

Date

Melanie Muir

Name of Agent (print)

Signature of Agent

October 3, 2021

Date

END OF SCHEDULE E

This page is blank intentionally

ZONING BY-LAW AMENDMENT APPLICATION

DO NOT COMPLETE BELOW – STAFF USE ONLY

Receipt and Assignment of Application	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"/> _____

Complete Application		
This application is deemed complete on _____ Date		
_____ Signature of Delegated Authority		
<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

Internal Information
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, April 21, 2022 at the following location and in the order stated below. LOCATION: Electronic Participation

ITEM	TIME	ROLL #	FILE #	APPLICANT	LOCATION	REQUEST	RESULT
1	3:30 PM	3739040310055000000	A-023/22	TESSONICS HOLDING CORP	787 OUELLETTE AVE	RELIEF: Accomodate a combined used building with a dwelling unit at the same level as non-residential uses	
2	3:30 PM	3739050140073000000	B-010/22	HEBALLAH HABIB, BISHR HABIB	269-271 MILL ST	CONSENT: Create a new Lot	
3	3:30 PM	3739040280054000000	A-024/22	13233138 CANADA INC	304 ELLIOTT ST W	RELIEF: Accomodate a single unit dwelling with reduced minimum Lot width and exceeding the maximum Lot coverage.	
4	3:30 PM	3739080490045100000	A-025/22	CASTLE GATE TOWERS INC	0 DAYTONA AVE (VACANT LOT NORTH OF 2244 DAYTONA AVE)	RELIEF: The development of a 6-unit townhome with minimum front yard depth and minimum rear yard depth.	
5	3:30 PM	3739030210049000000	B-011/22	FAYEZ CHALHOUB	836 MARION AVE	CONSENT: Create a new Lot	
7	3:30 PM	3739030300041000000	A-026/22	SANDRO LIBURDI, ROSA LIBURDI	1159 LILLIAN AVE	RELIEF: To accomodate an exisiting single dwelling unit with reduced side-yard.	
6	3:30 PM	3739060450165000000	B-012/22	JEROME MARIER & SONS LTD	527-531 CLOVER ST	CONSENT: Alley severance	
8	3:30 PM	3739070301019000000	A-027/22	1486187 ONTARIO LIMITED	3030 DEZIEL DR	RELIEF: Proposed industrial development with minimum side yard width.	
9	3:30 PM	3739060450036000000	A-028/22	DINO MOLLICA, LISA MOLLICA	9930 RIVERSIDE DR E	RELIEF: Accommodating a sunroom addition within prescribed Detroit River setback and exceeding maximum rear yard area encroachment	
10	3:30 PM	3739030430128000000	A-029/22	ARSEN MILOSEVIC	1761-1765 BENJAMIN AVE	RELIEF: Creation of new lots while seeking variances for reduced front yard depth, minimum side yard depth and front yard depth and minimum parking rate.	
11	3:30 PM	3739030430128000000	B-013/22	ARSEN MILOSEVIC	1761-1765 BENJAMIN AVE	CONSENT: Create a new Lot	

12	3:30 PM	3739070320049000000	B-014/22	BOBAN STOJKOVSKI	2575 MELDRUM RD	CONSENT: Create a new Lot	
13	3:30 PM	3739070170001030000	A-030/22	2612650 ONTARIO LTD	853 PROVINCIAL RD	RELIEF: To erect a 3-Dimensional Electronic Billboard Sign with reduced distance to rear yard of a residential district.	
14	3:30 PM	3739050220108000000	A-031/22	HAIZHANG JI, TAO GONG	540 LAFORET ST	RELIEF: The creation of a new Lot with reduced minimum Lot width	
15	3:30 PM	3739050220108000000	B-015/22	HAIZHANG JI, TAO GONG	540 LAFORET ST	CONSENT: Create a new Lot	
16	3:30 PM	3739050220105000000	A-032/22	HAIZHANG JI, TAO GONG	574 LAFORET ST	RELIEF: Create a new Lot with reduced minimum lot width	
17	3:30 PM	3739050220105000000	B-016/22	HAIZHANG JI, TAO GONG	574 LAFORET ST	CONSENT: Create a new Lot	
18	3:30 PM	3739070720001030000	B-017/22	FARHI HOLDINGS CORPORATION	8675 MCHUGH ST	CONSENT: Create a new Lot	
19	3:30 PM	3739070720001940000	B-018/22	FARHI HOLDINGS CORPORATION	8607 MCHUGH ST	CONSENT: Create an easement for access, parking and municipal servicing	
20	3:30 PM	3739070720001030000	B-019/22	FARHI HOLDINGS CORPORATION	8675 MCHUGH ST	CONSENT: Create a new Lot	
21	3:30 PM	3739070720001030000	B-020/22	FARHI HOLDINGS CORPORATION	8675 MCHUGH ST	CONSENT: Lot Addition	
22	3:30 PM	3739030430153010000	B-021/22	YOUSIF YAKO	1590 LANGLOIS AVE	CONSENT: 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.

