

May 27, 2022

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

A special meeting of Council will be held on **Monday, May 30, 2022, at 2:00 o'clock p.m., via hybrid in Room 139, 350 City Hall Square. All 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. The minutes will reflect this accordingly.** Council will at the special meeting adopt a resolution to authorize Council to meet in closed session, and the resolution shall contain the general nature of the matters to be considered in the closed session. The resolution must be adopted by a majority of Council present during the open special meeting before the meeting may be closed.

The **regular meeting** of Council will be held on **Monday, May 30, 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. **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:** May 30, 2022

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

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

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

<b>Item #</b>	<b>Item Description</b>
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1.	<b>ORDER OF BUSINESS</b>
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1.1.	In the event of the absence of the Mayor, Councillor Francis has been Appointed Acting Mayor for the month of May, 2022 in accordance with By-law 176-2018, as amended.
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2.	<b>CALL TO ORDER</b> - 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.	<b>DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF</b>
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4.	<b>ADOPTION OF THE MINUTES</b>
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4.1.	Regular City Council Minutes from the meeting held May 9, 2022 ( <b>SCM 147/2022</b> ) ( <i>enclosed</i> )
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5.	<b>NOTICE OF PROCLAMATIONS</b>
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**Proclamations**

“VON Week” – Sunday, May 22 to Saturday, May 28, 2022

“Bike Month” – June 2022

“Brain Injury Awareness Month” – June 2022

“Dads Matter Month” – June 2022

“Windsor Seniors’ Month” – June 2022

**Flag Raising Ceremony**

“Windsor Seniors’ Month” – Wednesday, June 1 to Wednesday, June 8, 2022

**Illumination**

“VON Week” – Sunday, May 22 to Saturday, May 28, 2022

“Windsor Seniors’ Month” – Wednesday, June 1 to Wednesday, June 8, 2022

6. **COMMITTEE OF THE WHOLE**

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

7.1. Correspondence 7.1.1. through 7.1.6. (**CMC 8/2022**) (*enclosed*)

7.2. Pay As You Go (PAYG) Transfer for Eligible 2021 Computer Equipment Related Expenses - Windsor Police Service (WPS) - City Wide (**CM 6/2022**)

7.3. Status Report on Implementation of Management Action Plans - 2021 Q4 - City Wide (**C 84/2022**)

7.4. Disconnecting from Work - City Wide (**C 89/2022**)

7.5. CQ 7-2022 - Response to CQ-7-2022 - Expansion of Dog Parks within the City - City Wide (**C 82/2022**)

8. **CONSENT AGENDA**

8.2. Cancellation of June 27, 2022 City Council Meeting due to 2022 Ford Fireworks (**C 78/2022**)

8.3. Your Quick Gateway (Windsor) Inc. - Annual General Meeting of Shareholder - City Wide (**C 93/2022**)

8.4. Award of Tender: 6-22 - Banwell Road, Phase 2 from Palmetto Street to Mulberry Drive / Wildwood Drive Roundabout - Ward 7 (**C 87/2022**)

8.5. Request for Proposal (RFP) 55-22 - Cabana/Division Corridor Improvements Phase 5 Consulting Services - Ward 9 (**C 81/2022**)

8.6. Tender 59-22 – 2022 Construction of Concrete Sidewalks, Curb and Gutter ---City Wide (**C 90/2022**)

CONSENT COMMITTEE REPORTS

8.7. City of Windsor Heritage Recognition 2022 (**SCM 126/2022**) (**S 43/2022**)

8.8. Draft Plan of Subdivision Application - east of 3550 Howard Avenue SDN-002/21 [SDN/6593]- Wonsch Construction Company Limited - Ward 9 (**SCM 127/2022**) (**S 45/2022**)

**Clerk's Note:** ERCA submitting *attached* email dated May 24, 2022 as a written submission.

- 8.10. Rezoning - 1933923 Ontario Ltd – 0 and 817 Elinor Street - Z-002/22 ZNG/6657 - Ward 7 (**SCM 129/2022**) (**S 41/2022**)
- 8.12. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Albert and Maria Folino for 660 University Avenue East (Ward 3) (**SCM 131/2022**) (**S 40/2022**)
- 8.13. Economic Revitalization Community Improvement Plan (CIP) application submitted by Bijoy Foods Inc. for 3190 Devon Drive - Ward 9 (**SCM 132/2022**) (**S 48/2022**)
- 8.14. Northway Avenue Development from Malden Road to Manitoba Street | Cost Sharing | Carthage Development Inc. (**SCM 133/2022**) (**S 27/2022**)
- 8.15. Minutes of the International Relations Committee of its meeting held February 2, 2022 (**SCM 134/2022**) (**SCM 82/2022**)
- 8.16. Minutes of the International Relations Committee of its meeting held March 31, 2022 (**SCM 135/2022**) (**SCM 95/2022**)

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

10. **PRESENTATIONS AND DELEGATIONS**

**PRESENTATIONS:**

- 10.1. Auditor General Annual Internal Audit Plan (**SCM 144/2022**)
- AND**
- 10.2. Internal Audit Summary Report - December 1, 2021 to April 30, 2022 (**SCM 145/2022**)
  - a) Christopher O'Connor, Auditor General

**DELEGATIONS:** (5-minute maximum)

- 8.1. Animal Control Contract - City Wide (**C 94/2022**)
  - a) Melanie Coulter, Executive Director, Windsor-Essex County Humane Society (available for questions)
- 11.1. Windsor-Canada Utilities Ltd. – Annual General Meeting – City Wide (**C 80/2022**)
  - a) Helga Reidel, President & CEO; Jim Brown, VP Hydro Operations; Garry Rossi, VP Water Operations; and Matt Carlini, VP Corporate Services and CFO, ENWIN (available for questions)

- 8.9. Draft Plan of Subdivision Application 0 Liberty Street n/s Liberty Street, between Dougall Avenue and Gundy Park Lane SDN-003/21 [SDN/6630]- 2342046 Ontario Inc. - Ward 9 **(SCM 128/2022) (S 47/2022)**  
**Clerk's Note:** Patricia Babington, area resident, submitting the **attached** email dated May 25, 2022 as a written submission.  
a) Melanie Muir, Dillon Consulting (available for questions)
- 11.4. Peace Fountain Replacement – Ward 6 **(C 95/2022)**  
a) Pooya Baktash and Nathan Bishop, Partisans (available for questions)  
b) George Brooks (son of Charlie Brooks), and David Brooks (grandson of Charlie Brooks)  
c) Rick Labonte, Unifor Local 444 Community Environment Rep  
d) Kristina Brandt
- 8.11. Zoning By-law Amendment Application to add a site specific zoning provision to allow a permanent patio in the rear yard at 642 Windermere Road, which would be exclusive to the restaurant, Vito's Pizzeria, located on the property to the north, known municipally as 1731-1737 Wyandotte Street East Z-008/22 [ZNG/6670] **(SCM 130/2022) (S 49/2022)**  
**Clerk's Note:** Administration submitting the additional information memo (previously distributed) **(AI 8/2022)**  
a) Jeffrey Nanson, Solicitor representing the applicant  
b) Lynne Pearlman, area resident
11. **REGULAR BUSINESS ITEMS (Non-Consent Items)**
- 11.2. Declaration of a Vacant Parcel of Land Municipally Known as 0 Tuscarora Street Surplus and Authority to Offer for Sale - Ward 4 **(C 83/2022)**
- 11.3. Declaration of Vacant Parcel Municipally Known as 0 Provincial Road Surplus and Authority to Offer for Sale - Ward 9 **(C 92/2022)**
- 11.5. Award of Tender: 13-22 - Aubin Road Rehabilitation - Sewer, Pavement, Watermain, and Street Lighting Rehabilitation - Seminole Street to Alice Street - Ward 5 **(C 96/2022) (attached)**
- 11.6. Award of Tender: 04-22 - St. Luke Road Rehabilitation - Alice Street to Seminole Street (Ward 5) **(C 97/2022) (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. Minutes of the Windsor Licensing Commission of its meeting held April 27, 2022 **(SCM 141/2022)**

- 12.3. Minutes of the Special Meeting of the Council Compensation Review Committee of its meeting held April 12, 2022 (**SCM 124/2022**)
- 12.4. Special Meeting of Council – In-Camera, May 18, 2022 (**SCM 146/2022**) (*enclosed*)
13. **BY-LAWS** (First and Second Reading) (*enclosed*)
- 13.1. **By-law 77-2022** A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS HOWARD AVENUE, IN THE CITY OF WINDSOR authorized by CR76/2011 dated February 28, 2011
- 13.2. **By-law 78-2022** A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW" authorized by CR174/2022 dated April 25, 2022
- 13.3. **By-law 79-2022** A BY-LAW TO FURTHER AMEND BY-LAW 9023 BEING A BY-LAW TO REGULATE VEHICULAR PARKING WITHIN THE LIMITS OF THE CITY OF WINDSOR ON MUNICIPAL STREETS, MUNICIPAL PARKING LOTS AND PRIVATE PROPERTIES approved by CAO 72/2022 dated March 30, 2022
- 13.4. **By-law 80-2022** A BY-LAW TO FIX THE TAX RATES AND TO PROVIDE FOR THE LEVY AND COLLECTION OF PROPERTY TAXES FOR THIS YEAR authorized by CR202/2022 dated May 9, 2022
- 13.5. **By-law 81-2022** A BY-LAW TO PROVIDE FOR THE IMPOSITION OF SPECIAL CHARGES UPON PRESCRIBED BUSINESS PROPERTY CLASSES OF RATEABLE PROPERTY WITHIN IMPROVEMENT AREAS FOR THE YEAR 2022 authorized by CR201/2022 dated May 9, 2022
- 13.6. **By-law 82-2022** A BY-LAW TO RESCIND THE APPOINTMENT OF JASON WARD REYNAR AS THE CHIEF ADMINISTRATIVE OFFICER FOR THE CORPORATION OF THE CITY OF WINDSOR, AND TO APPOINT ONORIO COLUCCI AS THE ACTING CHIEF ADMINISTRATIVE OFFICER OF THE CORPORATION OF THE CITY OF WINDSOR authorized by CR157/2022 dated April 11, 2022
- 13.7. **By-law 83-2022** A BY-LAW TO RESCIND THE APPOINTMENT OF GARY CIAN AS LICENCE COMMISSIONER FOR THE CORPORATION OF THE CITY OF WINDSOR, AND TO APPOINT STEVEN VLACHODIMOS AS LICENCE COMMISSIONER FOR THE CORPORATION OF THE CITY OF WINDSOR authorized by By-law 420-2001 dated November 19, 2001
- 13.8. **By-law 84-2022** A BY-LAW TO RESCIND THE APPOINTMENT OF JASON WARD REYNAR AND GARY CIAN AS DEPUTY CLERKS FOR THE CORPORATION OF THE CITY OF WINDSOR authorized by By-law 420-2001 dated November 19, 2001
- 13.9. **By-law 85-2022** A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 30th DAY OF MAY, 2022

14. **MOVE BACK INTO FORMAL SESSION**

15. **NOTICES OF MOTION**

Moved by Councillor Bortolin, seconded by Councillor \_\_\_\_\_

**Whereas**, opioid-related morbidity and mortality have been increasing steadily in Windsor-Essex County over the past several years and are currently at the highest levels ever recorded in the region, and

**Whereas**, the onset of the COVID-19 pandemic in Ontario in March 2020 have contributed to substantial increases in opioid-related ED visits, opioid and drug overdose-related Emergency Medical Services (EMS) calls, hospitalizations, and deaths, and

**Whereas**, the majority of opioid and drug overdose cases that present in the emergency department resided in downtown Windsor, and

**Whereas**, Consumption and Treatment Services (CTS) sites have been established across the province to address opioid overdose and opioid related mortality, and

**Whereas**, the Windsor-Essex County Health Unit has completed a feasibility study indicating community support for a CTS, and

**Whereas**, the Windsor-Essex County Health Unit has established a Stakeholder Advisory Committee for the creation of a CTS in the downtown core of the City of Windsor, and

**Whereas**, the WECHU, in collaboration with partners involved in the WECOSS and the CTS Stakeholder Advisory Committee, has completed a series of comprehensive community consultations (2018-2021) that supported the local feasibility, need, and site-selection for establishing a local CTS site at 101 Wyandotte St E in the City of Windsor, and

**Whereas**, the WECHU has obtained a local Board of Health resolution in support of proceeding with the federal and provincial application processes for establishing a CTS site at the location of 101 Wyandotte St E, and

**Whereas**, the application for a CTS to the provincial government requires the WECHU obtain and submit local municipal council support (i.e. council resolution) endorsing the CTS site at 101 Wyandotte St E in the City of Windsor, and

**Now Therefore be it resolved** that the City of Windsor Council support the WECHU's applications to the Ontario Ministry of Health and Health Canada to operate a Consumption and Treatment Services site at the location of 101 Wyandotte St E in the City of Windsor through a council resolution, and



**Be it further resolved** that the City of Windsor Council support the WECHU in establishing a CTS site at 101 Wyandotte St E in the City of Windsor post-approval from the provincial and federal governments.

Clerks File: MH/14274

**Conditional Delegations:**

Councillor Bortolin's Notice of Motion

a) Eric Nadalin, Director, Public Health Programs, and Nicole Dupuis, CEO, Windsor Essex County Health Unit (available for questions)

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

By-laws 77-2022 through 85-2022 (inclusive)

17. **PETITIONS**

18. **QUESTION PERIOD**

19. **STATEMENTS BY MEMBERS**

20. **UPCOMING MEETINGS**

Community Services and Parks Standing Committee - **CANCELLED**

Wednesday, June 1, 2022

9:00 a.m., Zoom/Hybrid Platform

Development & Heritage Standing Committee

Monday, June 6, 2022

4:30 p.m., Zoom/Hybrid Platform

21. **ADJOURNMENT**

**Item No. 4.1.**



**Committee Matters: SCM 147/2022**

**Subject: Adoption of the Windsor City Council meeting minutes held May 9, 2022**

## City Council Meeting

Date: Monday, May 09, 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 5 - Councillor Sleiman

Ward 6 - Councillor Gignac

Ward 7 - Councillor Gill

Ward 8 - Councillor Kaschak

Ward 9 - Councillor McKenzie

Ward 10 - Councillor Morrison

#### **Councillor Regrets**

Ward 4 - Councillor Holt

**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.

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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 4:00 o'clock p.m.

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

None disclosed.

### 4. ADOPTION OF THE MINUTES

#### 4.1. Adoption of the Windsor City Council meeting minutes held April 25, 2022

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

That the minutes of the meeting of Council held April 25, 2022 **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 140/2022

### 5. NOTICE OF PROCLAMATIONS

#### Illuminations

“Polish Heritage Month” – Monday, May 9 to Friday, May 13, 2022

“World Lupus Day” – Tuesday, May 10, 2022

“Light it up for Huntington Disease” – Monday, May 16 to Friday, May 20, 2022

### 6. COMMITTEE OF THE WHOLE

Moved by: Councillor Bortolin

Seconded by: Councillor Costante

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;

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- (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 75-2022 through 76-2022 (inclusive).
- Carried.

## 7. COMMUNICATIONS INFORMATION PACKAGE

### 7.1. Correspondence for May 9, 2022

Moved by: Councillor Francis  
Seconded by: Councillor Gignac

Decision Number: CR194/2022

That the following Communication Items 7.1.1 through 7.1.3 (inclusive) as set forth in the Council Agenda **BE REFERRED** as noted:

No.	Sender	Subject
7.1.1.	Ministry of the Environment Conservation and Parks	Letter regarding Phase 2 of Conservation Authority (CA) Operations under the <i>Conservation Authority Act</i>  Commissioner, Community Services Commissioner, Infrastructure Services Commissioner, Legal & Legislative Services City Planner Deputy City Solicitor Senior Manager, Pollution Control/Deputy City Engineer Supervisor, Environmental Sustainability & Climate Change GP2022 Note & File
7.1.2.	Manager of Environmental Quality, City of Windsor  AND Soil & Materials Engineering Inc.	Notice of intention to apply non-potable groundwater site condition standards record of site condition (11646 Tecumseh Road East). The City of Windsor has no objection to the application.  Commissioner, Infrastructure Services EI/11165 Note & File

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No.	Sender	Subject
7.1.3.	Committee of Adjustment	Applications to be heard by the Committee of Adjustment/Consent Authority, Thursday, May 19, 2022 at, 3:30 p.m., through Electronic Meeting Participation  Z2022 Note & File

Carried.

Report Number: CMC 7/2022

**7.2. Response to CQ13-2021 - Basement Flood Risk Reduction Update - Ward 7**

Moved by: Councillor Gill  
 Seconded by: Councillor Francis

Decision Number: CR195/2022

That the report of the Engineer II dated January 5, 2022 entitled “Response to CQ13-2021 – Basement Flood Risk Reduction Update – Ward 7” **BE RECEIVED** for information; and further,

That administration **BE DIRECTED** to report back to Council on what effective monitoring program can be put in place to give early warning in order to mitigate future flooding events and make proper adjustments to the system as needed.

Carried.

Report Number: C 1/2022  
 Clerk’s File: SW2022

**7.3. Your Quick Gateway (Windsor) Inc. Year-End 2021 Financial Statements - City Wide**

Moved by: Councillor Francis  
 Seconded by: Councillor Gignac

Decision Number: CR196/2022

That City Council **RECEIVE** for information, the Your Quick Gateway (Windsor) Inc. 2021 Year-End Financial Statements.

Carried.

Report Number: C 74/2022  
 Clerk’s File: APM/9795

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### 7.4. Update on Poet Laureate & Storytellers Program - End of Term for Windsor's Second Poet Laureate, Mary Ann Mulhern (2019-2022) - City Wide

Moved by: Councillor Francis

Seconded by: Councillor Gignac

Decision Number: CR197/2022

That the report of the Cultural Development Coordinator dated April 22, 2022 entitled "Update on Poet Laureate & Storytellers Program - End of Term for Windsor's Second Poet Laureate, Mary Ann Mulhern (2019-2022) - City Wide" **BE RECEIVED** for information.

Carried.

Report Number: C 75/2022

Clerk's File: SR2022

## 8. CONSENT AGENDA

### 8.2. Local Roadway Speed Humps Procedure - Traffic Calming Policy Amendment

Moved by: Councillor Gill

Seconded by: Councillor Francis

Decision Number: CR199/2022

1. That the report of the Policy Analyst dated March 28, 2022 entitled "Local Roadway Speed Humps Procedure - Traffic Calming Policy Amendment—City Wide" **BE RECEIVED** for information; and,
2. That the Traffic Calming Policy **BE AMENDED** to include the Speed Humps Procedure and associated changes as appended in report C 56/2022.

Carried.

Report Number: C 56/2022

Clerk's File: ST/13863

### 8.3. 2021 Annual Report - Building Permit Fee Reserve Fund

Moved by: Councillor Gill

Seconded by: Councillor Francis

Decision Number: CR200/2022

That the report of the Financial Planning Administrator dated April 21, 2022 entitled "2021 Annual Report - Building Permit Fee Reserve Fund-City Wide" **BE ACCEPTED**.

Carried.

Report Number: C 70/2022

Clerk's File: SB2022

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### 8.4. 2022 Business Improvement Area Budget & Levy Approvals - Wards 2, 3, 4, 5 & 6

Moved by: Councillor Gill

Seconded by: Councillor Francis

Decision Number: CR201/2022

That City Council **APPROVE** the 2022 Budget submissions and related levy requests for the Downtown Windsor, Via Italia (Erie Street), Olde Riverside Town Centre, Olde Sandwich Towne, Walkerville District, Ottawa Street, Pillette Village, Wyandotte Town Centre and Ford City Business Improvement Areas included as Appendices A through I and as summarized in Table 1; and,

That City Council **APPROVE** the 2022 Business Improvement Area Rates as presented in Table 1; and,

That the City Solicitor **BE AUTHORIZED** to prepare the necessary by-law.

Carried.