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 . Choose the Residents tab, then select Planning and click on Committee of Adjustment.



Subject: Confirm and Ratify Report regarding Hybrid Work Policy - City Wide

Reference:

Date to Council: April 11, 2022
Author: Steve Vlachodimos
City Clerk/Senior Manager of Council Services
(519) 255-6100 ext 6488
svlachodimos@citywindsor.ca

Council Services
Report Date: 4/8/2022
Clerk's File #: MH/13786

To: Mayor and Members of City Council

Recommendation:

That the results of the email poll authorized by Mayor Drew Dilkens on Wednesday April 6, 2022 approving the following **BE CONFIRMED AND RATIFIED**:

That Council **DIRECTS** Administration to **SUSPEND** 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 **NOTIFY** 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.

Executive Summary:

N/A.

Background:

Section 3.7 of Procedure By-law 98-2011 provides the following:

“Telephone and/or email polls of Members of Council shall be permitted only upon authorization by the Mayor or CAO, in emergency situations requiring Council direction where time does not permit holding a special meeting of Council and/or quorum of Council cannot physically convene to consider a matter. The results of a poll must be confirmed and ratified at the next public meeting of Council”.

Discussion:

At a Special Meeting of Council held on October 25, 2021, Council approved a Hybrid Work Policy for employees of the Corporation:

Decision Number: CR461/2021

That City Council **APPROVE** 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,

That Administration **PROVIDE** City Council with a progress report after one year for further recommendations; and,

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

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 **BE RECEIVED FOR INFORMATION**.

Carried.

After further review and consideration, it is recommended that the Hybrid Work Policy be suspended and for Administration to notify 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.

An email poll regarding the Hybrid Work Policy was conducted by the City Clerk on Wednesday April 6, 2022.

The following Councillors voted in favour of the proposed recommendation: Councillors Francis, Sleiman, Gignac, Kaschak, Morrison, Gill and Mayor Dilkens; and the following Councillors voted in opposition to the proposed recommendation: Councillors Bortolin, Holt, Costante and McKenzie.

Risk Analysis:

N/A.

Climate Change Risks

Climate Change Mitigation:

N/A.

Climate Change Adaptation:

N/A.

Financial Matters:

N/A.

Consultations:

N/A.

Conclusion:

That the results of the email poll authorized by Mayor Dilkens on Wednesday, April 6, 2022, approving the above noted resolution, be confirmed and ratified.

Planning Act Matters:

N/A.

Approvals:

Name	Title
Steve Vlachodimos	City Clerk, Senior Manager of Council Services
Shelby Askin Hager	Commissioner, Legal & Legislative Services
Joe Mancina	Chief Administrative Officer (Acting)

Notifications:

Name	Address	Email

Appendices:

Item No. 12.3.



Committee Matters: SCM 93/2022

Subject: Special Meeting of Council - In-Camera, March 31, 2022

**SPECIAL MEETING OF COUNCIL – IN CAMERA
March 31, 2022**

Members will have the option of participating in person in Room 139 or electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended, which allows for electronic meetings.

Meeting called to order at: 2:00 p.m.

Members in Attendance (in person):

Mayor D. Dilkens
Councillor F. Francis
Councillor F. Costante
Councillor R. Bortolin
Councillor J. Gignac
Councillor E. Sleiman
Councillor J. Gill

Members in Attendance (electronically):

Councillor G. Kaschak
Councillor K. McKenzie
Councillor J. Morrison
Councillor C. Holt

Also in attendance: (in person)

S. Vlachodimos, City Clerk

Verbal Motion is presented by Councillor Gignac, seconded by Councillor Bortolin,

That Rule 3.3(c) of the *Procedure By-law, 98-2011*, BE WAIVED to allow for the Mayor to call a special meeting without 24 hours notice.

Motion Carried.

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

<u>Item No.</u>	<u>Subject</u>	Section – Pursuant to Municipal Act, 2001, as amended
1.	Personal matter – about identifiable individual(s) – verbal report	239(2)(b)

Motion Carried.

Declarations of Pecuniary Interest:

None declared.

Discussion on the items of business. (Item 1)

Verbal Motion is presented by Councillor Costante, seconded by Councillor Bortolin, to move back into public session. Motion Carried.

Moved by Councillor Francis, seconded by Councillor Gignac, THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held March 31, 2022, directly to Council for consideration at the next Regular Meeting.