Report Number: C 46/2022

Clerk's File: AF/14148

### 8.5. 2022 Tax Policy Decisions and Establishment of the 2022 Final Property Tax Rates - City Wide

Moved by: Councillor Gill

Seconded by: Councillor Francis

Decision Number: CR202/2022

That City Council **RECEIVE** the information contained in the 2022 Tax Policy Report; and,

That City Council **APPROVE** the following Tax Policy Principles which will be used to calculate the 2022 Final Property Tax Rates:

1. That the Optional Tax Classes of office building, shopping center, parking lot/vacant commercial land, and large industrial **CONTINUE** to be used in the establishment of annual property tax rates.
2. That Administration **CONTINUE TO MONITOR** the application of a Small Business Class and **REPORT BACK** to City Council for further direction as part of the 2023 Tax Policy report.
3. That tax reductions for the first sub-classes of farmland awaiting development (FAD 1) **BE REDUCED ANNUALLY** by the allowed 10% starting in taxation year 2022 through to taxation year 2025.
4. That tax reductions for the second sub-classes of farmland awaiting development (FAD 2) **BE ELIMINATED.**



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5. That the Municipality **CONFIRM** the threshold on the tax level for eligible new construction at 100%.

That City Council **APPROVE** the 2022 Tax Ratios and Municipal Tax Rates as presented in Table 1; and,

That City Council **APPROVE** the 2022 Final Property Tax collection dates as presented in Table 2; and,

That City Council **MAINTAIN** the prescribed maximum rate for late payment charges as follows:

- 1 ¼% of the amount of tax due and unpaid as a penalty for non-payment on the first day of default; and,
- 1 ¼% of the amount of tax due and unpaid as interest for non-payment on the first day of each month; and,

That the City Solicitor **BE AUTHORIZED** to prepare the necessary by-laws.

Carried.

Councillor Bortolin voting nay.

Report Number: C 69/2022  
Clerk's File: AF/14148

## **8.7. Town and Gown 2021 Annual Report**

Moved by: Councillor Gill

Seconded by: Councillor Francis

Decision Number: CR205/2022 ETPS 889

That the Town and Gown Committee 2021 Annual Report **BE APPROVED**.

Carried.

Report Number: SCM 117/2022 & SCM 78/2022  
Clerk's File: MB2021

## **8.8. Transit Windsor Advisory Committee 2021 Annual Report**

Moved by: Councillor Gill

Seconded by: Councillor Francis

Decision Number: CR206/2022 ETPS 890

That the Transit Windsor Advisory Committee 2021 Annual Report **BE APPROVED**.

Carried.

Report Number: SCM 118/2022 & SCM 87/2022  
Clerk's File: MB2021

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### 8.9. Essex-Windsor Solid Waste Authority Regular Board Meeting Minutes - March 1, 2022

Moved by: Councillor Gill

Seconded by: Councillor Francis

Decision Number: CR207/2022 ETPS 891

That the minutes of the Essex-Windsor Solid Waste Authority (EWSWA) of its meeting held March 1, 2022 **BE RECEIVED**.

Carried.

Report Number: SCM 119/2022 & SCM 94/2022

Clerk's File: MB2022

### 8.11. Science Based Targets for GHG Reduction – City Wide

Moved by: Councillor Gill

Seconded by: Councillor Francis

Decision Number: CR209/2022 ETPS 893

That the report of the Community Energy Plan Administrator dated April 8, 2022 entitled “Science Based Targets for GHG Reduction – City Wide” **BE RECEIVED** for information; and,

That City Council **APPROVE IN PRINCIPLE** Windsor’s Science Based Targets of a 68% reduction in city-wide emissions (scope 1 and 2) and a 55% reduction in corporate-wide emissions (scope 1 and 2) below 2005 baseline by 2030; and,

That City Council **APPROVE IN PRINCIPLE** a NET ZERO Target for 2050; and.

That Administration **BE DIRECTED** to report back with an updated strategy to reach these targets by November 2023 that considers implementation timelines, resourcing and financial impacts of meeting science-based targets; and further,

That Administration **BE DIRECTED** to send a letter to the County of Essex and City of Detroit requesting their support of Windsor’s Science Based Targets for GHG Reduction.

Carried.

Report Number: SCM 121/2022 & S 42/2022

Clerk's File: EI/10822

### 8.12. Transit Windsor Master Plan - Implementation Plan Project Update - City Wide

Moved by: Councillor Gill

Seconded by: Councillor Francis

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Decision Number: CR210/2022 ETPS 894

That the report of the Project Administrator dated April 8, 2022 entitled "Transit Windsor Master Plan – Implementation Plan Project Update, City Wide" **BE RECEIVED** for information.

Carried.

Report Number: SCM 122/2022 & C 64/2022

Clerk's File: MT/13708

**11.2. Award of Tenders: 27-22 - Dougall Avenue Rehabilitation - Ouellette Place to Eugenie Street West (Ward 10) and 60-22 - Jos St Louis Avenue Rehabilitation - Rose Street to Tecumseh Road East (Ward 8)**

Moved by: Councillor Gill

Seconded by: Councillor Francis

Decision Number: CR214/2022

- I. That the following low tender **BE ACCEPTED**:

**TENDERER:** Sherway Contracting (Windsor) Limited  
**TENDER NO:** 27-22  
**TOTAL TENDER PRICE:** \$2,754,427.00 (excluding HST)  
**ACCOUNT CHARGED:** 007-5410-9998-02942-7203004

and,

That the CAO and City Clerk **EXECUTE** an agreement with the low bidder, Sherway Contracting (Windsor) Limited, in the amount of \$2,754,427.00 plus tax, with said contract being satisfactory in form to the Commissioner of Legal & Legislative Services, satisfactory in technical content to the Commissioner of Infrastructure Services, and in financial content to the Commissioner of Corporate Services CFO/City Treasurer; and,

- II. That the following low tender **BE ACCEPTED**:

**TENDERER:** D'Amore Construction (2000) Limited  
**TENDER NO:** 60-22  
**TOTAL TENDER PRICE:** \$2,597,000.00 (excluding HST)  
**ACCOUNT CHARGED:** 007-5410-9998-02942-7181008

and,

That the CAO and City Clerk **EXECUTE** an agreement with the low bidder, D'Amore Construction (2000) Limited, in the amount of \$2,597,000.00 plus tax, with said contract being satisfactory in form to the Commissioner of Legal & Legislative Services, satisfactory in technical content to the Commissioner of Infrastructure Services, and in financial content to the Commissioner of Corporate Services CFO/City Treasurer; and,

- III. That City Council **APPROVE** a transfer of \$1,594,429.00 in funding from the Sunset/Wyandotte W/CuldeSac project (ID 7171003) to ICIP Dougall Bikelane/Sidewalk

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project (ID 7203004) and Jos St Louis – Tecumseh / Rose Ave project (ID 7181008) as detailed in the financial matters section.

Carried.

Report Number: C 79/2022

Clerk's File: SW/14377

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

### 8.10. Ward 9 Ditch Survey and Inspection of Private Culverts and Private Catch Basins - Ward 9

Moved by: Councillor McKenzie

Seconded by: Councillor Costante

Decision Number: CR208/2022 ETPS 892

That the report of the Environment, Transportation & Public Safety Standing Committee of its meeting held April 27, 2022 entitled "Ward 9 Ditch Survey and Inspection of Private Culverts and Private Catch Basins ---Ward 9" **BE DEFERRED** to a future meeting of Council to allow for affected residents to meet with Administration regarding their specific issues.

Carried.

Report Number: SCM 120/2022 & S 14/2022

Clerk's File: SW2022

## 10. PRESENTATIONS AND DELEGATIONS

### 2022 Update on Poet Laureate and Storyteller Program

Mayor Dilkens and Councillor Gignac conduct a presentation regarding the Poet Laureate and Storyteller Program, with the following delegates appearing before Council regarding the Poet Laureate and Storyteller Program: Mary Ann Mulhern, Current Poet Laureate; Marty Gervais, Poet Laureate Emeritus; Vanessa Shields, Poet Laureate; Alexei Ungurenaşu, Youth Poet Laureate; Theresa Sims, Indigenous Storyteller; and Teajai Travis, Multicultural Community Storyteller. Mayor Dilkens provides a brief highlight of the delegates' accomplishments and an overview of the program and introduces each new member and provides some feedback provided by the selection committee; each member of the group provide details related to their attributes and experiences that they will bring to their respective positions; Councillor Gignac commends Ms. Mulhern for her work with the City, expanding the program; and provides a brief history about the Poet Laureate Program and how it was established; Ms. Mulhern thanks the Mayor and Members of Council as well as administration and reads some of her works; Mr. Gervais expresses his gratitude to the Mayor and Council for their continued support, welcomes the incoming group and provides comments related to the new group moving forward.

Moved by: Councillor Gignac  
Seconded by: Councillor Costante

Decision Number: CR211/2022

That the presentation by Mayor Dilkens and Councillor Gignac providing an update on the 2022 Poet Laureate and Storyteller Program **BE RECEIVED** for information.

Carried.

Clerk's File: SR2022

### **10.1. Tourism Windsor Essex Pelee Island (TWEPI) – Unveiling of new 2022/2023 Official Visitor Guide**

**Gordon Orr, CEO; Lynnette Bain, VP, Destination Development; and Jason Toner, Director of Marketing and Communications; Tourism Windsor Essex Pelee Island**

Gordon Orr, CEO; Lynnette Bain, VP, Destination Development; and Jason Toner, Director of Marketing and Communications; Tourism Windsor Essex Pelee Island (TWEPI) appear before Council to make a presentation regarding “Tourism Windsor Essex Pelee Island – unveiling of new 2022/2023 Official Visitor Guide” and provide a brief highlight of their plans moving forward; their mission; board members; where they are now and their path to reopening; social media; hotel occupancy; website traffic; digital traffic; 7<sup>th</sup> annual Best of Windsor Essex Awards; overview of the Destination Development Guide; areas of focus; historic sites; Canadian Gay and Lesbian Chamber of Commerce Destination Audit; 2022 Birding and Fishing Guides; Paddling Guide; Barrels Bottles and Brews Flight Log Tasting Passport; Barrel Trail Events; Epic Wine Tasting Pass; Wine Route Wayfinding Signage; Market Intelligence; U.S. Drive Campaign- It's Your Neighbour; Destination Ontario Campaign; Summer of the Staycation; highlights of the 2022-2023 Official Visitor Guide; Enhancements to the Official Website; Ontario Staycation Tax Credit; Support Local Campaigns; and details are provided regarding the Tourism Windsor Essex Pelee Island Annual General Meeting.

**Clerk's Note:** Joe Mancina, (Acting) Chief Administrative Officer, provides an update to City Council related to the Chevrolet Detroit Grand Prix, whereby Covid restrictions required the cancellation of the 2020 and 2021 Belle Isle Detroit Grand Prix event, and subsequently, the City of Windsor's annual contribution of \$50,000 was re-directed during this Covid period, and that the Grand Prix is now proceeding as planned for 2022, and therefore, the City's annual contribution will resume.

Moved by: Councillor Costante  
Seconded by: Councillor McKenzie

Decision Number: CR212/2022

That the presentation by Gordon Orr, CEO; Lynnette Bain, VP, Destination Development; and Jason Toner, Director of Marketing and Communications; Tourism Windsor Essex Pelee Island

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(TWEPI), regarding “Tourism Windsor Essex Pelee Island – unveiling of new 2022/2023 Official Visitor Guide” **BE RECEIVED** for information.

Carried.

Clerk’s File: AT2022

### **8.1. University Avenue & Victoria Street Environmental Assessment - Wards 2 & 3**

#### **Jaime Garcia, Associate Partner, CIMA+**

Jaime Garcia, Associate Partner, CIMA+, appears before Council regarding the report “University Avenue & Victoria Street Environmental Assessment - Wards 2 & 3” and is available for questions.

#### **Allison Mistakidis, co-owner of Whiskeyjack Boutique**

Allison Mistakidis, co-owner of Whiskeyjack Boutique, appears before Council regarding the report “University Avenue & Victoria Street Environmental Assessment - Wards 2 & 3,” and provides a brief description of her previous business location on Maiden Lane and indicates that the lack of parking/street closure did not have a negative impact on her business and increased foot traffic in the area; and concludes by suggesting active transportation should be highlighted in the proposed plan.

#### **David Bezarevic, Booster Juice Owner**

David Bezarevic, Booster Juice owner, appears before Council regarding the report “University Avenue & Victoria Street Environmental Assessment - Wards 2 & 3,” and expresses concern related to removing the parking in front of his business in the proposed plan and replacing the parking with bike lanes; and concludes by suggesting that customers will not be able to easily access their store which will result in decreased sales; and asks that Council reconsider the location of the parking in the proposed plan.

#### **Brian Yeomans, Chair; and Debi Croucher, Executive Director, DWBIA**

Brian Yeomans, Chair; and Debi Croucher, Executive Director, DWBIA, appear before Council regarding the report “University Avenue & Victoria Street Environmental Assessment - Wards 2 & 3” and are available for questions.

#### **Jerry Ferrari, Owner, G & G Jewellery**

Jerry Ferrari, Owner, G & G Jewellery, appears before Council regarding the report “University Avenue & Victoria Street Environmental Assessment - Wards 2 & 3,” and expresses concern related to the removal of parking; and concludes by suggesting that the proposal incorporate parking in his area along with the bike lanes, as removing the parking in this area will result in a negative impact to his business and a possible relocation.

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**Caroline Taylor, Resident of Ward 2**

Caroline Taylor, resident of Ward 2, appears before Council regarding the report “University Avenue & Victoria Street Environmental Assessment - Wards 2 & 3” in support of the proposed plan and provides details of positive attributes within the plan including the active transportation network along the route; and concludes by suggesting that the City benches should be facing the road to encourage safety; bike theft is a concern in Windsor and bike racks should be located close to the front of buildings to promote safety.

Moved by: Councillor Bortolin  
Seconded by: Councillor Costante

Decision Number: CR198/2022

1. That the recommended design for University Avenue and Victoria Avenue, attached as Appendices A, B & C, **BE ENDORSED**; and,
2. That Administration **BE DIRECTED** to post the Environmental Study Report and Notice of Study Completion for the University Avenue and Victoria Avenue Environmental Assessment for their 30-day review period, as required by the Municipal Class Environmental Assessment; and further,
3. That, when the detailed design moves forward, Administration **BE DIRECTED** to engage with stakeholders/business owners block by block in the area for their input and to mitigate concerns.

Carried.

Report Number: C 55/2022  
Clerk’s File: MT2022

## **8.6. 2023 Proposed Budget Process & Timeline - City Wide**

### **Jessica Macasaet-Bondy, Organizer with Activate Transit Windsor Essex**

Jessica Macasaet-Bondy, organizer with Activate Transit Windsor Essex, appears before Council regarding the report “2023 Proposed Budget Process & Timeline – City Wide” and provides details regarding her organization, including a brief overview of an event her organization hosted to encourage public engagement during policy making to ensure everyone’s voices are heard; and concludes by suggesting that the budget process include more public input and provides examples of several municipalities that have included extensive public engagement opportunities that have been conducted during their budget setting processes; and requests that these municipalities be surveyed to determine whether the City of Windsor can include some of these types of public engagement tools when deliberating the 2023 Budget.

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**Kiemia Rezagian, Resident of Ward 1**

Kiemia Rezagian, resident of Ward 1, appears before Council regarding the report “2023 Proposed Budget Process & Timeline – City Wide” and requests that the City of Windsor introduce a more public education and participatory based Budget Process, and provides details regarding her experiences related to youth engagement opportunities; and concludes by providing details of the events organized by her organization; details a number of groups that participated in the event to encourage a participatory budget process; and suggests that the City make an active effort to engage the public in the budget process, including improving the budget tool that was used during the last budget deliberation process.

Moved by: Councillor Francis  
Seconded by: Councillor Gignac

Decision Number: CR203/2022

That the report of the Chief Financial Officer & City Treasurer dated May 9, 2022 regarding the 2023 Proposed Budget Process & Timeline **BE RECEIVED** for information; and,

That Council **APPROVE** the Operating & Capital Budget timelines for the development of the 2023 Operating & Capital budgets as outlined in Table A (Operating & Capital Budget Timeline) of this report; and,

That Administration **BE DIRECTED** to bring forward a 2023 Operating Budget that provides options to meet Council’s fiscal targets status quo from the 2022 Budget Deliberation process with a 0% tax increase option along with 5% departmental reduction targets being brought forward for each department and that this also apply to all City Agencies, Boards, and Commissions (ABCs); and,

That City Council **CONFIRMS** that Administration is to develop the 2023 10-year Capital Budget based on current funding level projections, inclusive of the operational (tax levy based) transfers to capital being maintained at current 2022 levels; and further,

That City Council **APPROVE** the transfer of up to \$10,000 from the Budget Stabilization Reserve (BSR) for costs associated with the upgrade of the corporate budget development software (Questica); and further,

That Administration **BE DIRECTED** to continuously review best practices related to public engagement and provide those findings to Council in 2023.

Carried.

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

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

Nay votes: Councillors Costante, Bortolin, McKenzie, and Morrison.

Abstain: None.

Absent: Councillor Holt.



Moved by: Councillor McKenzie  
Seconded by: Councillor Bortolin

Decision Number: CR204/2022

That Administration **BE REQUESTED** to bring back recommendations for budget engagement tools for the 2023 Budget Deliberation process for Council's consideration.

Carried.

Report Number: C 72/2022  
Clerk's File: AF/14372

**11.4. Zoning Bylaw Amendment – Wyandotte Developments Inc - 0 Wyandotte St E. S/S Wyandotte Street E, between Watson Ave and Isack Drive- Z 025-21 [ZNG-6499] to permit a Multiple Dwelling Development - Ward 6**

**Amy Farkas, Dillon Consulting**

Amy Farkas, Dillon Consulting, appears before Council regarding the report “Zoning Bylaw Amendment – Wyandotte Developments Inc. - 0 Wyandotte St E. S/S Wyandotte Street E, between Watson Ave and Isack Drive- Z 025-21 [ZNG-6499] to permit a Multiple Dwelling Development - Ward 6” and is available for questions.

**Steve Berrill, ADA Architect**

Steve Berrill, ADA Architect, appears before Council regarding the report “Zoning Bylaw Amendment – Wyandotte Developments Inc. - 0 Wyandotte St E. S/S Wyandotte Street E, between Watson Ave and Isack Drive- Z 025-21 [ZNG-6499] to permit a Multiple Dwelling Development - Ward 6” and is available for questions.

**Randy Saccucci, Applicant**

Randy Saccucci, applicant, appears before Council regarding the report “Zoning Bylaw Amendment – Wyandotte Developments Inc. - 0 Wyandotte St E. S/S Wyandotte Street E, between Watson Ave and Isack Drive- Z 025-21 [ZNG-6499] to permit a Multiple Dwelling Development - Ward 6” and is available for questions.

**Arthur Trebbne, Area Resident**

Arthur Trebbne, area resident, appears before Council and expresses concern regarding the administrative recommendation in the report “Zoning Bylaw Amendment – Wyandotte Developments Inc. - 0 Wyandotte St E. S/S Wyandotte Street E, between Watson Ave and Isack Drive- Z 025-21 [ZNG-6499] to permit a Multiple Dwelling Development - Ward 6” and indicates that the traffic and proposed parking poses a concern to the area residents and requests that a traffic study be conducted prior to the approval of this application; the height of the building at six storeys poses a concern and will set a negative precedent in the area; and concludes by

suggesting Council conduct a complete overview of the area prior to any project approvals in the area.

**Heather Hansen, Area Resident**

Heather Hansen, area resident, appears before Council and expresses concern regarding the administrative recommendation in the report “Zoning Bylaw Amendment – Wyandotte Developments Inc. - 0 Wyandotte St E. S/S Wyandotte Street E, between Watson Ave and Isack Drive- Z 025-21 [ZNG-6499] to permit a Multiple Dwelling Development - Ward 6” and provides details related to the proposed pickle ball courts that are to be installed above the parking lot in the proposed application, which will result in light and noise concerns to the neighbours in the area.