1. That the confidential verbal report from the Mayor respecting a personal matter about an identifiable individual **BE RECEIVED**, and further that the Mayor and Administration **BE AUTHORIZED TO PROCEED** on the verbal directions of Council.

Motion Carried.

Aye votes: Councillors Gignac, Morrison, Gill, Sleiman, Francis, Kaschak and Mayor Dilkens

Nay votes: Councillors Costante, McKenzie, Holt and Bortolin

Absent: None

Sustain: None

**Moved by Councillor Morrison, seconded by Councillor Kaschak,
That the special meeting of council held March 31, 2022 BE ADJOURNED.**

(Time: 3:46 p.m.)

Motion Carried.

BY-LAW NUMBER 60-2022

A BY-LAW TO AMEND BY-LAW 161-2008 BEING A BYLAW TO AUTHORIZE THE ENTERING INTO OF AN AGREEMENT FOR SENIORS WINDSOR FOR THE PROVISION OF A MUNICIPAL CAPITAL FACILITY AT 8787 MCHUGH STREET

Passed the 11th day of April, 2022.

WHEREAS By-law 161-2008 authorized The Corporation of the City of Windsor to enter into an agreement pursuant to section 110 of the *Municipal Act, 2001* as amended, with Centres for Seniors Windsor (the “Centre”) for the provision of a municipal capital facility for a cultural, recreational, or tourist attraction occupying a portion of 8787 McHugh Street in accordance with Ontario Regulation 46/94, as amended (the “**Agreement**”).

AND WHEREAS the Centre intends to occupy a portion of 8787 McHugh different from the portion originally identified in By-law 161-2008.

AND WHEREAS in connection with the foregoing it is deemed expedient to amend By-law 161-2008 passed the 22nd day of September, 2008;

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

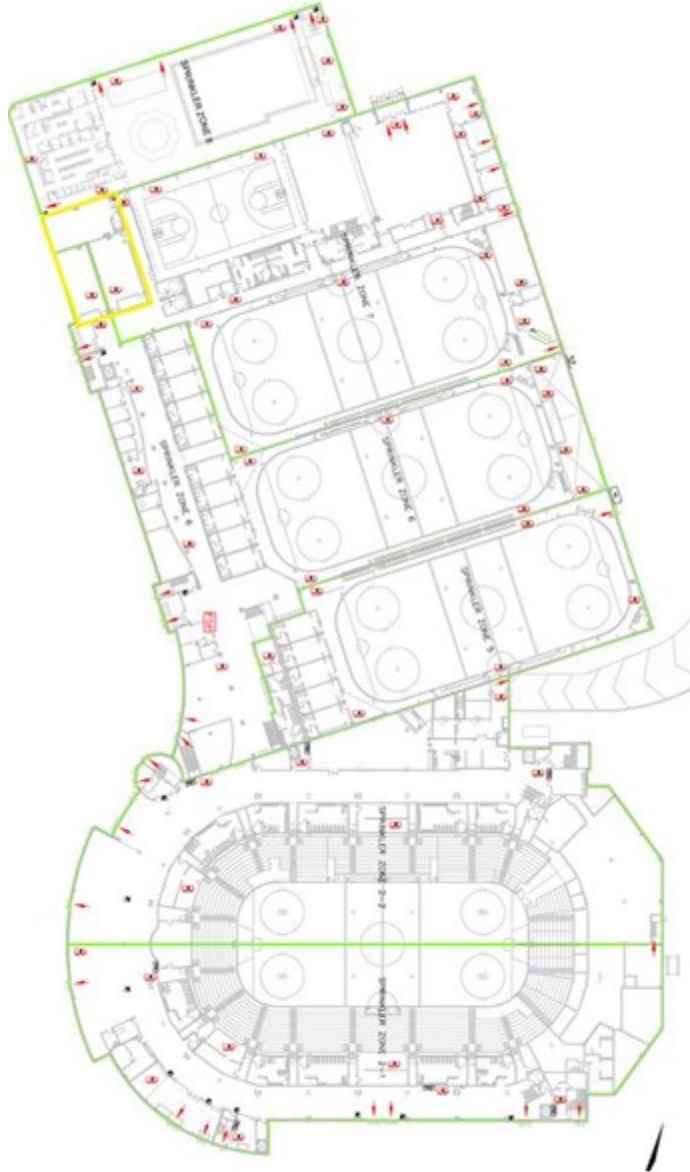
1. That By-law 161-2008 be amended as follows:
 - (a) By deleting Schedule “A” and replacing it with the Schedule “A” annexed hereto.
2. This by-law shall come into force and take effect on the Closing Date as defined in the Consent.