**Brian Owen, Area Resident**

Brian Owen, area resident, appears before Council and expresses concern regarding the administrative recommendation in the report “Zoning Bylaw Amendment – Wyandotte Developments Inc. - 0 Wyandotte St E. S/S Wyandotte Street E, between Watson Ave and Isack Drive- Z 025-21 [ZNG-6499] to permit a Multiple Dwelling Development - Ward 6,” stating he supports development in the City of Windsor in general but provides details related to the residents concerns with a proposed open pickle ball court and the lighting and noise which will be close to the residents balconies; and concludes by suggesting that there isn’t a retention pond being proposed, which may cause damage to his property and the proposed building development.

Moved by: Councillor Gignac  
Seconded by: Councillor Bortolin

Decision Number: CR216/2022 CR173/2022 DHSC 380

That an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED** for the lands at Part of Lots 72 to 78, Part of Lots 106 & 107, part of 30 foot Lane, part of Parkhill Gate, RP 1627, more particularly described as Part 3, 12R-13644 situated on the south side of Wyandotte Street East, east of Watson Avenue, by adding the following site specific provisions to s.20:

**“South Side Wyandotte Street East, between Watson Ave and Isack Drive**

For the lands Part of lots 72 to 78, part of lots 106 & 107, part of 30' Lane, part of Parkhill Gate, RP 1627, more particularly described as Part 3, 12R-13644 situated on the south side of Wyandotte Street East, east of Watson Avenue, the provisions of S 20 (1) 102 shall not apply, and the following provisions shall apply:

- a) Building Height – Maximum – 21.5 m
- b) Lot Coverage – Maximum – 40%
- c) A minimum separation of 12 metres shall be maintained between a multiple dwelling and an RD1.1 District. (ZDM 14; ZNG/6499)”

That the community **BE INVOLVED** in the site plan control process for this application; and further,

That Administration **BE DIRECTED** to assist in scheduling a meeting between the area residents and the developer prior to the site plan control meeting being held to discuss issues that have been brought forward.

Carried.

Report Number: SCM 98/2022, S 35/2022 & AI 7/2022  
Clerk's File: Z/14298

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

### **11.1. 2021 Year-End Operating Budget Variance Report - City Wide**

Moved by: Councillor Costante

Seconded by: Councillor Gill

Decision Number: CR213/2022

1. That Council **RECEIVE FOR INFORMATION** the 2021 Year-End Operating Budget Variance Report.
2. That the final 2021 Property Tax Levy Operating Budget surplus of \$2,491,344 **BE TRANSFERRED** as follows: \$1,741,344 to the Budget Stabilization Reserve Fund, and \$750,000 to the Capital Improvement Plan (CIP) Grant Reserve Fund.
3. That in order to avoid the need to re-budget for various items, Council **APPROVE** \$4,382,077 in Budget Carry-Forwards as detailed in Appendix C.
4. That Council **APPROVE** the balancing of and transfers from Capital Project Closeouts as detailed in Appendix D.
5. That Council **APPROVE** the attached Development Charges 2021 Income Statement Schedule as detailed in Appendix E.
6. That Council **APPROVE** the attached Development Charge Reserve Fund Statement – Listing of Credits as detailed in Appendix F.
7. That Council **APPROVE** the following housekeeping items and various transfers to/(from) the various reserve accounts/funds:
  - a. \$7,950,270 to Fund 180 - Building Permit Reserve
  - b. \$2,681,208 to Account 1750 - Working Funds
  - c. \$2,279,779 to Fund 153 - Sanitary Sewer Surcharge
  - d. \$67,971 to Account 1756 - Reserve for Tree Planting

- 
- e. \$4,911 to Account 1755 - Reserve for Fire Education
  - f. (\$5,542) from Account 1785 - BIA Maint-PW Operations
  - g. (\$10,432) from Account 1762 - Municipal Elections Reserve
  - h. (\$71,837) from Fund 160 - Capital Expenditure Reserve
  - i. (\$87,613) from Account 1798 - Commodity Tax Reserve Account
  - j. (\$2,357,954) from Fund 107-128 - Development Charge Reserves
  - k. (\$7,413,769) from Fund 225 – Transit Safe Restart Reserve for Transit Windsor
  - l. (\$7,950,270) from Fund 194 - Building Permit Fee Contra Reserve
  - m. (\$14,463,000) from Fund 224 - Safe Restart-Municipal Operating
8. That Council **APPROVE** the creation of a National Urban Park Designation reserve fund in order to facilitate the contribution agreement between The Corporation of the City of Windsor and Parks Canada Agency for the National Urban Park Designation of Parklands within the City of Windsor, including the Ojibway Prairie Complex.
9. That Council **APPROVE** the closure of the Building Permit Fee Contra Reserve (Fund 194) and that the remaining funds are to be transferred to the Working Capital Reserve Account (Reserve Account #1750).
10. That City Council **APPROVE** an expenditure of \$950,000 from the remaining surplus balance to undertake the following work:
11. Whereas a portion of the surplus is being recommended for transfer to the CIP Grant Reserve Fund, therefore be it resolved that from the remaining balance that Council **APPROVE** \$950,000 to undertake the following work:
- 1) Sandwich Town Theming and Districting Report
  - 2) Downtown Theming and Districting Report
  - 3) Ford City Theming and Districting Report
  - 4) Riverside BIA Theming and Districting Report
  - 5) Wyandotte Town Centre Theming and Districting Report
  - 6) Study/Report on new multi-use path/trail around Roseland Golf Course
  - 7) Report on the design of a path/trail system along with design of future cricket pitch in Derwent Park
  - 8) Feasibility and Design of parking lot and sports field improvements at Walker Homesites
  - 9) Report on the design of a path/trail system for the South Cameron Woodlot

Carried.

Report Number: C 73/2022  
Clerk's File: AF/14148

### **11.3. Land Aquisition and Proposed Financing Plan**

Moved by: Councillor Costante  
Seconded by: Councillor Bortolin

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Decision Number: CR215/2022

That City Council **AUTHORIZE** the capital works being the “Point East Development” in an amount estimated to be \$53 million allocated at \$45 million for land acquisition (“Land Acquisition”) and \$8 million in site servicing; and,

That City Council **AUTHORIZE** the Land Acquisition capital costs to be financed through the issuance of debentures to Ontario Infrastructure and Lands Corporation; and,

That City Council **AUTHORIZE** the creation of a capital account named “Point East Development – Land Acquisition” Project ID 7221053 be used to track and record capital expenditures related to the proposed Land Acquisition; and,

That City Council **ACKNOWLEDGE** the creation of a capital account named “Point East Development – Site Servicing” Project ID 7221006 to be used to track and record expenditures related to the site servicing and any other project related expenditures including staff and project management costs; and,

That City Council **AUTHORIZE** the use of current cash reserves to provide an interim financing source for the Land Acquisition until such time as permanent long-term financing through the issuance of debentures is obtained. Interest will be charged in accordance with the City’s capital borrowing policy; and,

That City Council **AUTHORIZE** the use of current cash reserves to provide an interim financing source for the site servicing expenditures until such time as funding is approved. Interest will be charged in accordance with the City’s capital borrowing policy; and,

That Council **DIRECT** the City Treasurer to prioritize and incorporate the estimated \$8 million in site servicing costs into the 2023 10-year Capital Plan; and,

That City Council **ACCEPT** the certification of the City Treasurer that the resulting debt and financial obligations resulting from such debenture issuance fall within the Annual Repayment Limits established for the City of Windsor as determined by the Ministry of Municipal Affairs and Housing in accordance with Ontario Regulation 403/02 of the *Municipal Act*; and,

That City Council **AUTHORIZE** the City Treasurer to submit and sign an application for long-term borrowing through Ontario Infrastructure and Lands Corporation for the issuance of debentures for the Land Acquisition capital costs to a maximum of 30 years; and further,

That, if required, the CAO and City Clerk **BE AUTHORIZED** to execute any agreements and or applications which are deemed necessary to undertake the capital work with said financing/funding agreements in legal form to the satisfaction of the City Solicitor and to technical and financial form to the satisfaction of the CFO/City Treasurer.

Carried.

Report Number: C 77/2022  
Clerk’s File: APM/14378

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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 Morrison

Seconded by: Councillor Sleiman

Decision Number: CR217/2022 That the report of the In Camera meeting of Council held May 9, 2022 **BE ADOPTED** as presented.

Carried.

Clerk's File: ACO2022

### 12.2. Minutes of the Windsor Accessibility Advisory Committee of its meeting held February 22, 2022

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR218/2022

That the minutes of the Windsor Accessibility Advisory Committee of its meeting held February 22, 2022 **BE RECEIVED**.

Carried.

Report Number: SCM 89/2022

Clerk's File: MB2022

### 12.3. Housing and Homelessness Advisory Committee 2021 Annual Report

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR219/2022

That the Housing and Homelessness Advisory Committee 2021 Annual Report **BE APPROVED**.

Carried.

Report Number: SCM 90/2022

Clerk's File: MB2021

### 12.4. Minutes of the Committee of Management for Huron Lodge of its meeting held March 9, 2022

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

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Decision Number: CR220/2022

That the minutes of the Committee of Management for Huron Lodge of its meeting held March 9, 2022 **BE RECEIVED**.

Carried.

Report Number: SCM 92/2022

Clerk's File: MB2022

**12.5. Minutes of the meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held March 10, 2022**

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR221/2022

That the minutes of the meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held March 10, 2022 **BE RECEIVED**.

Carried.

Report Number: SCM 105/2022

Clerk's File: MB2022

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

Moved by: Councillor Bortolin

Seconded by: Councillor Costante

That the following By-laws No. 75-2022 through 76-2022 (inclusive) be introduced and read a first and second time:

**75-2022** A BY-LAW TO AMEND BY-LAW 131-2019 BEING A BY-LAW FOR THE USE, REGULATION, AND PROTECTION OF PARKS authorized by CR90/2022 dated February 28, 2022.

**76-2022** A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 9th DAY OF MAY, 2022.

Carried.

**14. MOVE BACK INTO FORMAL SESSION**

Moved by: Councillor Francis

Seconded by: Councillor Gignac

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.

## **15. NOTICES OF MOTION**

**Clerk's Note:** Councillor Bortolin advises that the notice of motion originally set for consideration on May 9, 2022 will now be considered at the May 30, 2022 meeting of Council, related to the "Windsor-Essex County Health Unit's application for a Consumption and Treatment Site (CTS) at 101 Wyandotte St. E." to allow for all members of Council to be in attendance.

Moved by: Councillor Morrison  
Seconded by: Councillor Kaschak

Decision Number: CR222/2022

That Administration **BE DIRECTED** to bring back a report before the next winter season, on possible ways that we can address the large gap between the demand for Snow Angels and the number of residents that are assisted. Options should include, but not be limited to improving our recruiting efforts of volunteers and/or providing the service with a set fee or no fee.

Carried.

Clerks File: SW2022

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

Moved by: Councillor Gill  
Seconded by: Councillor Francis

That the By-laws No. 75-2022 through 76-2022 having been read a first and second time be now read a third time and finally passed and that the Mayor and Clerk **BE AUTHORIZED** to sign and seal the same notwithstanding any contrary provision of the Council.

Carried.

## **17. PETITIONS**

None presented.



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## 18. QUESTION PERIOD

### 18.3. CQ 8-2022

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: CR223/2022

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

CQ 8-2022:

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

Asks Administration to review and report to Council if there is a current policy to prioritize "half width streets" to bring them up to current standard width. Also if there are Provincial regulations as to required standard widths for residential roads.

Carried.

Clerk's File: ACOQ2022 & ST2022

## 21. ADJOURNMENT

Moved by: Councillor Bortolin

Seconded by: Councillor Costante

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

Carried.

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

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Mayor

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City Clerk

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Adopted by Council at its meeting held May 9, 2022 (CR217/2022)  
SV/bm

**SPECIAL MEETING OF COUNCIL – IN CAMERA**  
**May 9, 2022**

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

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

**Members in Attendance (in person):**

Mayor D. Dilkens  
Councillor F. Francis  
Councillor R. Bortolin  
Councillor G. Kaschak  
Councillor J. Gignac  
Councillor K. McKenzie  
Councillor J. Morrison  
Councillor E. Sleiman  
Councillor J. Gill

**Members in Attendance (electronically):**

Councillor F. Costante

**Members Absent:**

Councillor C. Holt

**Also in attendance:**

J. Mancina, Acting Chief Administrative Officer  
D. Cercone, Acting Commissioner, Human and Health Services  
C. Nepsy, Commissioner, Infrastructure Services  
J. Guthrie, Acting Commissioner, Corporate Services CFO/City Treasurer  
S. Askin-Hager, Commissioner, Legal and Legislative Services  
R. Mensour, Commissioner, Community Services  
J. Payne, Commissioner Economic Development and Innovation  
S. Vlachodimos, City Clerk  
A. Teliszewsky, Mayor's Chief of Staff  
W. Vendrasco, Deputy City Solicitor (Item 4)

# Minutes

City Council

Monday, May 09, 2022

Page 25 of 26

Verbal Motion is presented by Councillor Gill, seconded by Councillor Sleiman, 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.	Legal matter – expropriation settlement	239(2)(e)(f)
2.	Legal matter – expropriation settlement	239(2)(e)(f)
3.	Property matter – lease	239(2)(c)
4.	Property matter – acquisition of land	239(2)(c)

**Motion Carried.**

## Declarations of Pecuniary Interest:

None declared.

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

**Meeting recesses at 2:12 o'clock p.m.**

**Meeting reconvenes in open session at 3:59 o'clock p.m.**

Verbal Motion is presented by Councillor Francis, seconded by Councillor Gignac, to move back into public session.

**Motion Carried.**

## **\*\*SEE NOTE BELOW**

**Moved by Councillor Morrison, seconded by Councillor Gill, THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held May 9, 2022 directly to Council for consideration at the next Regular Meeting.**

# Minutes

## City Council

Monday, May 09, 2022

Page 26 of 26

1. That the recommendation contained in the in-camera report from Senior Legal Counsel, Commissioner, Legal and Legislative Services and Acting Commissioner, Corporate Services CFO/City Treasurer respecting a legal matter – expropriation settlement **BE APPROVED**, and Administration **PROCEED** in accordance with the verbal instructions of Council.
2. That the recommendation contained in the in-camera report from Senior Legal Counsel, Commissioner, Legal and Legislative Services and Acting Commissioner, Corporate Services CFO/City Treasurer respecting a legal matter – expropriation settlement **BE APPROVED**.
3. That the recommendation contained in the in-camera report from the Lease Administrator, Manager of Real Estate Services, Commissioner, Legal and Legislative Services, Executive Director of Recreation and Culture, Executive Director of Parks and Facilities, Commissioner, Community Services and Acting Commissioner, Corporate Services CFO/City Treasurer respecting a property matter - lease **BE APPROVED**.
4. That the recommendation contained in the in-camera report from the Manager of Real Estate Services, Commissioner, Legal and Legislative Services and Acting Commissioner, Corporate Services CFO/City Treasurer respecting a property matter – acquisition of land **BE APPROVED**.

**Motion Carried.**

**Moved by Councillor Francis, seconded by Councillor Kaschak,  
That the special meeting of council held May 9, 2022 BE ADJOURNED.  
(Time: 4:00 p.m.)**

**Motion Carried.**

**\*\*CLERK’S NOTE: The transmittal motion and final votes were held in the open session of Council on May 9, 2022**



**Correspondence Report: CMC 8/2022**

**ATTACHMENTS**

**Subject: Correspondence for May 30, 2022**

No.	Sender	Subject
7.1.1.	Ontario Office of the Solicitor General	<p>Letter regarding the completion of the community safety and well-being (CSWB) plan for the City of Windsor and the County of Essex</p> <p style="text-align: right;">Project Manager, CDHS Commissioner, Human &amp; Health Services Executive Director, Housing &amp; Children’s Services Chief of Police Deputy Chief of Operational Support GP2022 Note &amp; File</p>
7.1.2.	Ontario Land Tribunal	<p>Ahmed v. Windsor (City) case heard by video hearing. Decision delivered by T.F. Ng and S. Mann on April 20 and 21, 2022, Case No. OLT-21-001184</p> <p style="text-align: right;">Commissioner, Legal &amp; Legislative Services City Planner Chief Building Official Deputy City Solicitor Senior Legal Counsel Development Applications Clerk ZB/13839 Note &amp; File</p>

No.	Sender	Subject
7.1.3.	Landmark Engineers Inc.	<p>Sandpoint Beach Park Master Plan and Environmental Assessment Notice of Intent &amp; Invitation to Comment</p> <p style="text-align: right;">Commissioner, Community Services  Commissioner, Infrastructure Services  Commissioner, Legal &amp; Legislative Services  City Planner  Deputy City Solicitor  SR/14130  Note &amp; File</p>
7.1.4.	<p>Patrick Winters,  Development Project Manager, City of Windsor</p> <p>AND</p> <p>Andrea Winter,  Consultant, Dillon Consulting Limited</p>	<p>Notice of Study Area Expansion and Public Consultation regarding the Stormwater Management Lauzon Parkway/CR42 Improvements</p> <p style="text-align: right;">Commissioner, Infrastructure Services  Executive Director, Engineering/  Deputy City Engineer  Executive Director, Pollution Control/  Deputy City Engineer  Development Project Manager  EI2022  Note &amp; File</p>
7.1.5.	City Planner/ Executive Director	<p>Application for Draft Plan of Subdivision/ Condominium, St Clair Rhodes Development Corp, 233 Watson avenue, Application to approve a Plan of Condominium for a 24-unit residential development consisting of multiple dwellings</p> <p style="text-align: right;">Z/14381  Note &amp; File</p>

No.	Sender	Subject
7.1.6.	Manager of Urban Design	<p>Recent Site Plan Control (SPC) applications:</p> <ul style="list-style-type: none"> <li>• Southwestern Sales Corporation, 10150 Riverside E., removal and Replacement of Storage Building</li> <li>• 1486187 Ont. Ltd (Rosati), 3030 Deziel, construct new building</li> <li>• Our Daily Bread Ministries, 11325 Firgrove, addition to existing Office Building</li> <li>• Francesco Vella, 1246,1256-1270 Erie E, parking lot &amp; bocce courts</li> <li>• 12843951 CDA Inc (Levon Khajadur), 3461 Walker, auto repair garage addition</li> </ul> <p style="text-align: right;">Z2022 Note &amp; File</p>

**Solicitor General**

Office of the Solicitor General

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Toronto ON M7A 1Y6  
Tel: 416 326-5000  
Toll Free: 1-866-517-0571  
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132-2021-5591  
**By email**

May 3, 2022

His Worship Drew Dilkens  
Mayor  
City of Windsor  
350 City Hall Square East, PO Box 1607  
Windsor ON N9A 6S1  
[mayoro@citywindsor.ca](mailto:mayoro@citywindsor.ca)

Dear Mayor Dilkens:

Thank you for completing the community safety and well-being (CSWB) plan for the City of Windsor and the County of Essex.

The [Windsor-Essex Regional Community Safety and Well-Being Plan: 2022-2026](#) demonstrates leadership and commitment to proactively addressing crime and complex social issues facing your community. To this end, I would like to commend the joint efforts of all municipalities, including Windsor, Amherstburg, Essex, LaSalle, Lakeshore, Leamington, Kingsville, Tecumseh, and your multi-sectoral partners for your collaborative efforts on the development of a comprehensive plan that will target local priority risks such as good governance and data, engaged and safe communities, mental health, and substance use supports through the implementation of your identified programs and strategies. As you know, it is by working together that we can truly make our communities safer and healthier.

The positive impacts of CSWB planning are clear. Through this collaborative planning process, communities can ensure better coordination between police services and community partners. Your CSWB plan will allow for appropriate crisis response and proactive programs that address local risks and improve the social determinants of health such as education, housing, and mental services. This type of planning can also lead to improvements in service delivery across multiple sectors, benefitting everyone in the community.

Further, by engaging in this holistic approach to CSWB planning, communities can ensure that those in need receive the correct response by the appropriate service provider in a timely manner. In so doing, this will alleviate the long-term reliance on the criminal justice system, emergency services, the financial burden of crime on society and will support long-term community safety and well-being.

.../2



Throughout the implementation of your CSWB plan, it will be essential to measure outcomes on an ongoing basis in order to determine progress on addressing local priority risks. Over time, priorities may change as improvements are made to reduce identified risks in the community. Therefore, it will be important to regularly monitor and update your CSWB plan to ensure that the plan continues to be reflective of the needs of the community.

As we move forward with CSWB planning in Ontario, I want to thank you for your continued support and ongoing efforts in helping to build safer, stronger communities in Ontario.

Sincerely,



Sylvia Jones  
Solicitor General

c: Gary McNamara  
Warden, County of Essex

His Worship Aldo DiCarlo  
Mayor, Town of Amherstburg

His Worship Larry Snively  
Mayor, Town of Essex

His Worship Marc Bondy  
Mayor, Town of LaSalle

His Worship Tom Bain  
Mayor, Municipality of Lakeshore

Her Worship Hilda MacDonald  
Mayor, Municipality of Leamington

His Worship Nelson Santos  
Mayor, Town of Kingsville

Leonardo Gil  
Project Manager, City of Windsor

**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** May 20, 2022

**CASE NO(S):** OLT-21-001184

**PROCEEDING COMMENCED UNDER** subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	Oday Ahmed
Applicant:	Tosin Bello
Subject:	Zoning By-law
Description:	To permit a mixed use development
Reference Number:	Z-011/20 ZNG/6074
Property Address:	1090 North Talbot Road
Municipality/UT:	Windsor/Essex
OLT Case No.:	OLT-21-001184
OLT Lead Case No.:	OLT-21-001184
OLT Case Name:	Ahmed v. Windsor (City)

**Heard:** April 20 and 21, 2022 by video hearing

**APPEARANCES:**

**Parties**

**Counsel/Representative\***

Oday Ahmed	Self-represented*
Tosin Bello	Josh McDougall
City of Windsor	Wira Vendrasco

**DECISION DELIVERED BY T.F. NG AND S. MANN AND ORDER OF THE TRIBUNAL**

[1] The matter before the Tribunal is an appeal filed by Oday Ahmed (the “Appellant”) appealing the City of Windsor’s (the “City”) passing of Zoning By-law No. 96-2021 (“ZBA”) which amends Zoning By-law No. 8600 (“ZBL”) for the purpose of adding a site-specific zoning provision to allow a multi-unit residential development with a maximum building height of 14 metres (“m”) to the Commercial District 1.12 (CD 1.12) zone by Tosin Bello (the “Applicant”).

[2] The Applicant’s property is municipally known as 1090 North Talbot Road (the “subject lands”).

[3] The proposal is for an amendment to the ZBL for the lands located on the northeast corner of the intersection of North Talbot Road and Sixth Concession Road to permit a multi-unit residential use on the subject lands.

[4] The Land Use designation for the subject lands is Residential on Schedule D of the City’s Official Plan (“OP”) Volume 1 and the zoning category is Commercial District 1.12 (CD1.12) under the ZBL.

[5] The Applicant proposes to change the zoning of the subject lands by adding the following site-specific zoning provisions to permit

- a stand-alone multi-unit residential building;
- a combined use building with a mix of commercial and residential uses;
- maximum building height of 14 m;
- minimum front yard and exterior side yard depth of 0 m; and
- minimum landscaped open space of 25%.

The Applicant's conceptual plan shows a proposed 4-storey, 55-unit multiple dwelling with 69 parking spaces proposed.

[6] The City appears in support of the Applicant. Ms. Vendrasco, counsel for the City, called Justina Nwaesei, the City's Land Use Planner. The Tribunal qualified Ms. Nwaesei to provide expert opinion evidence in the area of land use planning.

[7] The Applicant has obtained a witness summons for Melanie Muir, but the summons was not served (no later than five days) before the hearing as required under Rule 13(g) of the Tribunal's *Rules of Practice and Procedure* ("Rules"). The summons also cited April 14, instead of April 20, 2022 as the hearing date for the witness's attendance. The Panel set aside the summons, and since Ms. Muir was considered voluntarily in attendance and did not execute an acknowledgement of expert's duty, she was directed to file the Acknowledgement and include her *Curriculum Vitae* to the Tribunal's Case Coordinator. Nevertheless, Ms. Muir was not called by the Applicant at the hearing. The Applicant did not call any witness, relying instead on the testimony of Ms. Nwaesei.

[8] Brenda Gagnier (who is not legally trained and is not a planner) confirmed that she is neither a friend nor a neighbour of the Appellant, and was representing the Appellant as an agent and for compensation. The Tribunal ascertained that she is not exempt under Part V of By-law 4 of the Law Society of Ontario's by-laws. She was not permitted to represent the Appellant at the hearing. The City and the Applicant objected strenuously when the Appellant requested an adjournment, as the matter has been fixed for a two-day hearing and they were ready to proceed.

[9] However, the panel stood down for one-and-a-half hours to allow Ms. Gagnier to render full assistance and advice to the Appellant in the conduct of his case as a self-represented person. On resumption of the hearing, despite the Appellant's initial protestations and request for adjournment (which the panel rejected, as this was not an exceptional circumstance nor an illness but a choice of the Appellant in engaging an unqualified person), the Appellant confirmed he will undertake his appeal, make submissions, examine his own witnesses and cross-examine the opposing sides' witnesses. At the two-day hearing, the Tribunal permitted Ms. Gagnier to provide full

background assistance in the form of screen sharing, providing examination questions and cross-examination questions including submissions to the Appellant so that the Appellant could fully present his case himself.

[10] The Appellant, who is an engineer, called Jeff Nadalin, a neighbour as a lay witness. He also called Kim Storey, an urban designer. Ms. Storey was qualified to give expert opinion on urban design matters.

[11] Ms. Storey testified that the building design as a single large building is not appropriate for the subject property. She stated that she has been in the urban design business for decades and found that this building design is more suitable in a downtown urban context, rather than in this predominantly residential suburban neighbourhood. The above-ground large space area for parking and the L-Shape building, that is planned for this proposed development, is inappropriate in this area and detracts from the urban design relationship of open space and the public realm aesthetics of built form. Under the OP, she said, the initial building type should be proposed to be integral to more amenity, open spaces, trees and shrubs. She suggested that the 0-m setback is not helpful, and the setbacks are not comparable to the neighbourhood. There is no rhythm of lot sizes, as there is just one giant building on a giant lot. The Tribunal will at this juncture state that the matter before it is a zoning matter. For the purpose of urban design, Ms. Storey confirmed that she is not a qualified land use planner. The Tribunal finds that Ms. Storey is critiquing urban design matters without the full qualified ability to take into account the relevant planning policies. In considering the proposed development, the Tribunal is persuaded by and prefers Ms. Nwasei's comprehensive planning policy evidence which fully considers planning policies, building design policies, setbacks and landscaped open spaces. Such detailed design matters can also be appropriately addressed at the site plan and approval stage to address compatibility of the proposed building with the neighbourhood.

[12] Mr. Nadalin, a high school teacher, testified generally on his perception of the proposed development being too massive and too close to the lot lines with insufficient

setbacks. He took photographs and measurements of neighbourhood properties pertaining to setbacks. His measurements, he said, show that setbacks are generally 14 m for the adjacent properties while the development's setback will be 6 m. He also testified to the number of traffic accidents that he claimed occurred in the area at the North Talbot Road and Sixth Concession intersection that he personally observed. In his opinion, the development will cause traffic concerns. The Tribunal notes that Mr. Nadalin is not qualified to give expert opinion on building setbacks or traffic matters, as he is not a planner or a traffic engineer.

[13] The Joint Document Book was marked as Exhibit 1, while the Joint Book of Authorities was marked as Exhibit 2.

[14] The Tribunal having considered the testimony of Ms. Storey, Mr. Nadalin, and Ms. Nwaesei, and having reviewed the materials filed with the Tribunal, dismisses the appeal for the reasons set out below.

[15] The Tribunal prefers the uncontroverted planning evidence of Ms. Nwaesei, who was the only land use planner in this matter. The Appellant's cross-examination did little to dent Ms. Nwaesei's opinion evidence.

## **PLANNING EVIDENCE**

[16] Ms. Nwaesei testified that as the City Planner, she authored two reports. She stated that the latest Report No. S 2/2021 is the report recommending approval of the ZBA.

[17] She recommended the ZBL be amended for the subject lands by adding the following site-specific zoning provisions to permit a *multi-unit residential use with* on the subject lands:

399. Northeast Corner of Sixth Concession and North Talbot

For the lands comprising Pt Lot 12, Concession 5, designated as Pt of PART 7, 12R-23594 and Pt of Block 197, 12M-355, the following shall be permitted.

*A stand-alone multiple dwelling*, subject to the following additional regulations:

- section 12.1.5 (RD3.1 regulations) of By-law 8600 shall apply to a stand-alone multiple dwelling, except 12.1.5.5, 12.1.5.6 & 12.1.5.7 (minimum front yard depth, rear yard depth, and side yard width provisions);
- section 14.12.5 (CD1.12 regulations) of By-law 8600 shall also apply to a stand-alone multiple dwelling, except 14.12.5.4 (maximum building height provision);
- building ends abutting low profile developments shall be tapered to achieve a gradual transition from low to medium profile in accordance with paragraph iv(b) below; and
- minimum building setback shall be as follows:
  - from the exterior lot line along 6th Concession Rd, specifically, the 60m section measured from the most northerly point on the subject lands going southerly towards North Talbot Rd- 6m
  - from an interior lot line, for that part of the building
    - 7.5m or less in height- 6m
    - Above 7.5m and up to 10.5m in height- 7.5m
    - Above 10.5m in height- 14m
- access to rooftops shall be solely for the purpose of maintenance.

*Dwelling Units in a Combined Use Building with any one or more of the uses permitted in section 14.12.1 of By-law 8600*, subject to the following additional regulations:

- all dwelling units, not including entrances thereto, shall be located above the non-residential uses; and
- the site-specific regulations, in subsection 1, applicable to a stand-alone multiple dwelling shall also apply to a combined use building; [ZDM 13; ZNG/6074]

[18] The subject lands are subject of an Ontario Municipal Board (“OMB”) decision issued July 10, 2008, File No. PL050845. The OMB Decision led to the change in zoning for Part 7, 12R-23594 and Block 197, 12M-355 from HRD1.4 to **CD1.12** (neighbourhood commercial zoning). Abutting lands fronting on Pioneer Avenue, designated as Parts 1, 2, 3, 4, 5 & 6, 12R-23594, which are not subject of this rezoning, were also included in the OMB decision and were changed from HRD1.4 to **RD1.1**.

## Neighbourhood Characteristics

[19] Ms. Nwaesei explained that the surrounding area is an established residential neighbourhood comprising low density, low profile residential developments of the single detached, semi detached and townhome types of housing options that are:

### North, Northwest, West & Southwest – Residential uses

- Small-scale low profile residential developments, mostly single detached dwellings.

### South – Residential and Open Space uses

- Municipal Park (Stoney Park);
- Vacant lands for future small-scale low profile residential developments of the single detached dwelling type;
- Small-scale low profile residential developments, mostly single detached dwellings.

### East – Residential & Open Space uses

- Small-scale low profile residential developments, mostly single detached dwellings;
- Vacant residential lands owned by the Applicant;
- Municipal Park (North Talbot Park);
- Small-scale low profile residential developments, mostly semi-detached and townhome dwellings.

### Southeast – Residential uses

- Vacant lands for future small-scale low profile residential developments of the single detached dwelling type;
- 2-storey Residential Care Facility (Extendicare Southwood Lakes).



Northeast – Residential uses

- Small-scale low profile residential developments comprising single detached, semi-detached and townhome dwellings.

[20] The municipal stormwater and sanitary sewers are available to service the subject lands.

[21] The area is well served by bus routes, bike lanes and roads:

- Transit Windsor bus services (North and Southbound Walkerville: 8 Buses) are available in the subject area, along Sixth Concession and North Talbot Roads. There is a bus stop located on North Talbot Road, in front of the subject property.
- Bike lanes are available on both sides of the pavement along Sixth Concession and North Talbot Roads.
- Sixth Concession Road and North Talbot Road are classified as Class 1 collector roads.

[22] Ms. Nwaesei's planning analysis focuses on the proposed residential use being introduced to the subject lands, which is already approved for neighbourhood commercial uses (re: the OMB decision referred to earlier).

[23] Ms. Nwaesei took the Tribunal through an overview of the policy context of the ZBA. She concluded that the ZBA represents good land use planning, is consistent with the Provincial Policy Statement 2020, ("PPS"), and maintains the intent and purpose of the City OP.

## **ANALYSIS AND FINDINGS**

[24] The Tribunal accepts the testimony and conclusions of Ms. Nwaesei. It is her opinion that the site-specific zoning amendment to allow a multi-storey, multi-unit residential building is consistent with the PPS and in conformity with the OP.

### **The Policy Context – *Planning Act***

[25] The Tribunal finds that the ZBA has regard for the applicable matters of provincial interest set out in s. 2 of the *Planning Act* (“Act”), including subsections (h) the orderly development of safe and healthy communities; (p) the appropriate location of growth and development; and (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

### **Provincial Policy Statement 2020**

[26] The PPS expresses a key policy direction as managing and directing land use to achieve efficient and resilient development and land use patterns. Policy 1.1.1(a) directs and promotes efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term. Policy 1.1.1(e) promotes the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs. Policy 1.1.1(g) ensures that necessary infrastructure and public service facilities are or will be available to meet current and projected needs. Policy 1.1.3.3 directs planning authorities to identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of options through intensification and redevelopment, where this can be accommodated, taking into account existing building stock and areas.

[27] The ZBA encourages residential intensification by providing additional housing supply, which is an appropriate response to the market-based housing needs in the City. The proposed development of a multi-storey, multi-unit residential development optimizes the availability and use of land and infrastructure by intensifying the use of an underutilized, vacant parcel of land.

[28] The amendment is consistent with policy 1.7.1 of the PPS. The ZBA promotes efficient development and land use patterns while identifying the appropriate locations for intensification and redevelopment and taking into account the existing building stock in the area. The Tribunal finds the ZBA is consistent with the PPS.

### **Official Plan**

[29] The subject property is designated "Residential" in the Land Use Schedule D of the OP.

[30] The Tribunal agrees with Ms. Nwaesei that residential land use objectives are to support a range of housing forms, promote compact residential form and promote selective residential infill and intensification initiative in the City (s. 6.3.1.1, s. 6.3.1.2, s. 6.3.1.3 and s. 6.3.1.7 of the OP).

[31] The proposed multi-unit, medium profile, residential development meets the stated objectives. The ZBA supports a range of housing forms in the neighbourhood and provides for residential infill and intensification.

[32] The ZBA permits a multi-unit, multi-storey, medium profile residential use on the subject property without the need for an official plan amendment as the uses permitted include low, medium and high-profile residential uses (s. 6.3.2.1 of the OP).

[33] The proposal on the subject lands provides for residential infilling within an established residential neighbourhood with access to nearby collector roads (North

Talbot and Sixth Concession Roads) and access to full municipal services, as well as public transit and amenity open spaces in the neighbourhood. As such, this ZBA satisfies the criteria set out in s. 6.3.2.4 of the OP.

[34] The proposed development also satisfies the policies of s. 6.3.2.5 (c) compatibility with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity areas.

[35] Ms. Nwaesei explained that in order to ensure that the proposed development is compatible with surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity areas, it is considered appropriate to use the requirements of the nearest medium/high profile development zoning category in the subject area. Consequently, the RD3.1 zoning provisions of the Long-Term Care Facility located at 1255 North Talbot Road is being used as a benchmark for the proposed medium profile development at the subject property. The concept plan and renderings submitted for this rezoning show that the Applicant proposes to taper the ends of the proposed building down from 4 storeys to 3 and 2 storeys on Sixth Concession Road and from 4 storeys to 2 storeys on North Talbot Road in order to promote a gradual transition from low to medium profile development. It is Ms. Nwaesei's opinion that the recommended amendment promotes compatibility with the surrounding area as required under s. 6.3.2.5 (c).

[36] The proposed development provides for adequate off-street parking (69 spaces on the subject property). The proposed residential development is located in an established residential neighbourhood with full municipal services and the concept plan shows a gradual transition from low to medium profile development.

[37] There is an orderly development pattern in the subject area. The Tribunal is persuaded that the proposal will provide additional housing options and opportunities in the area. Any potential adverse impacts on nearby residential properties will be mitigated with design elements and landscaping features at the site plan approval

stage. The Tribunal finds that the ZBA meets the evaluation criteria and conforms to the OP (s. 11.6.3.3 and s. 11.6.3.1).

## Zoning

[38] Ms. Nwaesei provided some background that in 2008, the OMB Decision (File No. PL050845) allowed a partial appeal of the rezoning of the subject lands from residential (HRD1.4) to neighbourhood commercial (CD1.12). The OMB Decision resulted in the current zoning category (CD1.12) on the subject lands of this rezoning application. Permitted uses in the CD1.12 zoning category include business office, medical office, food outlets, personal service shops etc. and accessory uses to the permitted uses.

[39] She noted that section 14.12.5.50 (a provision in the CD1.12 zoning category) resulted from the 2008 OMB Decision on the subject lands. Section 14.12.5.50 states:

A minimum setback of 6.0 m from the northern limit of the parcel adjacent to Lots 194, 195 and 196, Plan 12M-355 (fronting on Sixth Concession Road). Said setback shall be maintained exclusively as a landscaped open space yard. Notwithstanding any other provisions, any building, parking area or access area is prohibited within this setback.

[40] Ms. Nwaesei stressed that section 14.12.5.4 - building height provision in the CD1.12 zoning permits a maximum building height of 7.5 m. The Applicant is requesting a building height of 14 m, which is consistent with the RD3.1 maximum building height regulation for developments on a corner lot. A nearby property at 1255 North Talbot Road is currently zoned RD3.1. The abutting lands zoned RD1.1, RD1.4 and RD1.2 have zoning regulations that permit a maximum building height of 10 m for the single unit dwellings permitted on those lands.

[41] There are no front yard depth and side yard width provisions in the CD1.12 zoning; however, Ms. Nwaesei's report addresses the need to have a building setback along Sixth Concession Road.

[42] The Tribunal notes that the Applicant proposes to develop a 55-unit, multi-storey residential building on the subject site. The ZBL requires 1.25 parking spaces per dwelling unit, which results in 69 parking spaces minimum required for the 55 proposed dwelling units. The Applicant proposes 69 parking spaces. At the hearing, no expert opinion evidence of traffic related issues was presented to the Tribunal.

[43] Neighbouring residents' concerns on rooftop facilities of the proposal causing privacy issues were addressed in Ms. Nwaesei's report which recommends, among other provisions, a restricted access to the rooftops, except for maintenance purposes.

[44] She addressed the Applicant's request for increase in building height as follows:

- Allow a maximum building height of 14 m for a "Stand-alone multiple dwelling" and "Dwelling units in a combined use building" on a corner lot, per the provisions of a nearby medium/high-density residential zoning, RD3.1 (see section 12.1.5 of By-law No. 8600).
- Include a zoning regulation that addresses the need to achieve a gradual transition from low to medium profile development and ensure compatibility per s.6.3.2.5 (c) of the OP. Recommendation IV of Ms. Nwaesei's Report requires that the buildings ends be setback based on proposed heights (see the ZBA terms).
- Based on the building setback requirements being recommended from interior lot lines, the rear yard depth requirement in RD3.1 shall not apply to a residential development on the subject land.

[45] The Applicant's request for 0 m front yard and side yard depths is addressed as follows:

- No front yard and side yard setbacks are recommended; however, a building setback of 6 m is recommended from Sixth Concession Road for a "Stand-alone multiple dwelling" and "Dwelling units in a combined use building" on the subject site. The 6 m setback will apply to the 60 m section of the exterior lot line along Sixth Concession Road, measured from the most northerly point of the subject land going south towards North Talbot Road. The recommended 6 m building setback will help establish a framework for achieving building setback compatibility with the surrounding existing small scale, low profile developments fronting on Sixth Concession Road.
- No building setback is recommended along North Talbot Road for two reasons: (i) there was a recent gratuitous land conveyance of approximately 6 m in width across the North Talbot Road frontage of the subject land, including a small portion of the Sixth Concession Road, and (ii) the proposed development on the subject site will be the only development fronting the North Talbot Road within the subject block (from Sixth Concession Road to Pioneer Avenue) and, as such, a zero setback will have no adverse effect on the nearby developments. It should also be noted that there is no development fronting the south side of North Talbot Road directly across from the subject site.