DREW DILKENS, MAYOR

CITY CLERK

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

SCHEDULE "A"



SCHEDULE "A" TO BY-LAW 60-2022

MAYOR: _____

CLERK: _____

BY-LAW NUMBER 61-2022

A BY-LAW TO AMEND BY-LAW NUMBER 208-2008, BEING A BY-LAW TO DELEGATE TO ADMINISTRATION THE AUTHORITY TO PROCESS, MAKE DECISIONS ON, AND TO EXECUTE AGREEMENTS FOR CERTAIN MATTERS.

Passed the 11th day of April, 2022.

WHEREAS By-law Number 208-2008 was passed by the Council of The Corporation of the City of Windsor on December 1, 2008;

AND WHEREAS By-law Number 208-2008 has been amended from time to time;

AND WHEREAS it is deemed expedient to further amend said By-law Number 208-2008 of The Corporation of the City of Windsor;

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

1. **THAT** By-law Number 208-2008 be further amended by adding the following section to Section 3. Council further delegates to the Administration of The Corporation of the City of Windsor the authority to process, decide upon and execute agreements for the following matters subject to the favourable recommendation of the responsible executive director:

“3.45 Authority for the Commissioner of Infrastructure Services (or designate) to carry out necessary activities and make declarations on behalf of The Corporation of the City of Windsor, as Project Leader under Ontario Regulation 406/2019 – On-Site and Excess Soil Management, to facilitate filing notices in the Excess Soil Registry for City projects.”

2. 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 - April 11, 2022
Second Reading - April 11, 2022
Third Reading - April 11, 2022

BY-LAW NUMBER 62-2022

A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 0.20 METRE WIDE PORTION OF THE NORTH/SOUTH ALLEY LOCATED BETWEEN PARK STREET AND WYANDOTTE STREET WEST, BETWEEN PELISSIER STREET AND DOUGALL AVENUE, ABUTTING 531 PELISSIER STREET, CITY OF WINDSOR Authority: CR434/2021

Passed the 11th day of April, 2022.

WHEREAS the 0.20 metre wide portion of the north/south alley located between Park Street and Wyandotte Street West, between Pelissier Street and Dougall Avenue, abutting 531 Pelissier Street, City of Windsor, more particularly described in Schedule "A" hereto annexed, is vested in The Corporation of the City of Windsor;

AND WHEREAS it is deemed expedient that the said lands be assumed for subsequent closure;

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

1. That the 0.20 metre wide portion of the north/south alley located between Park Street and Wyandotte Street West, between Pelissier Street and Dougall Avenue, abutting 531 Pelissier Street, City of Windsor, more particularly described in Schedule "A" hereto annexed and forming part of this by-law, be and the same is hereby assumed for public use as a public highway.
2. That 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 - April 11, 2022
Second Reading - April 11, 2022
Third Reading - April 11, 2022

SCHEDULE "A"

Part of Alley Plan 281, Windsor; designated as Part 1 on Plan 12R28834;
Windsor

Being part of PIN 01193-0520

City of Windsor
County of Essex

BY-LAW NUMBER 63-2022

A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 0.20 METRE WIDE PORTION OF THE NORTH/SOUTH ALLEY LOCATED BETWEEN PARK STREET AND WYANDOTTE STREET WEST, BETWEEN PELISSIER STREET AND DOUGALL AVENUE, ABUTTING 531 PELISSIER STREET, CITY OF WINDSOR

Passed the 11th day of April, 2022.

WHEREAS it is deemed expedient to close, stop up and convey the 0.20 metre wide portion of the north/south alley located between Park Street and Wyandotte Street West, between Pelissier Street and Dougall Avenue, abutting 531 Pelissier Street, City of Windsor, more particularly described in Schedule "A" attached hereto;

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

1. That the 0.20 metre wide portion of the north/south alley located between Park Street and Wyandotte Street West, between Pelissier Street and Dougall Avenue, abutting 531 Pelissier Street, City of Windsor, more particularly described in Schedule "A" attached hereto and forming part of this by-law, be and the same is hereby closed and stopped up.
2. That the conveyance cost of the closed alley abutting lands zoned Commercial CD3.6 be set at \$193.75 per square metre without easements or \$96.88 per square metre with easements.
3. That any required easements pursuant to Council Resolution CR434/2021 be registered prior to conveyance.
4. That the Chief Administrative Officer and City Clerk be authorized and directed to execute on behalf of The Corporation of the City of Windsor and to seal with the seal thereof, any and all documents necessary to implement the foregoing; and that the transaction be completed electronically, for property where it is available, pursuant to By-law Number 366-2003, as amended from time to time.
5. This by-law shall come into force and take effect the day upon which it is registered in the Land Registry Office for the County of Essex (No. 12).