[46] Ms. Nwaesei acknowledged that the request for 25% landscaped open space will be deferred to the site plan review and approval stage where a more detailed review will be carried out. It should be noted that a minimum landscaped open space yard of 35.0% of the lot area is required by the ZBL under the RD3.1 regulations.

[47] The proposed amendment is a "development" as defined in s. 41(1) of the Act, so the Applicant is required to submit an application for site plan approval. Execution of a site plan agreement is required at that stage.

## Conclusion

[48] The Tribunal is satisfied that Ms. Nwaesei has carefully studied the zoning amendment application. She recommended, described and provided for appropriate site-specific zoning regulations in relation to the appropriate setbacks for the corresponding heights and transition to promote compatibility with the surrounding neighbourhood. The Tribunal considers that compatibility does not mean the same or similar. As long as the development can co-exist without adverse impact on the neighbourhood, compatibility is achieved. The surrounding area is residential, and the site-specific zoning is to provide for a stand alone, multiple-unit dwellings building of two to four storeys in height. This is in line with the character of this residential neighbourhood. The Tribunal finds that this amendment will facilitate an infill development and the subject property has access to full municipal infrastructure and services, as well as public transit. The proposed development will increase the residential housing supply and is transit supportive. It will promote connectivity by utilizing existing sidewalks, bike lanes and the transport infrastructure in the area.

[49] The adjacent residents' focus on setbacks may have been misplaced. The 0-m setback is actually not a zero setback, because that is the result of a new lot line **after** a gratuitous conveyance of a 6-m wide portion of lands to the City for road widening. The ZBA appropriately governs the permitted land uses within the site-specific area. The Tribunal finds that the proposed development and ZBA conforms with the OP and generally complies with the ZBL.

[50] The Tribunal is satisfied that the proposed development and the ZBA have regard for relevant matters of provincial interest, as set out in the Act, are consistent with the PPS, and conforms with the OP.



**ORDER**

[51] The Tribunal Orders that the appeal is dismissed.

*“T.F. Ng”*

T.F. NG  
MEMBER

*“S. Mann”*

S. MANN  
MEMBER

**Ontario Land Tribunal**

Website: [www.olt.gov.on.ca](http://www.olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.



May 5, 2022

Project No. 21-050

Windsor Planning, Heritage & Economic Development Standing Committee  
350 City Hall Square West, Room 530  
Windsor, Ontario N9A 6S1

Attention: Ms. Anna Ciacelli  
Supervisor of Council Services

**Re: Sandpoint Beach Park Master Plan and Environmental Assessment  
Notice of Intent & Invitation to Comment**

Dear Ms. Ciacelli:

In accordance with the approved procedures contained in the Municipal Class Environmental Assessment (EA), the City of Windsor is proceeding with the **Sandpoint Beach Park Master Plan and Environmental Assessment (EA)**.

We are presently contacting all private and public agencies that may have an interest in the project to solicit their comments and to confirm their interest in the EA process. Please find the following items enclosed: a Notice of Intent and Invitation for Public Comment, and a Location Plan.

To aid in the dissemination of information, all project-related information will be available for review on the City of Windsor's website:

<https://www.citywindsor.ca/residents/parksandforestry/Parks-Development/park-improvement-open-houses/Pages/Sandpoint-Beach-Park-Master-Plan-and-Environmental-Assessment.aspx>

If you have any questions or require further details, please contact the undersigned.

Yours truly,

**Landmark Engineers Inc.**

Liz Michaud

Encls.

CITY OF WINDSOR  
COUNCIL SERVICES

MAY 10 2022

**RECEIVED**

2280 Ambassador Drive  
Windsor, Ontario  
Canada  
N9C 4E4

Phone:  
(519) 972-8052  
Fax:  
(519) 972-8644

[www.landmarkengineers.ca](http://www.landmarkengineers.ca)



Professional Engineers  
Ontario

**SANDPOINT BEACH PARK  
MASTER PLAN & ENVIRONMENTAL  
ASSESSMENT**



**NOTICE OF INTENT AND  
INVITATION FOR PUBLIC COMMENT**

The City of Windsor is carrying out a study of Sandpoint Beach Park for the purpose of establishing a Park Master Plan and potentially modifying the existing shoreline to improve public safety. This study is being conducted in accordance with the requirements for Phases 1 and 2 of the Municipal Class Environmental Assessment which is an approved process under the Environmental Assessment Act. The study has progressed to the point where preliminary site layouts have been developed for public review and feedback.

**PUBLIC INFORMATION CENTRE**

The study area is as shown on the attached location plan. Interested parties are welcome to attend the Public Information Centre. Representatives of the City of Windsor and Landmark Engineers Inc. will be present to answer any questions and obtain feedback. The Public Information Centre will be held on:

**DATE:** Thursday, May 19<sup>th</sup>, 2022  
**TIME:** 2:00 – 4:00 p.m. and 6:00 – 8:00 p.m.  
**PLACE:** Riverside Sportsmen Club  
10835 Riverside Drive East  
Windsor, Ontario

We are presently contacting all private and public agencies that may have an interest in the project to solicit their comments and to confirm their interest in the Environmental Assessment process. For additional information or to provide direct comments on the project, please contact one of the following individuals:

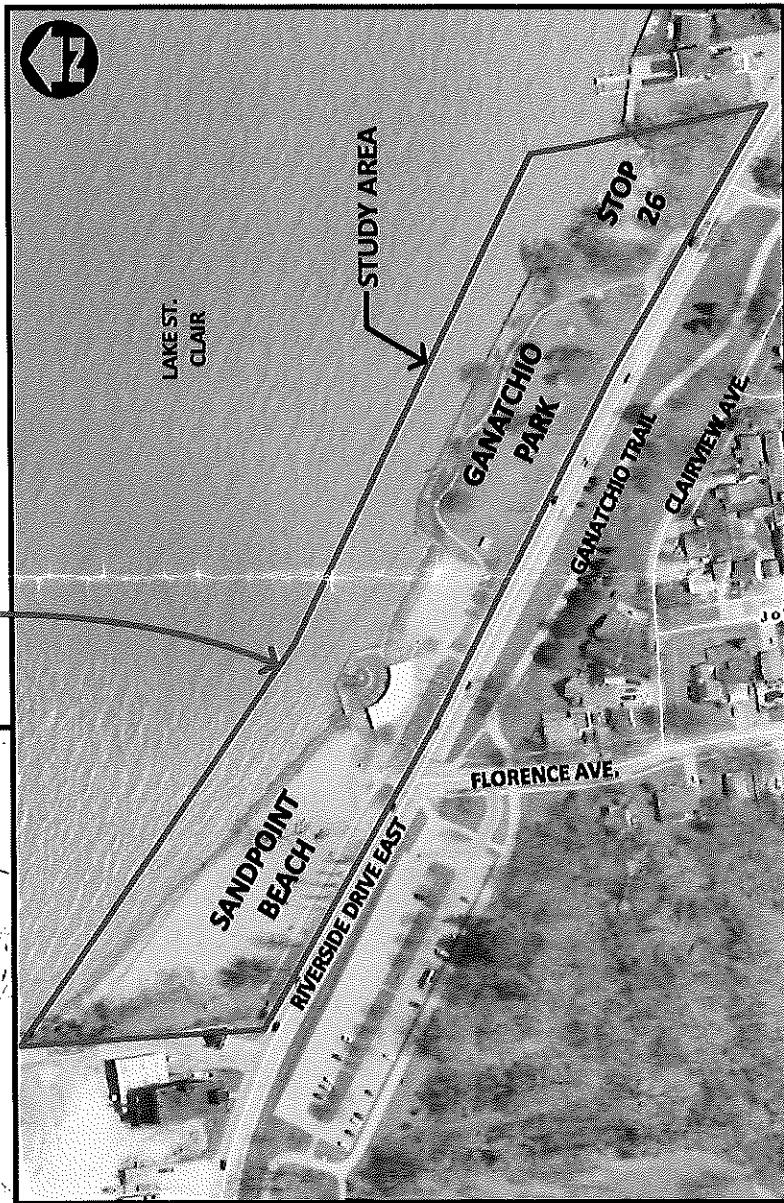
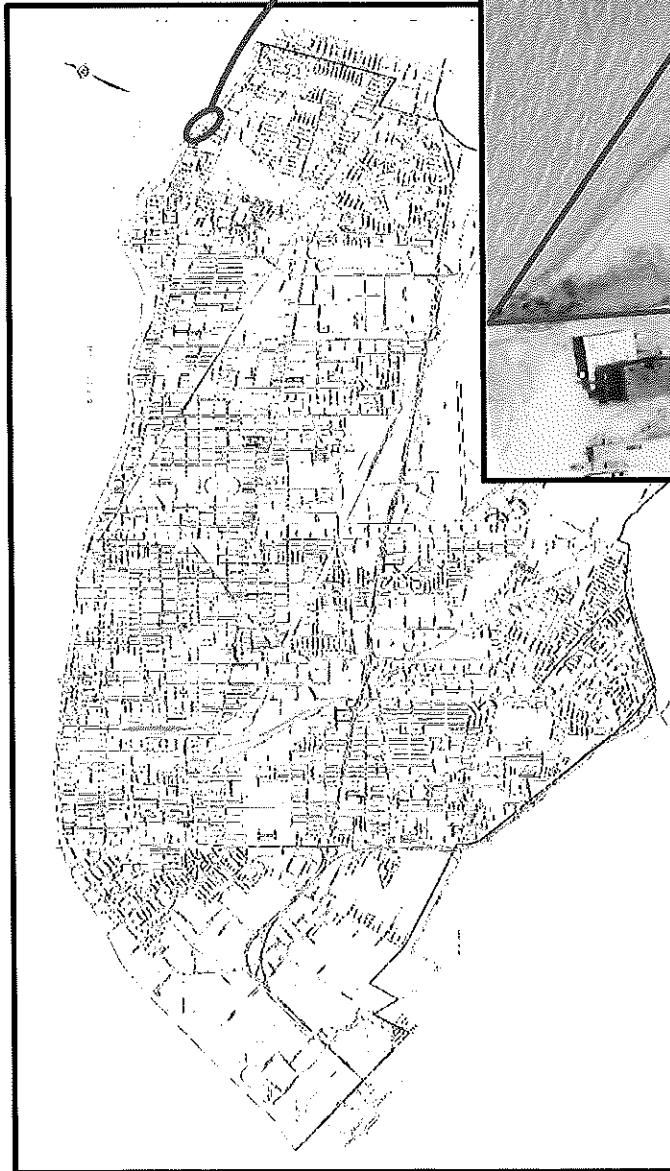
**Landmark Engineers Inc.**  
Ms. Liz Michaud, P.Eng.  
2280 Ambassador Drive  
Windsor, Ontario N9C 4E4  
(519) 972-8052  
lmichaud@landmarkengineers.ca

**City of Windsor**  
Ms. Laura Ash, P.Eng.  
2450 McDougall St.  
Windsor, Ontario N8X 3N6  
(519) 255-2300 Ext. 2735  
lash@citywindsor.ca

Project information can be found at:

<https://www.citywindsor.ca/residents/parksandforestry/Parks-Development/park-improvement-open-houses/Pages/Sandpoint-Beach-Park-Master-Plan-and-Environmental-Assessment.aspx>

Under the *Municipal Freedom of Information and Protection of Privacy Act* and the *Ontario Environmental Assessment Act*, unless otherwise stated in submission, with the exception of personal information, all comments will become part of the public record and will be released, if requested to any person.



**FIGURE 1**

Date	MAY 2022
Scale	NTS
Project No.	21-050

Title	LOCATION PLAN
Project	SANDPOINT BEACH PARK MASTER PLAN & ENVIRONMENTAL ASSESSMENT

THE CITY OF  
**WINDSOR**  
ONTARIO, CANADA





## Notice of Study Area Expansion and Public Consultation

### Stormwater Management for The Lauzon Parkway/CR42 Improvements

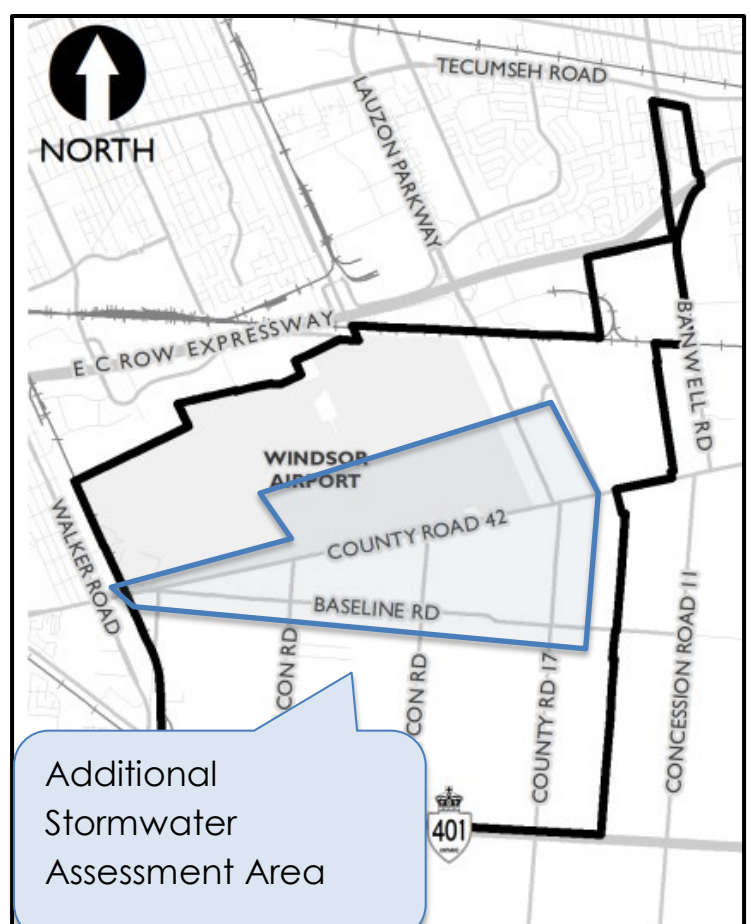
The Master Servicing Plan (Plan) for the Sandwich South Area is being completed to develop a coordinated and sustainable approach to providing municipal infrastructure in support of population growth. The Sandwich South area is designated as an area for development over the next 20 years and will include a variety of residential, commercial, institutional and industrial land uses. The map below shows Sandwich South and the Study Area, defined by the black outline.

The purpose of this study is to determine the location and capacity of collector roads, storm and sanitary sewers and how stormwater will be managed throughout the study area.

In order to be development ready, the City is proposing to include the detailed drainage assessment and functional design of stormwater management facilities proposed in the vicinity of the realignment of the Lauzon Parkway at County Road 42 (CR42). The City has prioritized the Lauzon Parkway and CR42 intersection improvements to support planned development. For more information on the roadway improvements, please refer to the Lauzon Parkway Improvements Environment Assessment (2014) on the project website at [Sandwich South Master Servicing Plan](http://www.sandwichsouth.ca) (www.sandwichsouth.ca).

In order to develop a recommended solution and stormwater outlet configuration for those road improvements, additional refinement of the stormwater management (SWM) strategy within this area is required. The City would like to invite the public and relevant stakeholders to provide comments on the stormwater servicing alternatives developed for this area. Various drainage options to incorporate lands south of CR42, between Walker Road and 10<sup>th</sup> Concession Road were evaluated. The detailed functional design of the preferred solution will follow this consultation session and will be incorporated into the overall strategy for SWM within the Sandwich South area.

The draft servicing strategy and stormwater management pond alternatives pertaining to this expanded scope area will be available for the public and stakeholders to review and comment.



The materials will be online and available for review on the project website:

**[Sandwich South Master Servicing Plan](http://www.sandwichsouth.ca)**  
**([www.sandwichsouth.ca](http://www.sandwichsouth.ca))**

**Review Period: June 6 and July 4, 2022**

This material will feature a video presentation detailing the revisions to the study scope and findings of this assessment. To receive comments and feedback related to material presented during this session, a survey will be available on the project website. Comments related to the Additional Stormwater Assessment shall be provided by July 4, 2022.

The study is being conducted in accordance with the requirements of Phase 1 and 2 of the Municipal Class Environmental Assessment process (2000, as amended), which is an approved process under the Environmental Assessment Act.

Visit the website between **June 6 and July 4, 2022** and engage with us! If you have any site specific questions and/or would like to have an individual meeting with the project team to discuss the proposed works, please reach out to Laura Herlehy, P.Eng. (Dillon Consulting Limited), the project coordinator, at [lherlehy@dillon.ca](mailto:lherlehy@dillon.ca) or **519-948-4243 ext. 3216**. Please reach out to learn more about the future of Sandwich South and provide your feedback to help us shape it together.



Patrick Winters, P.Eng.  
City of Windsor, Development  
Project Manager  
350 City Hall Square, Suite 210  
Windsor, Ontario, N9A 6S1  
Ph: (519) 255-6257 ext. 6462  
Email: [pwinters@citywindsor.ca](mailto:pwinters@citywindsor.ca)



Andrea Winter, P.Eng.  
Dillon Consulting Limited,  
Consultant  
3200 Deziel Drive, Suite 608  
Windsor, Ontario, N8W 5K8  
Ph: (519) 354-7868 ext. 3331  
Email: [sandwichsouth@dillon.ca](mailto:sandwichsouth@dillon.ca)



**PLANNING DEPARTMENT – DEVELOPMENT DIVISION**

**Memo**

**To:** City Clerk  
**From:** City Planner/Executive Director  
**Date:** May 9, 2022  
**Subject:** TRANSMITTAL OF NEW FILE **Our File Number: CDM-001/22 [CDM/6735]**  
**RE:** Application For: ( ) Zoning Amendment ( ) Official Plan Amendment  
( ) Part Lot Control (X) Draft Plan of Subdivision/Condominium

**Applicant:** ST CLAIR RHODES DEVELOPMENT CORP  
**Location:** 233 WATSON AVE  
**Description:** Application to approve a Plan of Condominium for a 24-unit residential development consisting of multiple dwellings.

The CONDOMINIUM application submitted by St Clair Rhodes Development Corp for 233 Watson Ave has been deemed as complete.

Enclosures:

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

Thom Hunt, MCIP, RPP  
City Planner, Executive Director

/ms

April 22, 2022

McTague Law Firm  
Attn: Brian Chillman  
455 Pelissier St  
Windsor ON N9A 6Z9

Dear Mr Chillman:

**Re: CONDOMINIUM APPLICATION**  
**APPLICANT: ST CLAIR RHODES DEVELOPMENT CORP**  
**LOCATION: 233 WATSON AVE**  
**FILE NO.: CDM-001/22 [CDM/6735]**

This is to acknowledge receipt of the application for draft plan of condominium, 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 April 13, 2022 and processing has begun.

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

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

Yours truly,



---

Jim Abbs, MCIP RPP  
Planner III - Subdivisions

JA/ms



## SUBDIVISION/CONDOMINIUM APPLICATION

### INSTRUCTIONS

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

This application is valid for: Plan of Subdivision, Plan of Condominium, Condominium Conversion, Extension of Draft Approval, Amendment to Draft Approval, Final Approval & Registration, Amendment to Agreement, or Amalgamation of Condominium Corporation. Discuss with a staff Planner to determine what must be completed for the application type.