DREW DILKENS, MAYOR

CITY CLERK

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

SCHEDULE "A"

Part of Alley Plan 281, Windsor; designated as Part 1 on Plan 12R28834;
Windsor

Being part of PIN 01193-0520

City of Windsor
County of Essex

BY-LAW NUMBER 64-2022

A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 4.27 METRE WIDE PORTION OF THE NORTH/SOUTH ALLEY LOCATED BETWEEN MCKAY AVENUE AND DOMINION BOULEVARD, SOUTHERLY OF LABELLE STREET, CITY OF WINDSOR

Passed the 11th day of April, 2022.

WHEREAS the 4.27 metre wide portion of the north/south alley located between McKay Avenue and Dominion Boulevard, southerly of Labelle Street, City of Windsor, more particularly described in Schedule "A" hereto annexed, is vested in The Corporation of the City of Windsor;

AND WHEREAS it is deemed expedient that the said lands be assumed for subsequent closure;

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

1. That the 4.27 metre wide portion of the north/south alley located between McKay Avenue and Dominion Boulevard, southerly of Labelle Street, City of Windsor, more particularly described in Schedule "A" hereto annexed and forming part of this by-law, be and the same is hereby assumed for public use as a public highway.
2. That 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 - April 11, 2022
Second Reading - April 11, 2022
Third Reading - April 11, 2022

SCHEDULE "A"

Part of Alley Plan 1056 Sandwich West; Part of Alley Plan 1286 Sandwich West;
designated as Parts 1 to 38 on Plan 12R16920; Windsor

Being all of PIN 01275-0314 and part of PIN 01275-0319

City of Windsor
County of Essex

BY-LAW NUMBER 65-2022

A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.27 METRE WIDE PORTION OF THE NORTH/SOUTH ALLEY LOCATED BETWEEN MCKAY AVENUE AND DOMINION BOULEVARD, SOUTHERLY OF LABELLE STREET, CITY OF WINDSOR

Passed the 11th day of April, 2022.

WHEREAS it is deemed expedient to close, stop up and convey the 4.27 metre wide portion of the north/south alley located between McKay Avenue and Dominion Boulevard, southerly of Labelle Street, City of Windsor, more particularly described in Schedule "A" attached hereto;

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

1. That the 4.27 metre wide portion of the north/south alley located between McKay Avenue and Dominion Boulevard, southerly of Labelle Street, City of Windsor, more particularly described in Schedule "A" attached hereto and forming part of this by-law, be and the same is hereby closed and stopped up.
2. That the conveyance cost of the closed alley abutting lands zoned Residential RD1.4 be set at \$1.00 plus deed preparation fee and proportionate share of the survey cost as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
3. That any required easements pursuant to Council Resolution CR298/2021 be registered prior to conveyance.
4. That the Chief Administrative Officer and City Clerk be authorized and directed to execute on behalf of The Corporation of the City of Windsor and to seal with the seal thereof, any and all documents necessary to implement the foregoing; and that the transaction be completed electronically, for property where it is available, pursuant to By-law Number 366-2003, as amended from time to time.
5. This by-law shall come into force and take effect the day upon which it is registered in the Land Registry Office for the County of Essex (No. 12).

DREW DILKENS, MAYOR

CITY CLERK

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

SCHEDULE "A"

Part of Alley Plan 1056 Sandwich West; Part of Alley Plan 1286 Sandwich West;
designated as Parts 1 to 38 on Plan 12R16920; Windsor

Being all of PIN 01275-0314 and part of PIN 01275-0319

City of Windsor
County of Essex

BY-LAW NUMBER 66-2022

A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW"

Passed the 11th day of April, 2022.

WHEREAS it is deemed expedient to further amend By-law Number 8600 of the Council of The Corporation of the City of Windsor, cited as the "City of Windsor Zoning By-law" passed the 31st day of March, 1986, as heretofore amended:

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

1. By-law Number 8600 is further amended by changing the District Maps or parts thereof of the said by-law and made part thereof, so that the zoning district symbol of the lands therein and hereinafter described shall be changed from that shown in Column 5 hereof to that shown in Column 6 hereof:

1. Item Number	2. Zoning District Map Part	3. Lands Affected	4. Official Plan Amendment Number	5. Zoning Symbol	6. New Zoning Symbol
1	15	Block 76, Plan 12M-518 (known municipally as 11677 Tecumseh Road East; Roll No. 070-890- 06350, situated on the south side of Tecumseh Road East and the east side of Banwell Road)	n/a	HCD2.1	CD2.1

DREW DILKENS, MAYOR

CITY CLERK

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

BY-LAW NUMBER 68-2022

A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW"

Passed the 11th day of April, 2022.

WHEREAS it is deemed expedient to further amend By-law Number 8600 of the Council of The Corporation of the City of Windsor, cited as the "City of Windsor Zoning By-law" passed the 31st day of March, 1986, as heretofore amended:

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

1. By-law Number 8600 is further amended by changing the District Maps or parts thereof of the said by-law and made part thereof, so that the zoning district symbol of the lands therein and hereinafter described shall be changed from that shown in Column 5 hereof to that shown in Column 6 hereof:

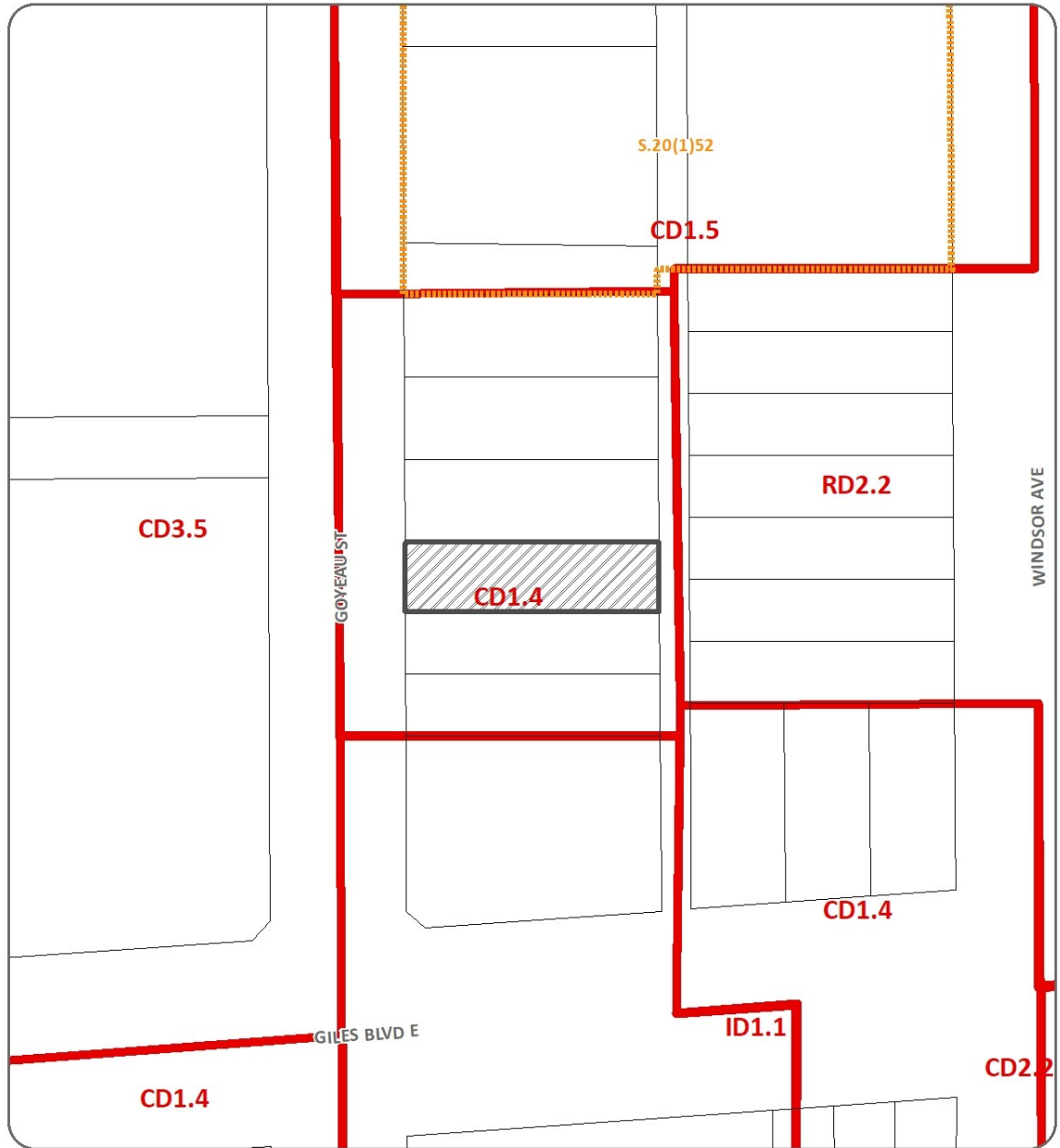
1. Item Number	2. Zoning District Map Part	3. Lands Affected	4. Official Plan Amendment Number	5. Zoning Symbol	6. New Zoning Symbol
1	7	N Part of Lot 187 Plan 1303 (known municipally as 1172 Goyeau Street, Roll No. 040-350-03500-0000),	N/A	S.20(1) H436	S.20(1)436

2. That Schedule 'A', attached hereto, is hereby declared to form part of this amending by-law.

DREW DILKENS, MAYOR

CITY CLERK

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



PART OF ZONING DISTRICT MAP 7

N.T.S.