- 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. Read Pages 2 to 4 before submitting this application and other documents.
- Section 3: Provide the full name, address, phone number, fax number and email address of the applicant, registered owner, agent, and Ontario Land Surveyor. For a corporation, provide full corporate name. Include the full name of a contact person. For more than one person, corporation, or registered owner, use additional sheets.
- Section 4: Indicate if you are resubmitting a previous or earlier plan and if yes, provide the file number.
- 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 if the plan is consistent with the Provincial Policy Statement and conforms to the City of Windsor Official Plan and the appropriate Zoning By-law. If an Official Plan Amendment and/or Zoning By-law Amendment is required, you must have already submitted those applications, or must submit them with this application, otherwise this application will be returned.
- Section 7: Complete this section if you are applying for approval of a Plan of Condominium. New construction applies to buildings that were recently built, under construction, or not yet under construction. Conversion applies to existing buildings that contain residential rental units that are being converted to Condominium Status. To be considered for an exemption from Section 9(3) of the Condominium Act, you must formally request such exemption. Submit all the documents indicated in Section 7 with this application.
- Section 8: Provide the number of lots, blocks, units or dwellings, the number of hectares, the density measured as units per hectare and the number of parking spaces for the proposed land use for all applications. For Plan of Condominium applications also provide the date of construction and the floor coverage in square metres.
- 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. Submit all required documents indicated in Section 10 with this application.
- Section 11: Provide a description of the existing land use, buildings & infrastructure, vegetation, topography & drainage of the subject land or check the box beside "See Planning Rationale Report" if described in the report.
- Section 12: Provide a description of what measures have been or will be taken to mitigate adverse environmental effects from the proposed development on the surrounding areas and from the surrounding areas on the proposed development or check the box beside "See Planning Rationale Report" if described in the report.
- Section 13: Explain your proposed strategy for consulting with the public.
- Section 14: Check the appropriate application fee box based on the pre-submission consultation with the Planner.
- Section 15: Print you name in full and sign the sworn declaration in the presence of a Commissioner for Taking Affidavits.

**DATE RECEIVED STAMP**

Schedules: Read, complete in full, and sign Schedules A & E.

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

# SUBDIVISION/CONDOMINIUM APPLICATION

## PLAN REQUIREMENTS

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### A. NUMBER OF COPIES REQUIRED

The Planning Act, R.S.O. 1990, c. P.13, requires that copies of the draft plan as required by the Minister must accompany all applications.

- A1. Submit six (6) full size paper copies of the draft plan; AND
- A2. A digital copy of the CAD files of the draft plan in DWG, PDF, and JPG formats.

File names should be logical and clearly indicate the nature of the file and include either the SDN or CDM file number (SDN 000-00 or CDM 000-00) or the name of the applicant and site location.

For example, "SDN000-00 draft plan.dwg" or "Applicant Name-Site Location-Draft Plan.dwg".

If further copies are required, we will notify you. To submit drawings on an alternate device, please discuss with the assigned Planner.

### B. DRAFT PLAN REQUIREMENTS

All plans and measurements must be in metric. Draft plans must be drawn to scale and indicate all items as required by Section 51(17) of the Planning Act and the City of Windsor as follows:

- B1. Boundaries of the land to be subdivided, certified by an Ontario Land Surveyor, and based on NAD83, Zone 17.
- B2. Locations, widths and names of proposed roads, streets, highways and rights-of-way within the proposed subdivision and existing roads, streets, highways, and rights-of-way abutting the proposed subdivision;
- B3. On a small key plan, with a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which such land forms the whole or part;
- B4. Purpose for which the proposed lots are to be used;
- B5. Existing uses of all adjoining lands;
- B6. Approximate dimensions and layout of the proposed lots and/or blocks;
- B7. If any affordable housing units are being proposed, the shape and dimensions of each proposed affordable housing unit and the approximate location of each proposed affordable housing unit in relation to other proposed residential units;
- B8. Natural and artificial features such as buildings or other structures or installations, railways and rail yards, highways, roads, streets and recreational trails, hydro lines and other public utilities, watercourses, drainage ditches, wetlands and wooded areas, archaeological or heritage features, and significant plant and wildlife habitat (including ESAs & ANSIs) within or adjacent to the land proposed to be subdivided;
- B9. Availability and nature of domestic water supplies;
- B10. Nature and porosity of the soil;
- B11. Existing contours or elevations as may be required to determine the grade of the streets, roads and highways and the drainage of the land proposed to be subdivided;
- B12. Municipal services available or are to be available to the land proposed to be subdivided;
- B13. Nature and extent of any restrictions affecting the land proposed to be subdivided including restrictive covenants, easements, or the Airport Operating Area; and
- B14. Floodplains, flood ways, flood prone areas, and flood elevations

### C. CONDOMINIUM DRAFT PLAN REQUIREMENTS

In addition to the above requirements, draft plans proposing condominium ownership must include:

- C1. Proposed exclusive use areas of the common element such as backyards and parking;
- C2. Roadways and pedestrian access to proposed private units.

# SUBDIVISION/CONDOMINIUM APPLICATION

## APPLICATION PROCESSING

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The applicant or their agent is responsible for researching and evaluating the site and the proposal to ensure that the development will conform to the interests of the health, safety, and welfare of existing and future residents, and for filling in the application and for supplying all documents necessary to constitute a complete application. Supporting studies must be conducted prior to the submission of the application. This information will be used to review and assess the application

Section 51(24) of the Planning Act and Section 11.4.2.3 of the City of Windsor Official Plan list the criteria that are used in evaluating a draft plan. Where additional copies of the plan or supporting documents are subsequently requested by staff or review agencies, the applicant is responsible for supplying them at their cost

Timelines in the Planning Act have been suspended during the State of Emergency. 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. The application will be terminated without notice after 60 days of inactivity. Direct all questions about the application to the assigned Planner. The procedure generally encompasses the following steps:

1. Within 30 days of receiving this application, the City Planner, or their designate, will review the application to determine if it is or is not complete. If deemed incomplete, the application, supporting documents, and fee may be returned for completion, correction, or clarification, or the applicant may be requested to submit additional or revised supporting information. Administration, the Development & Heritage Standing Committee (DHSC), and City of Windsor Council reserve the right to request additional information any time during the processing of the application.
2. 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. Mandatory public notice of the DHSC meeting is advertised in the Windsor Star at least 20 days in advance of the DHSC meeting. A courtesy notice may be mailed to all property owners and/or tenants within 120 metres of the subject land. The DHSC meeting is the public meeting required by the Planning Act. The staff report is provided to the applicant and DHSC members, and is made available to the public, 10 days before the DHSC meeting.
6. At the DHSC meeting, a staff planner introduces the application and reviews the recommendation in the staff report. The applicant and other interested parties are given an opportunity to make verbal or written submissions. The DHSC may ask questions of the staff planner, the applicant and their representatives and any party that made verbal or written submissions. The DHSC may choose to recommend draft approval, denial or deferral of the application. It may also modify the recommendation of the Planning Division.
7. If recommended for draft approval or denial, the staff report and the minutes of the DHSC meeting are forwarded to City of Windsor Council for consideration at a future date. The Planning Division has no control over the placement of an application on a Council Meeting agenda. The City Clerk will forward the date and time of the Council Meeting to the contacts in Section 3. Call 311 or contact the City Clerk at 519-255-6211 or [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)
8. The Council meeting, the applicant and the other parties may make verbal or written submissions. If the applicant concurs with the recommendation of DHSC, and there is no opposition to the application, Council may place the application on the Consent Agenda, a part of the Council meeting containing items that are grouped together and passed with one motion. Council may choose to draft approve, deny, or defer the application.
9. Applications may be referred, or the decision of Council may be appealed, to the Local Planning Appeal Tribunal (LPAT). Appeals are filed with the City Clerk. Contact the City Clerk at 519-255-6211 or [clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)
10. If Council approves the draft plan and no appeals are received, an agreement is prepared for signature and registration on title.
11. The conditions of draft approval must be fulfilled prior to the expiry of draft approval. It is the responsibility of the property owner or applicant to obtain confirmation from agencies and departments that the conditions of draft approval have been fulfilled. Some agencies may require that a copy of the completed subdivision agreement be forwarded to them prior to notifying the City that the conditions have been fulfilled.

# **SUBDIVISION/CONDOMINIUM APPLICATION**

## **FINAL APPROVAL & REGISTRATION REQUIREMENTS**

When you are ready to obtain final approval and register the plan, the following must be submitted:

1. Fee for Final Approval & Registration – see Section 14 - Fees on page 13;
2. One (1) mylar copy of the plan to be registered;
3. Five (5) paper copies of the plan to be registered, one of which has the AOLS Plans Submission Form attached to it; and
4. One digital file transfer device containing geo-referenced CAD files of the plan to be registered.

## **OTHER INFORMATION**

Read the staff report, draft approval, final approval, and agreements carefully and take note of all conditions and expiry dates in these documents.

Other municipal departments and external agencies may have their own requirements, fees and approvals in addition to the requirements, fees and approvals listed in this application form.

The City of Windsor does not send reminders regarding conditions and expiry dates. It is the responsibility of the property owner to complete all conditions or obtain approval from Council or the delegated approval authority to extend draft approval, prior to the expiry date.

When submitting an extension to draft approval, you must allow for sufficient time to process the application and to obtain approval of the extension. Submission, or acceptance, of an application for an extension to draft approval does not automatically extend the expiry date. It is the responsibility of the property owner to be aware of all conditions and expiry dates.

Planning legislation, regulations, fees, and processes are subject to change.

## **CONTACT INFORMATION**

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

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

# SUBDIVISION/CONDOMINIUM 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-\_\_\_\_\_

*Staff Use Only*

Signature of Staff Planner	Date of Consultation
<input type="checkbox"/> Jim Abbs	<input type="checkbox"/> Justina Nwaesei
<input type="checkbox"/> _____	

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

If you do not have a valid Pre-submission Letter, a staff Planner will indicate below what supporting information must be submitted with the application. The City of Windsor reserves the right to require additional supporting information during the processing of the application. All documents submitted are made available for public review.

Unless otherwise indicated, for each document, provide one paper copy and one digital copy. Draft Plans shall be provided in DWG, PDF & JPG format. Other drawings shall be provided in letter size (8.5 by 11 inches) in JPG and PDF format. All other documents shall be provided in Word and PDF format. PDF documents shall be flattened with no layers.

If you are submitting a companion planning application (official plan or rezoning), you need only submit one set of the required supporting information. Include checked supporting information with this application:

- |   |  |   |  |
|---|--|---|--|
| <input checked="" type="checkbox"/> Deed and/or Offer to Purchase | <input type="checkbox"/> Topographic Plan of Survey      | <input checked="" type="checkbox"/> Draft Plan (1 copy + digital Files) | <input type="checkbox"/> Conceptual Site Plan                  |
| <input type="checkbox"/> Structural Integrity Report              | <input type="checkbox"/> Rent Roll                       | <input type="checkbox"/> Section 9(3) Exemption Request                 | <input type="checkbox"/> Approved Site Plan                    |
| <input type="checkbox"/> Planning Rationale Report                | <input type="checkbox"/> Noise Study                     | <input type="checkbox"/> Vibration Study                                | <input checked="" type="checkbox"/> Site Plan Agreement        |
| <input type="checkbox"/> Watershed/ Subwatershed Plan             | <input type="checkbox"/> Master Drainage Plan            | <input type="checkbox"/> Sanitary and/or Storm Sewer Study              | <input checked="" type="checkbox"/> Building Permit            |
| <input type="checkbox"/> Hydrogeological Report                   | <input type="checkbox"/> Servicing Option Report         | <input type="checkbox"/> Stormwater Management Plan                     | <input type="checkbox"/> Micro-Climate Study                   |
| <input type="checkbox"/> Transportation Impact Study              | <input type="checkbox"/> Transportation Impact Statement | <input type="checkbox"/> Environmental Evaluation Report                | <input type="checkbox"/> Tree Inventory and Preservation Study |
| <input type="checkbox"/> Environmental Site Assessment            | <input type="checkbox"/> Record of Site Condition (RSC)  | <input type="checkbox"/> Lighting Study                                 | <input type="checkbox"/> Market Impact Assessment              |
| <input type="checkbox"/> Archaeological Assessment                | <input type="checkbox"/> Built Heritage Impact Study     | <input type="checkbox"/> Urban Design Study                             | <input type="checkbox"/> Guideline Plan                        |
| <input type="checkbox"/> Conservation Plan                        | Other Required Information: _____                        |   |  |

# SUBDIVISION/CONDOMINIUM APPLICATION

## 3. CONTACT INFORMATION

Provide in full the name of the applicant & contact person, registered owner, agent, & Ontario Land Surveyor and mailing address, phone & fax number and email address. If the case of 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 regarding the application will be with the Agent authorized by the Owner to file the application. If there is no Agent, all communication will be with the Applicant.

### Applicant

Name: St. Clair-Rhodes Development Corp. Contact: Sheila Luno  
*Name of Contact Person*

Address: 3235 Electricity Dr, Unit D

Address: Windsor, Ontario Postal Code: N8W 5J1

Phone: 519 9444-4466 Fax: 519 944-3933

Email: sheila@midsouth.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 (If applicable, complete Section A1 in Schedule A)

Name: McTague Law Firm LLP Contact: Brian Chillman  
*Name of Contact Person*

Address: 455 Pelissier Street

Address: Windsor, Ontario Postal Code: N9A 6Z9

Phone: 519 255-4358 Fax: 519 255-4360

Email: bchillman@mctaguelaw.com

### Ontario Land Surveyor

Name: Verhaegan, Stubberfield Contact: Roy Simone  
*Name of Contact Person*

Address: 944 Ottawa Street

Address: Windsor, Ontario Postal Code: N8X 2E1

Phone: 519 258-1772 Fax: \_\_\_\_\_

Email: rsimone@vshbbsurveys.com

# SUBDIVISION/CONDOMINIUM APPLICATION

## 4. RESUBMISSION OF A PREVIOUS PLAN?

No  Yes  Previous Plan/File No. \_\_\_\_\_ Do Not Know

## 5. SUBJECT LAND INFORMATION *(attach additional sheets as required)*

Municipal Address 233 Watson, Building 100-400, Units 101-406

Legal Description See Schedule "A" attached hereto.

Assessment Roll Number 060-360-04006-000

Frontage (m) 42.7 Depth (m) 86.7 (irregular) Area (sq m) 3686

Official Plan Designation Residential - Multiple Units

Current Zoning Residential

Existing Uses Residential units under construction

Previous Uses Residential

List the names & addresses of the holders of any mortgages, charges or encumbrances in respect of the subject land:  
None.

Are there any easements or restrictive covenants affecting the subject land? No  Yes

If YES, describe the easement or restrictive covenant and its effect:  
\_\_\_\_\_  
\_\_\_\_\_

Is the subject land located in an area of high archaeological potential? No  Yes

Will the plan permit development on land that has high archaeological potential? No  Yes

If YES, submit: An Archaeological Assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) on the Ontario Heritage Act; and a Conservation Plan for any archaeological resources identified in the Archaeological Assessment.

Has the subject land ever been subject of: *(leave blank if unknown)*

An application for a plan of subdivision/condominium or consent? No  Yes  File: A-021/20 (minor variance no longer applicable)

An application for a zoning by-law amendment or a minor variance? No  Yes  File: \_\_\_\_\_

An application for approval of a site plan? No  Yes  File: SPC-003/16

A Minister's Zoning Order (Ontario Regulation)? No  Yes  OR#: \_\_\_\_\_

*Ontario Regulation*

# SUBDIVISION/CONDOMINIUM APPLICATION

## 6. PLANNING CONFORMITY

---

If an Official Plan Amendment and/or a Zoning By-law Amendment is required, the Planning Division must have already received it or it must be submitted with this application, otherwise this application will be returned as incomplete.

Is the plan consistent with Provincial Policy Statement? No  Yes

Does the plan conform to the Official Plan? No  Yes

If No, you must submit a companion application for an Amendment to the Official Plan.

Does the plan conform to the Zoning By-law? No  Yes

If No, you must submit a companion application for an Amendment to the Zoning By-law.

## 7. PLAN OF CONDOMINIUM INFORMATION

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### New Construction

Has the City approved a Site Plan? No  Yes  If Yes, attach the approved Site Plan.

Site Plan Agreement registered? No  Yes  If Yes, attach the Site Plan Agreement.

Has a Building Permit been issued? No  Yes  If Yes, attach the Building Permit.

Status of Building: Not Under Construction  Under Construction  Completed

Date Completed: \_\_\_\_\_

Are any units occupied? No  Yes  If Yes, number of units: \_\_\_\_\_

### Conversion of a Building Containing Residential Rental Units (Condominium Conversion)

Is this an application to convert a building containing residential units to condominium status?

No  Yes  If Yes, submit a Structural Integrity Report

Does the building contain any residential rental units?

No  Yes  If Yes, attach a Rent Roll with the names of all tenants, the rent paid by each tenant and their apartment number.

How many rental units are to be converted: \_\_\_\_\_ units

Are tenants willing to purchase units if converted to condominium?

No  Yes  If Yes, attach documentation signed by tenants. Do Not Know

### Exemption from Section 9(3) of the Condominium Act

Are you applying for an exemption pursuant to Section 9(3) of the Condominium Act?

No  Yes  If Yes, attach a request for such exemption signed by the owner or agent.



# SUBDIVISION/CONDOMINIUM APPLICATION

## 7. PROPOSED LAND USES

Indicate the intended uses of the land in the proposal. Complete this section in full.

All Applications						Condominium Only	
Proposed Use	Number of Lots or Blocks	Number of Units or Dwellings	Hectares (ha)	Density (units/ ha)	Number of Parking Spaces	Date of Construction	Floor Coverage
Detached Residential					<i>Condo Only</i>		
Semi-detached Residential					<i>Condo Only</i>		
Multiple Attached Residential							
Apartment Residential	4 PINS	24	0.37	64.86	30	Feb 2021	884 m. sq.
Seasonal Residential							
Mobile Home							
Other Residential							
Commercial							
Industrial							
Institutional (specify)							
Park or Open Space							
Roads							
Other (specify)							
<b>TOTAL</b>	<b>4 PINS</b>	<b>24</b>	<b>0.37</b>	<b>64.86</b>	<b>30</b>	<b>Feb 2021</b>	<b>884 m. sq.</b>

# SUBDIVISION/CONDOMINIUM APPLICATION

## 9. ACCESS TO SUBJECT LAND

---

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

- Provincial Highway       Municipal Road       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 uses or to be used and provide the approximate distance of these facilities from the subject land and the nearest public road:
- 
- 

## 10. WATER, SANITARY SEWAGE AND STORM DRAINAGE

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

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

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

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

Submit a Servicing Options Report and a Hydrogeological Report if any of the following apply:

- a. More than five lots or units on privately owned & operated individual or communal wells;
- b. Five or more lots or units on privately owned & operated individual or communal septic systems; or
- c. Less than five lots or units on privately owned & 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;

Submit a Hydrogeological Report if the plan would permit development of less than five lots or units on privately owned & operated individual or communal septic systems, and 4,500 litres of effluent or less would be produced per day as a result of the development being completed.

**Storm Drainage** - Indicate whether storm drainage will be provided by:

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

# SUBDIVISION/CONDOMINIUM APPLICATION

## 11. SITE APPRAISAL AND EVALUATION

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Give a brief description of the existing land use, buildings and infrastructure, vegetation, topography and drainage of the subject land:

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

Land did contain a residential home that was demolished. Land is now currently being developed

with four (4) - three (3) storey buildings each containing six (6) residential units and a total of thirty (30) parking spaces.

Lands are serviced by municipal services (water, storm, and sanitary) and new sidewalks are being constructed.

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## 12. MITIGATION OF ENVIRONMENTAL EFFECTS

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What measures (such as buffering, berms, setbacks, barriers, etc.) have been or will be taken to mitigate adverse environmental effects (such as traffic, noise, odours, pollution of nearby water bodies, etc.) from the proposed development on the surrounding areas and to mitigate adverse effects from the surrounding areas on the proposed development? In agricultural areas, refer to the Agricultural Code of Practice.

Where potential adverse environmental effects (species-at-risk, wetland protection, floodplains, etc.) are foreseen, consultation with the Ministry of Natural Resources and Forestry, the Ministry of Environment, Conservation and Parks, and/or the Essex Region Conservation Authority is recommended.

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

An initial SAR (endangered and threatened species) screening was completed for the property. There are no known

occurrences of SAR on the property nor were any found on the site visit. Correspondence with MNRF was received

to that affect. Fencing is proposed between the subject site and neighbouring properties. No other mitigation

measures were required nor expected to be required at this time.

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## 13. PROPOSED PUBLIC CONSULTATION STRATEGY

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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 \_\_\_\_\_

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# SUBDIVISION/CONDOMINIUM APPLICATION

## 14. FEES

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 and attach Credit Card Authorization), or by Certified Cheque or Personal Cheque payable to The Corporation of the City of Windsor.

**Plan of Subdivision - Draft Approval**

Code 53007	Base Fee: _____ lots/blocks at \$684.00 per lot/block		\$ _____
Code 63024	GIS Fee	+ \$	50.00
Code 53023	Essex Region Conservation Authority Fee	+ \$	300.00
Code 53010	Legal Fee - Agreement Preparation	+ \$	2,184.78
Code 53010	Legal Variable Fee: _____ lots/blocks at \$50.00 per lot/block	+ \$	_____
Plan of Subdivision (Draft Approval) Total Fee			= \$ _____

**Plan of Condominium - Draft Approval - New Building**

Code 53007	Base Fee: <sup>24</sup> _____ lots/units at \$185.00 per lot/unit		\$ <u>4,440.00</u>
Code 63024	GIS Fee	+ \$	50.00
Code 53023	Essex Region Conservation Authority Fee	+ \$	300.00
Code 53010	Legal Fee – Agreement Preparation	+ \$	1,714.98
Code 53010	Legal Variable Fee: <sup>24</sup> _____ lots/units at \$50.00 per lot/unit	+ \$	<u>1,200.00</u>
Plan of Condominium (Draft Approval) Total Fee			= \$ <u>7,704.98</u>

**Condominium Conversion - Draft Approval - Existing Building**

Code 53009	Base Fee		\$ 7,575.00
Code 53009	Base Fee per Unit: _____ units at \$71.40 per unit	+ \$	_____
Code 63024	GIS Fee	+ \$	50.00
Code 53023	Essex Region Conservation Authority Fee	+ \$	300.00
Code 53010	Legal Fee – Agreement Preparation	+ \$	1,714.98
Code 53010	Legal Variable Fee: _____ units at \$50.00 per unit	+ \$	_____
Condominium Conversion (Draft Approval) Total Fee			= \$ _____

A Building Division Inspection Fee for an inspection and report preparation will be invoiced separately. Contact the Building Division at 519-255-6267 for additional information.

**Fees Continued on Next Page**

# SUBDIVISION/CONDOMINIUM APPLICATION

## 14. FEES (continued)

**Plan of Subdivision/Condominium – Extension of Draft Approval**

Code 53035 Total Fee = \$ 3,329.60

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**Plan of Subdivision/Condominium – Amendment to Draft Approval**

Code 53007 Base Fee \$ 3,646.30

Code 63024 GIS Fee + \$ 50.00

Amendment to Draft Approval Total Fee = \$ 3,696.30

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**Plan of Subdivision/Condominium – Final Approval & Registration**

Payment of this fee is per registration and is required prior to final approval and registration of every draft approved Plan of Subdivision, Plan of Condominium, and Condominium Conversion.

Code 71130 Per Registration = \$ 519.60

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**Plan of Subdivision/Condominium – Amendment to Agreement**

Code 71102 Base Fee \$ 3,048.00

Code 53010 Legal Fee - Agreement Preparation + \$ 857.49

Amendment to Agreement Total Fee = \$ 3,905.49

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**Plan of Condominium – Amalgamation of Condominium Corporation**

Code 53009 Total Fee = \$ 1,863.00

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**Re-notification of Public Notice/Applicant Request for Deferral Fee**

Required when an applicant requests a deferral after notice of a public meeting has been given.

Code 53016 Total Fee = \$ 2,258.40

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**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.

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**Engineering Review Fee** – The Office of the City Engineer will collect a fee equal to 4% of total municipal infrastructure construction costs excluding water, hydro, telecommunication, and gas infrastructure. The fee is payable at the time construction drawings are submitted to the City Engineer for signature. The total value of construction will be confirmed based on an estimate provided by the developer's Consulting Engineer. Contact Patrick Winters, Development Engineer, at 519-255-6100 ext 6462 or [pwinters@citywindsor.ca](mailto:pwinters@citywindsor.ca) for additional information.

# SUBDIVISION/CONDOMINIUM APPLICATION

## 15. SWORN DECLARATION OF APPLICANT

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Complete in the presence of a Commissioner for Taking Affidavits.

I, Saverio Maggio, President of the Applicant/Registered Owner, solemnly declare that the information required under Schedule 1 to Ontario Regulation 544/06 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

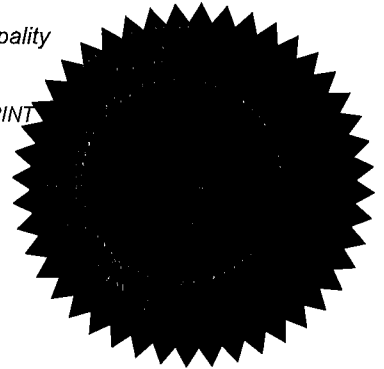
Declared before me  at the \_\_\_\_\_ City of Windsor

Signature of Commissioner  
For Taking Affidavits

Municipality

PLACE AN IMPRINT

this 12<sup>th</sup> day of April, 2022  
day month year



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

# SUBDIVISION/CONDOMINIUM APPLICATION

## SCHEDULE A – Authorizations & Acknowledgement

---


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

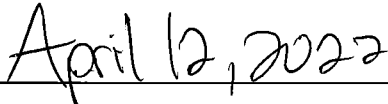
If the applicant is not the registered owner of the land that is the subject of this application, the written authorization of the registered owner that the agent is authorized to make the application must be included with this application form or the authorization below must be completed.

Saverio Maggio, President of the Registered Owner and Applicant,  
I, \_\_\_\_\_,  
*name of registered owner*

am the registered owner of the land that is subject of this application and I authorize

Brian Chillman of McTague Law Firm LLP \_\_\_\_\_ to make this application on my behalf.  
*name of agent*

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

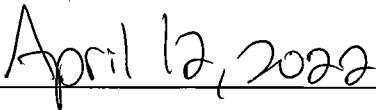
  
\_\_\_\_\_  
Date

If Corporation - I have authority to bind the corporation

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

Saverio Maggio, President of the Registered Owner and Applicant  
I, \_\_\_\_\_, hereby authorize the members of the Planning, Heritage & Economic Development Standing Committee and City Council and staff of The Corporation of the City of Windsor to enter upon the subject land 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 land that may be required as condition of approval. This is their authority for doing so.

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

  
\_\_\_\_\_  
Date

If Corporation – I have authority to bind the corporation

**SCHEDULE A CONTINUES ON NEXT PAGE**

# SUBDIVISION/CONDOMINIUM APPLICATION

## SCHEDULE A – Authorizations & Acknowledgements - Continued

### A3. Acknowledgements

#### Receipt & Review, Fees & Termination, Other Requirements & Expiry Dates, 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 and 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 other municipal departments and external agencies may have their own requirements, fees and approvals in addition to the requirements, fees and approvals described throughout this application form, in any staff reports, and in any agreements, and that it is my responsibility to read the staff report, draft approval, final approval and agreements and to note any expiry dates in any of these documents.

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

#### Species at Risk

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

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


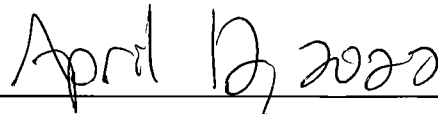
Additional information can be found at:

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

or by contacting MECP at SAROntario@ontario.ca

#### Acknowledgement

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

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

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



# SUBDIVISION/CONDOMINIUM 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 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, please attach a previous use inventory showing all former uses of the subject land, or if applicable, the land(s) adjacent to the subject lands.

# SUBDIVISION/CONDOMINIUM APPLICATION

## SCHEDULE E – Environmental Site Screening Questionnaire - Continued

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### Environmental Site Screening Questionnaire 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.

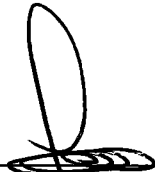
I acknowledge that the City may require the qualified person signing the Record of Site Condition to submit to the City a Declaration acknowledging that the City of Windsor may rely on the statements in the Record of Site Condition.

I further 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.

Saverio Maggio, President of the Applicant

---

Name of Applicant (print)

---

Signature of Applicant

April 12, 2022  


---

Date

Brian Chillman

---

Name of Agent (print)

---

Signature of Agent

April 12, 2022  

---

Date

**END OF SCHEDULE E**

# SUBDIVISION/CONDOMINIUM APPLICATION

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

## Receipt and Assignment of Application

Date Received Stamp

This application has been assigned to:

- Jim Abbs (JA)                       Justina Nwaesei (JN)  
 \_\_\_\_\_

## Complete Application

This application is deemed complete on \_\_\_\_\_  
*Date*

Signature of Delegated Authority

- Neil Robertson, MCIP, RPP  
Manager of Urban Design               Michael Cooke, MCIP, RPP  
Manager of Planning Policy               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 File No. SDN/ \_\_\_\_\_ Previous File No. SDN/ \_\_\_\_\_

NEW File No. CDM/ \_\_\_\_\_ Previous File No. CDM/ \_\_\_\_\_

Related ZNG File No. ZNG/ \_\_\_\_\_ Related OPA File No. OPA \_\_\_\_\_

Other File Numbers: \_\_\_\_\_

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**SCHEDULE "A"**  
**LEGAL DESCRIPTIONS**

**1) PIN 01055-0422**

Part of Alley, Plan 895 Windsor (closed by Bylaw R361023 amended by Bylaw R373616); designated as Part 3 on Plan 12R28382; Subject to an Easement in Gross over part 3 on Plan 12R28382 as in CE522043; City of Windsor

**2) PIN 01055-0423**

Part of Alley, Plan 895 Windsor (closed by Bylaw R361023 amended by Bylaw R373616); designated as Part 4 on Plan 12R28382; Subject to an Easement in Gross over part 3 on Plan 12R28382 as in CE522043; City of Windsor

**3) PIN 01055-0424**

Part Lot 129 Con 1 Sandwich East, Designated as Part 1 on Plan 12R28382; City of Windsor

**4) 01055-0425**

Part Lot 129 Con 1 Sandwich East, Designated as Part 2 on Plan 12R28382; City of Windsor

# PROPOSED 3 STOREY MULTI LEVEL RESIDENTIAL DEVELOPMENT

FOR

MID SOUTH DEVELOPMENTS

Location: 233 WATSON AVENUE, WINDSOR, ONTARIO



**PERSPECTIVE**

SCALE: NTS

## LIST OF DRAWINGS

### ARCHITECTURAL

- A0.0 COVER
- A1.0 SITE PLAN
- A1.1 FLOOR PLANS
- A1.2 2ND FLOOR PLAN & ROOF PLAN
- A3.1 ELEVATIONS
- A4.1 BUILDING SECTION
- A4.2 WALL SECTIONS
- A5.1 SECTION DETAILS

FIRM NAME: ARCHITECTURAL DESIGN ASSOCIATES INC. ARCHITECT		CERTIFICATE OF PRACTICE NUMBER: 3339 1670 MERCER STREET, WINDSOR, ONTARIO, N8X 3P7 PHONE: 519-254-3430, FAX: 519-254-3642								
NAME OF PROJECT: MID SOUTH DEVELOPMENTS		LOCATION: 233 WATSON AVENUE, WINDSOR, ON								
ITEM:	ONTARIO 2012 BUILDING CODE DATA MATRIX PARTS 3 or 9	OBC Reference References are to Division B unless noted (A) for Division A or (C) for Division C								
1	PROJECT DESCRIPTION <input checked="" type="checkbox"/> NEW <input type="checkbox"/> PART 11 <input type="checkbox"/> PART 3 <input checked="" type="checkbox"/> PART 9 <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ALTERATION 11.1-11.4 1.1.2 (A) 1.1.2 (A) & 9.10.1.3									
2	MAJOR OCCUPANCY (S): GROUP C	3.1.2.1 (1)	9.10.2							
3	BUILDING AREA (m <sup>2</sup> ): EXISTING: NEW: 884 TOTAL: 884	1.1.5.2	1.4.1.2 (1)							
4	GROSS AREA (m <sup>2</sup> ): EXISTING: NEW: 2522 TOTAL: 2522	1.4.1.2 (1)	1.4.1.2 (1)							
5	NUMBER OF STOREYS: ABOVE GRADE: 2 BELOW GRADE: 1	1.4.1.2 (1) & 3.2.1.1	1.4.1.2 (1) & 9.10.4							
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS: 1 STREET	3.2.2.10 & 3.2.5	9.10.20							
7	BUILDING CLASSIFICATION: GROUP C	3.2.2.20-83	9.10.2							
8	SPRINKLER SYSTEM PROPOSED: <input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT ONLY <input checked="" type="checkbox"/> NOT REQUIRED <input type="checkbox"/> IN LIEU OF ROOF RATING	3.2.2.20-83 3.2.1.5 3.2.2.17	9.10.6.2 INDEX							
9	STANDPIPE REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.9								
10	FIRE ALARM REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.4	9.10.18							
11	WATER SUPPLY - SUPPLY IS ADEQUATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.5.7								
12	HIGH BUILDING: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.4								
13	PERMITTED CONSTRUCTION: <input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH REQUIRED	3.2.2.20-83	9.10.6							
14	ACTUAL CONSTRUCTION: <input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH									
15	MEZZANINE(S) AREA (M <sup>2</sup> ): N/A	3.2.1.1 (3) - (8)	9.10.4.1							
16	OCCUPANT LOAD BASE ON: <input type="checkbox"/> M <sup>2</sup> PER PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING	3.1.17.	9.9.1.3							
LOWER FLOOR OCCUPANCY 2 PER SLEEPING ROOM LOAD 4 PERSONS										
SECOND FLOOR OCCUPANCY 2 PER SLEEPING ROOM LOAD 4 PERSONS										
THIRD FLOOR OCCUPANCY 2 PER SLEEPING ROOM LOAD 4 PERSONS										
TOTAL OCCUPANT LOAD: 12 PERSONS										
17	BARRIER-FREE DESIGN: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (PER 9.6.2)	3.8	9.5.2							
18	HAZARDOUS SUBSTANCES: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.3.1.2 & 3.3.1.19	9.10.1.5 (4)							
Required Fire Resistance Rating (FRR)		LISTED DESIGN NUMBER OR DESCRIPTIONS (SB-2)	3.2.2.20-83 & 3.2.1.4							
HORIZONTAL ASSEMBLIES			9.10.8 & 9.10.9							
FLOORS: N/A		N/A								
ROOF: N/A		N/A								
MEZZANINE: N/A		N/A								
FRR OF SUPPORTING MEMBERS		LISTED DESIGN NUMBER OR DESCRIPTIONS (SB-2)								
FLOORS: N/A HOUR(S)		N/A								
ROOF: N/A HOUR(S)		N/A								
MEZZANINE: N/A HOUR(S)		N/A								
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS		3.2.3	9.10.14							
BUILDING 1										
WALL	AREA OF ESF (M <sup>2</sup> )	LD. (m)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (Hours)	LISTED DESIGN OR DESCRIPTION	COMB. CONSTR.	COMBUSTIBLE CLADDING	NOTE
NORTH	37.8	3	N/A	20%	5.8%	1 HR	PER SB-2	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	1
SOUTH	37.8	1.82	N/A	10.2%	5.8%	1 HR	PER SB-2	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	1
EAST	14.8	15	N/A	N/A	N/A	N/A	N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	N/A
WEST	14.8	17.8	N/A	N/A	N/A	N/A	N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	N/A
NOTE 1: PER SB-2, 1 LAYER OF 5/8" TYPE 'X' GYP. BD. (40 mm) + WOOD STD. FRAMING @ 12" O.C. (20 mm) is 40 mm										
BUILDING 2										
WALL	AREA OF ESF (M <sup>2</sup> )	LD. (m)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (Hours)	LISTED DESIGN OR DESCRIPTION	COMB. CONSTR.	COMBUSTIBLE CLADDING	NOTE
NORTH	37.8	3	N/A	20%	5.8%	1 HR	PER SB-2	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	1
SOUTH	37.8	1.82	N/A	10.2%	5.8%	1 HR	PER SB-2	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	1
EAST	14.8	N/A	N/A	N/A	N/A	N/A	N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	2
WEST	14.8	15	N/A	N/A	N/A	N/A	N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	N/A
NOTE 2: FACING STREET										
BUILDING 3										
WALL	AREA OF ESF (M <sup>2</sup> )	LD. (m)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (Hours)	LISTED DESIGN OR DESCRIPTION	COMB. CONSTR.	COMBUSTIBLE CLADDING	NOTE
NORTH	37.8	1.82	N/A	10.2%	5.8%	1 HR	PER SB-2	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	1
SOUTH	37.8	8	N/A	10.2%	N/A	N/A	N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	N/A
EAST	14.8	N/A	N/A	N/A	N/A	N/A	N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	2
WEST	14.8	15	N/A	N/A	N/A	N/A	N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	N/A
NOTE:										
BUILDING 4										
WALL	AREA OF ESF (M <sup>2</sup> )	LD. (m)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (Hours)	LISTED DESIGN OR DESCRIPTION	COMB. CONSTR.	COMBUSTIBLE CLADDING	NOTE
NORTH	37.8	1.82	N/A	10.2%	5.8%	1 HR	PER SB-2	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	1
SOUTH	37.8	8	N/A	10.2%	N/A	N/A	N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	N/A
EAST	14.8	15	N/A	N/A	N/A	N/A	N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	N/A
WEST	14.8	17.8	N/A	N/A	N/A	N/A	N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	N/A
NOTE:										

09/10/21	CONSTRUCTION
05/06/21	REVISIONS
03/03/21	REVISIONS
09/22/20	BUILDING PERMIT
07/29/20	LIFE PLAN CONTROL
date: 09/10/2021	issued for:

general notes:  
 1. THE PERMIT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE AGENT.  
 2. DRAWINGS SHALL NOT BE REPRODUCED.  
 3. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE USER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS.  
 4. ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR RESPONSIBILITIES RELATED TO IRMIGRATION OF SHOP DRAWINGS.  
 5. IN THE EVENT THE ARCHITECT IS RETAINED TO REVIEW SHOP DRAWINGS SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION SHOWN IN THE CONTRACT DOCUMENTS.  
 6. CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE SURFACE OF ANY UNDESIRABLE MATERIALS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BYLAW.  
 7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEASUREMENTS AND OR DIMENSIONS IN THE CONSTRUCTION OF THE FACILITY.

stamp:



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project:  
 PROPOSED 3 STOREY MULTI LEVEL RESIDENTIAL DEVELOPMENT  
 233 Watson Avenue, Windsor, ON

client:  
 MID SOUTH DEVELOPMENTS

title:  
 COVER

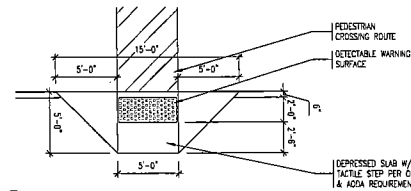
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drawn by: GJ

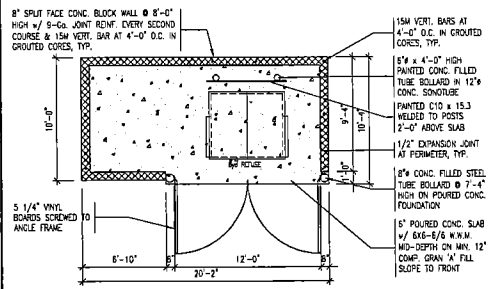
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comm no.: 2020-079

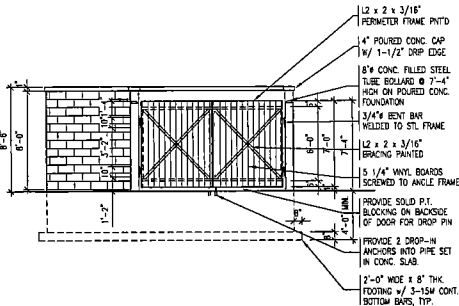
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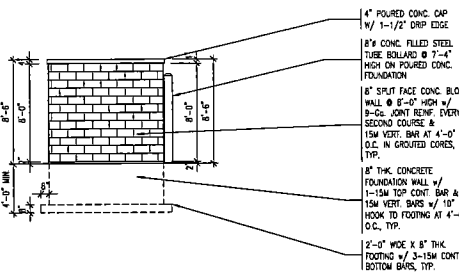
101 TYP. CURB RAMP PLAN  
SCALE: 3/16" = 1'-0"