SCHEDULE 2

Applicant: Chamco Design Ltd

 SUBJECT LANDS

PLANNING & BUILDING DEPARTMENT



DATE : AUGUST 2021
FILE NO. : Z-016/21, ZNG/6409

THIS IS SCHEDULE "A" TO BY-LAW 68-2022

MAYOR _____ CLERK _____

BY-LAW NUMBER 67-2022

A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE
"CITY OF WINDSOR ZONING BY-LAW"

Passed the 11th day of April, 2022.

WHEREAS it is deemed expedient to further amend By-law Number 8600 of the Council of The Corporation of the City of Windsor, cited as the "City of Windsor Zoning By-law" passed the 31st day of March, 1986, as heretofore amended:

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

1. That Section 20(1)340 BE DELETED AND REPLACED with the following:

340. **SOUTHEAST CORNER OF DEVONSHIRE COURT AND KILDARE ROAD**

For the lands comprising Lots 84 to 87, Registered Plan 684 designated as Parts 1 to 4, Plan 12R-27198 a *multiple dwelling* shall be an additional permitted use and:

1. For any *dwelling*, the following additional provisions shall apply:
 - a) An *access area* or driveway is prohibited in any *front yard* or exterior *side yard*. Access to a *parking space* shall be from an *alley*.
 - b) Exposed flat concrete block, untextured concrete whether painted or unpainted and vinyl siding on any exterior wall is prohibited. A minimum of fifty per cent of the area of any exterior wall shall be covered in brick, textured concrete block, stucco, stone or any combination thereof.
2. For a *single unit dwelling*, the following additional provisions shall apply:
 - a) Main Building Height – minimum 7.00 m
 - b) Front Yard Depth – minimum 7.50 m

3. For *multiple dwelling*, the following provisions shall apply:
- a) Lot Width – minimum 35.0 m
 - b) Lot Area – minimum 2,152.0 m²
 - c) Lot Coverage – maximum 35.0%
 - d) Main Building Height – maximum 15.0 m
 - e) Building Setback – minimum
 - 1. From that part of the lot line abutting Kildare Road 2.62 m
 - 2. From that part of the lot line abutting Devonshire Court 3.39 m
 - 3. From the midpoint of the 20ft radius of Lot 87 RP 684 1.89 m
 - 4. From an interior lot line 1.20 m
 - f) Landscaped Open Space Yard – minimum *27.5% of lot area*
 - g) Dwelling Units - maximum 23

[ZDM 7; ZNG/4715; ZNG/6571]

DREW DILKENS, MAYOR

CITY CLERK

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

BY-LAW NUMBER 69-2022

A BY-LAW TO AMEND BY-LAW NUMBER 15-2010 BEING A BY-LAW TO APPOINT CHIEF BUILDING OFFICIAL, DEPUTY CHIEF BUILDING OFFICIALS AND INSPECTORS TO ENFORCE THE BUILDING CODE ACT AND REGULATIONS IN WINDSOR

Passed the 11th day of April, 2022.

WHEREAS original By-law Number 15-2010 was passed on the 18th day of January, 2010;

AND WHEREAS it is deemed expedient to further amend By-law Number 15-2010;

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

1. That By-law Number 15-2010 be amended by deleting Schedule "A" attached thereto and substituting Schedule "A" attached hereto.
2. That 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 - April 11, 2022
Second Reading - April 11, 2022
Third Reading - April 11, 2022

BY-LAW NUMBER 69-2022

SCHEDULE A

APPOINTMENTS

Department	Position	Name
Building Department	Chief Building Official	John Revell
Building Department	Manager of Permits/ Deputy Chief Building Official	Joe Baker
Building Department	Manager of Inspections/Deputy Chief Building Official	Roberto Vani
Building Department	Manager of Policy & Regulatory Services	Barbara Rusan
Building Department	Supervisor of Inspections	Brandon Calleja
Building Department	Supervisor of Inspections	Mike Arthur
Building Department	Senior Engineer Plan Examiner	David Leonard Dean
Building Department	Senior Engineer Plan Examiner	Philip Martin Glos
Building Department	Engineer Plan Examiner	Mirella Allison
Building Department	Engineer Plan Examiner	Junying Sun
Building Department	Engineer Plan Examiner	Adam Meeker
Building Department	Engineer Plan Examiner	Marwan Al-Ezzi
Building Department	Engineer Plan Examiner	Walid Mustapha Hawilo
Building Department	Plan Examiner	Leslie Wright
Building Department	Plan Examiner	Jessica Barlow
Building Department	Plan Examiner	Adrian Saroli
Building Department	Plan Examiner	Abdelkareem Kurdi
Building Department	Inspector	Marc Ronald Mantha
Building Department	Inspector	Oliver Pozar
Building Department	Inspector	James Dario Sovran
Building Department	Inspector	Christopher Jadinski
Building Department	Inspector	James Arthur Holmes

Department	Position	Name
Building Department	Inspector	Michael Mollica
Building Department	Inspector	James Joseph Demars
Building Department	Inspector	Mike Kenneth Arthur
Building Department	Inspector	Bradley Dugal
Building Department	Inspector	Amy Christine Goz
Building Department	Inspector	Brian Jackson
Building Department	Inspector	George Eberhardt
Building Department	Inspector	Matthew McCulloch
Building Department	Inspector	Nicola Gesuale

BY-LAW NUMBER 70-2022

A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 11th DAY OF APRIL, 2022

Passed the 11th day of April, 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 - April 11, 2022
Second Reading - April 11, 2022
Third Reading - April 11, 2022

April 11, 2022
City Council Meeting
Item 8.1 - Written Submission



Note to Clerk's Office
Re: BIAs Community Safety Zones (Item 8.1)

On behalf of the Ford City BIA, I Kaitlyn Karns, the Executive Director am in support of adding the BIAs as Community Safety Zones. As the City of Windsor moves forward with the implementation of the Ford City Traffic Calming, I believe that the addition of the Community Safety Zones will be beneficial for the safety of patrons not only in Ford City, but all BIAs.

If you have any further questions, please do not hesitate to contact me.

Kind Regards,

Kaitlyn Karns
Ford City BIA, Executive Director

Dear Mayor and City Councillors,

IRIS House, operated by IRIS Residential Inns and Services, is a home like no other I believe in Ontario and perhaps Canada. Family members that could not find the necessary housing and supports for their persistent seriously mentally ill family members (PSMI) created this home 20 years ago. It was a tough journey with lots of barriers and resistance along the way, however they were persistent and achieved their goal.

Imagine that you had a severe brain illness that left you vulnerable and caused people to be afraid of you and perhaps cause you to be homeless. The general public often think that people with PSMI are violent, however statistics demonstrate that they are more likely to hurt themselves than others.

IRIS House allows residents to live their best lives while receiving the necessary supports to deal with their severe ongoing illness. They receive regular medication monitoring which is crucial to sustain mental stability, and ongoing emotional support from staff as issues arise. If they choose, they can participate in recreational activities and a vocational program. Many would have found it impossible to stay out of a psychiatric ward prior to living at IRIS. In 2010, University of Windsor student nurses and monitors researched the hospital admissions of our residents before and after their life at IRIS House. Conclusion: Supportive housing for the mentally ill at that time had saved \$11.7 million in health-care dollars. It is likely \$20 million by now. Therefore, our home saves the taxpayer a great deal of money.

In 2017, The Federal Government Mental Health Commission of Canada, At Home/Chez Soi concludes that the cost of leaving a mentally ill homeless person on the street is \$ 50,810. Housing that same person with needed supports at IRIS House costs \$ 23,725, with \$ 20,075 funded by the City/Province. It costs over 50% less to provide for them then to ignore them. This is a bargain for taxpayers.

IRIS is a hidden gem in Windsor, Ontario. Why is it hidden you may ask? It is perhaps because of the stigma that still exists towards people with schizophrenia and other severe mental illnesses. Other causes, such as cancer, receive substantial financial donations from the community as they deserve, however it is very difficult to obtain donations from the community when many fear this illness. We are a non-profit organization and most of our donations come from family members of people with PSMI.

Over the years we are grateful to have partnered with the City of Windsor and received support which allowed us to continue, as we can not survive on donations alone. Our staff can be commended for the exceptional job of keeping our residents safe during the pandemic and we received support from the City, which was crucial to our success. It was a true partnership.

Now our biggest challenge is sustaining our organization given increased costs for food, utilities, gas, wages and other costs. We now depend on the ongoing support of the City of Windsor to

ensure that our gem of an organization can continue. We have proven over 20 years that our organization works to save money and improve the lives of our residents and families. Over this same period there have been programs funded by the Ministry of Health, which were very costly and are now closed.

Our per diem of \$55 has been frozen since April 2019, and the report for Council plans to continue this freeze into a fourth fiscal year. As a good faith measure, the City could charge back less for their administration costs of our program, in order to fund an increase, which is only fair in our view. Administration has explained there is tremendous need in our region, but there is also need for funding stability for the City's proven quality programs.

Sincerely,

Karen Soulliere, Board Chair

IRIS Residential Inns and Services