102 REFUSE ENCLOSURE PLAN  
SCALE: 3/16" = 1'-0"



REFUSE GATE FRONT ELEV.  
SCALE: 3/16" = 1'-0"



REFUSE GATE SIDE ELEV.  
SCALE: 3/16" = 1'-0"

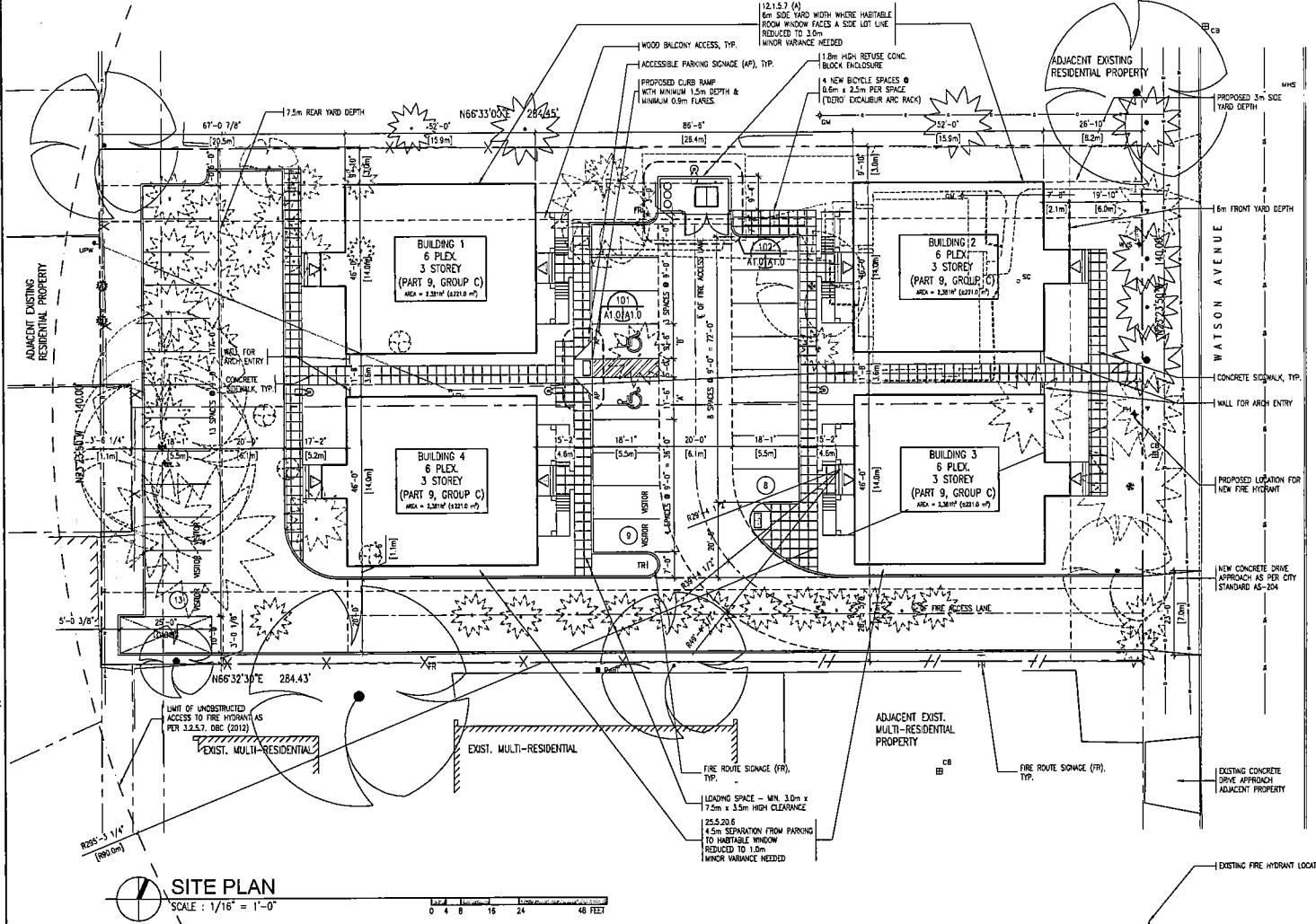
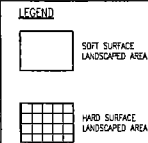
NOTE: FIRE-ROUTE SIGNS (FR) SHALL BE APPROVED BY THE CITY OF WINDSOR & FIRE DEPARTMENT - NEW SIGNS TO BE PLACED NO LESS THAN 50 FEET AND NOT MORE THAN 150 FEET APART. EXIST. SIGNS NOTED ON SURVEY AS TR.

NOTE: ALL REDUNDANT CONNECTIONS/SERVICES (I.E. SEWER CONNECTIONS, WATER, GAS, ETC) MUST BE CUT, CAPPED, AND TERMINATED AT THE PROPERTY LINE. ANY AND ALL STORM RUN-OFF MUST BE COLLECTED AND STORED ON PRIVATE PROPERTY.

NOTE: REDUNDANT DRIVEWAY APPROACHES TO BE REMOVED AND RESTORED. REINSTATE NEW CURBS AND GUTTERS AND REPLACE SIDEWALK W/ APPROPRIATE COLOR/PATTERN TO MATCH EXISTING TO THE SATISFACTION OF THE CITY ENGINEER (SITE VERIFY).

NOTE: A BUILDING SHALL NOT BE LOCATED BENEATH EXISTING ABOVE GROUND ELECTRICAL CONDUCTORS. WHERE A BUILDING IS TO BE CONSTRUCTED IN PROXIMITY TO ABOVE GROUND ELECTRICAL CONDUCTORS, HORIZONTAL CLEARANCES BETWEEN BUILDINGS AND CONDUCTORS SHALL COMPLY WITH SUBSECTION 3.1.19 OF THE ONTARIO BUILDING CODE.

SITE DATA - SITE ZONING R03.1 (PLAN 8600)			
	REQUIRED	PROPOSED	
a. LOT AREA	MIN. 3,015.0 m <sup>2</sup>	3,699.7 m <sup>2</sup>	
b. LOT FRONTAGE	MIN. 18.0 m	42.7 m	
c. BUILDING AREA	(221 x 4) 884 m <sup>2</sup>		
d. BUILDING LOT COVERAGE (%)	MAX. 35.0 %	23.6 %	
e. BUILDING GROSS FLOOR AREA		2,622 m <sup>2</sup>	
f. BUILDING HEIGHT	MAX. 10 m	9.8 m	
g. NO. OF PARKING SPACES			
L25 SPACE PER DWELLING (24 TOTAL)	30 SPACES	30 SPACES	
h. BUILDING SETBACKS			
FRONT - EAST	6.0 m	6.0 m	
REAR - WEST	7.5 m	17.8 m	
SIDE - NORTH (VARIANCE REQUIRED)	6.0 m	3.0 m	
SIDE - SOUTH	6.0 m	6.0 m	
i. PAVED AREA		1,040.3 m <sup>2</sup>	
CONCRETE		28.1 m <sup>2</sup>	
j. UNPAVED AREA		263.4 m <sup>2</sup>	
HARD		100.7 m <sup>2</sup>	
SOFT		162.7 m <sup>2</sup>	
TOTAL	MIN. 35.0 %	35 %	
k. LINEAR CONCRETE CURB		314.1 m	



SITE PLAN  
SCALE: 1/16" = 1'-0"

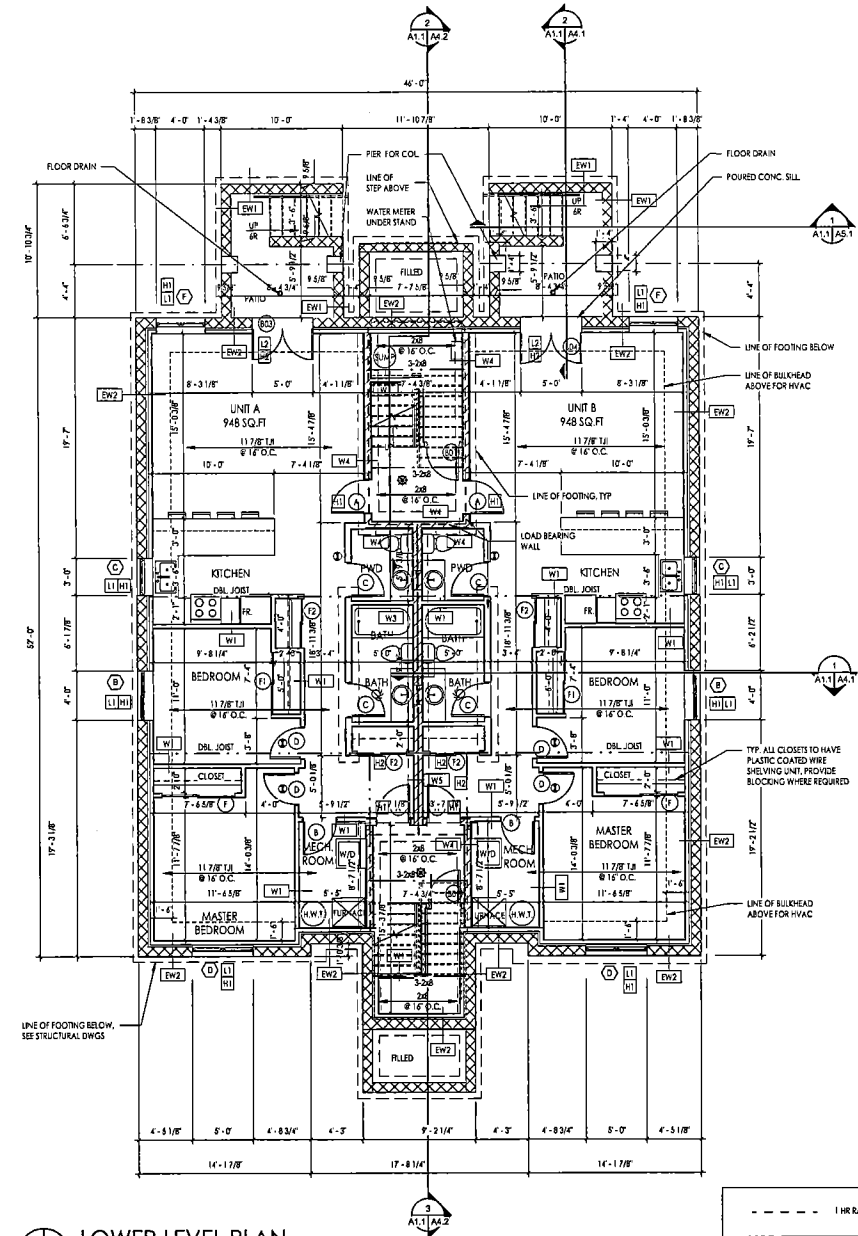
09/10/21	CONSTRUCTION
01/21/21	PARKING REVISION
09/22/20	PERMIT
07/28/20	SITE PLAN CONTROL
07/23/20	MINOR VARIANCE REV.
07/14/20	MINOR VARIANCE

date (mm/dd/yy) issued for:  
general notes:  
1. THE POINT OF AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.  
2. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES.  
3. VARIANCES AS SHOWN TO IMPROVE IN THE GENERAL CONCEPT OF THE ARCHITECT'S RESPONSIBILITIES IN REGARD TO SUBMISSION OF SHOP DRAWINGS.  
4. IN THE EVENT THE ARCHITECT IS REQUESTED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR COORDINATION WITH THESE CONCEPTS AND NOT TO PROVIDE INFORMATION SHOWN IN THE CONTRACT DOCUMENTS OR BY-LAW.  
5. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES.  
6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S OMISSIONS, ERRORS AND ANY APPLICABLE CODES OR BY-LAWS.  
7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S OMISSIONS, ERRORS AND ANY APPLICABLE CODES OR BY-LAWS.

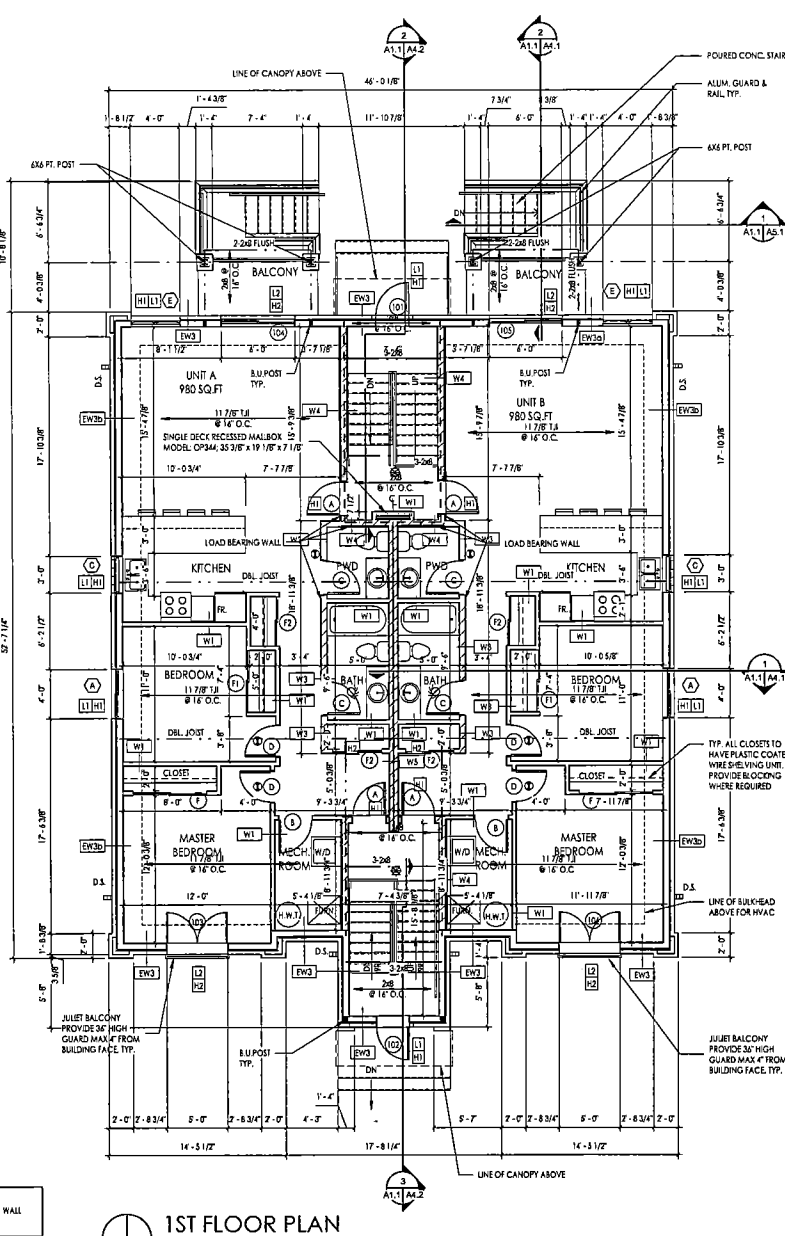
stamp:  
**architectural design associates inc. architect**  
1670 mercer street  
windsor ontario canada n8x 3p7  
ph 519.254.3430 fax 519.254.3642  
email - info@ada-architect.ca www.ada-architect.ca

project:  
**PROPOSED 3 STOREY MULTI LEVEL RESIDENTIAL DEVELOPMENT**  
233 WATSON AVENUE  
WINDSOR, ONTARIO  
client:  
**MID SOUTH DEVELOPMENTS**  
title:  
**SITE PLAN TYP. CURB RAMP PLAN, REFUSE ENCLOSURE**  
scale:  
AS SHOWN  
drawn by:  
GJ  
checked by:  
SMB  
date:  
JULY 29, 2020  
comm. no.:  
2020-078  
sheet no.:

A1.0



LOWER LEVEL PLAN  
SCALE = 3/16" = 1'-0"



1ST FLOOR PLAN  
SCALE = 3/16" = 1'-0"

- 1 INTERCONNECTED SMOKE ALARM REQUIRED ON ALL FLOOR LEVELS - CARBON MONOXIDE DETECTOR REQUIRED AT BEDROOM AREAS
- 2 EXHAUST FANS AND DUCTS SHALL BE SIZED ACCORDING TO CEC PART 6 OR 9.32 - ALL FANS SHALL EXHAUST DIRECTLY OUTDOORS - KITCHEN EXHAUST SHALL BE NON-COMBUSTIBLE PIPE
- 3 ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO 9.8 O.B.C.

NOTE: PROVIDE WATER RESISTANT GYPD. AT ALL WASHROOM LOCATIONS

NOTE: VERIFY LOCATIONS OF ALL SERVICES - MECH. FURNACE, HWT, SUMP PNT, ELEC. PANEL - PRIOR TO CONSTRUCTION

NOTE: ALL EXTERIOR FRAMED WALLS TO BE FITTED WITH OWENS CORNING R-24 ECO TOUCH FIBREGLASS INSULATION OR EQUAL

NOTE: PROVIDE PRE-IRN ROOF VENTS AS PER O.B.C. P.12.12

NOTE: PROVIDE DRAIN WATER HEAT RECOVERY UNITS PER CBC S5-12 3.1.12

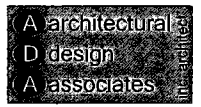
HEADER SCHEDULE	
H1	2-2 x 6 w/ SPACERS
H2	2-2 x 8 w/ SPACERS
H3	2-2 x 10 w/ SPACERS
H4	2-2 x 12 w/ SPACERS
H5	DOUBLE FLOOR JOIST - FLUSH

LINTEL SCHEDULE	
L1	1 1/2" x 3 1/4" BRICK LINTEL
L2	1 1/2" x 3 1/2" BRICK LINTEL
L3	1 1/2" x 3 1/2" x 5/16" BRICK LINTEL
L4	1 1/2" x 3 1/2" x 5/16" BRICK LINTEL BOLTED TO HEADR AT 24" O.C.

09/10/21	CONSTRUCTION
05/04/21	REVISIONS
03/03/21	REVISIONS
09/22/20	BUILDING PERMIT
07/29/20	SITE PLAN CONTROL
06/10/19/20	Issued for:

- general notes:
- THIS PLAN IS A SUMMARY OF SERVICES ONLY AND IS THE PROPERTY OF THE ARCHITECT.
  - DRAWINGS SHALL NOT BE RECALCULATED.
  - CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OWNER. ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS MUST BE NOTICED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  - ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR RESPONSIBILITY IN REGARD TO VARIATION OF THESE DRAWINGS.
  - IN THE EVENT THE ARCHITECT IS REFERRED TO REVIEW SUCH DRAWINGS, EACH CONTRACTOR SHALL MAINTAIN COORDINATION WITH RESPECT TO CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
  - CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BYLAW.
  - THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THE FACILITY.

stamp:



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windsor ontario canada n8x 3p7  
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email - info@ade-architect.ca www.ade-architect.ca

project:  
PROPOSED 3 STOREY MULTI LEVEL RESIDENTIAL DEVELOPMENT  
233 Hobson Avenue, Windsor, ON

client:  
MID SOUTH DEVELOPMENTS

file:  
FLOOR PLANS

scale: As indicated

drawn by: GJ

checked by: SMB

comm. no.: 2020-079

sheet no.:

A1.1

INTERCONNECTED SMOKE ALARM REQUIRED ON ALL FLOOR LEVELS - CARBON MONOXIDE DETECTOR REQUIRED AT BEDROOM AREAS

EXHAUST FANS AND DUCTS SHALL BE SIZED ACCORDING TO OBC F8.1 & F8.32. ALL FANS SHALL EXHAUST DIRECTLY OUT DOORS - KITCHEN EXHAUST SHALL BE NON-COMBUSTIBLE PIPE

ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO F 8.0.2.C.

NOTE: PROVIDE WATER RESISTANT GYPD. AT ALL WASHROOM LOCATIONS.

NOTE: VERIFY LOCATIONS OF ALL SERVICES - MECH. FURNACE, HWY, SLUMP PT, ELEC. PANEL - PRIOR TO CONSTRUCTION.

NOTE: PROVIDE PRE-FIN ROOF VENTS AS PER O.B.C. 9.12.1.2

NOTE: PROVIDE DRAIN WATER HEAT RECOVERY UNITS PER OBC 98-12 3.1.1.12

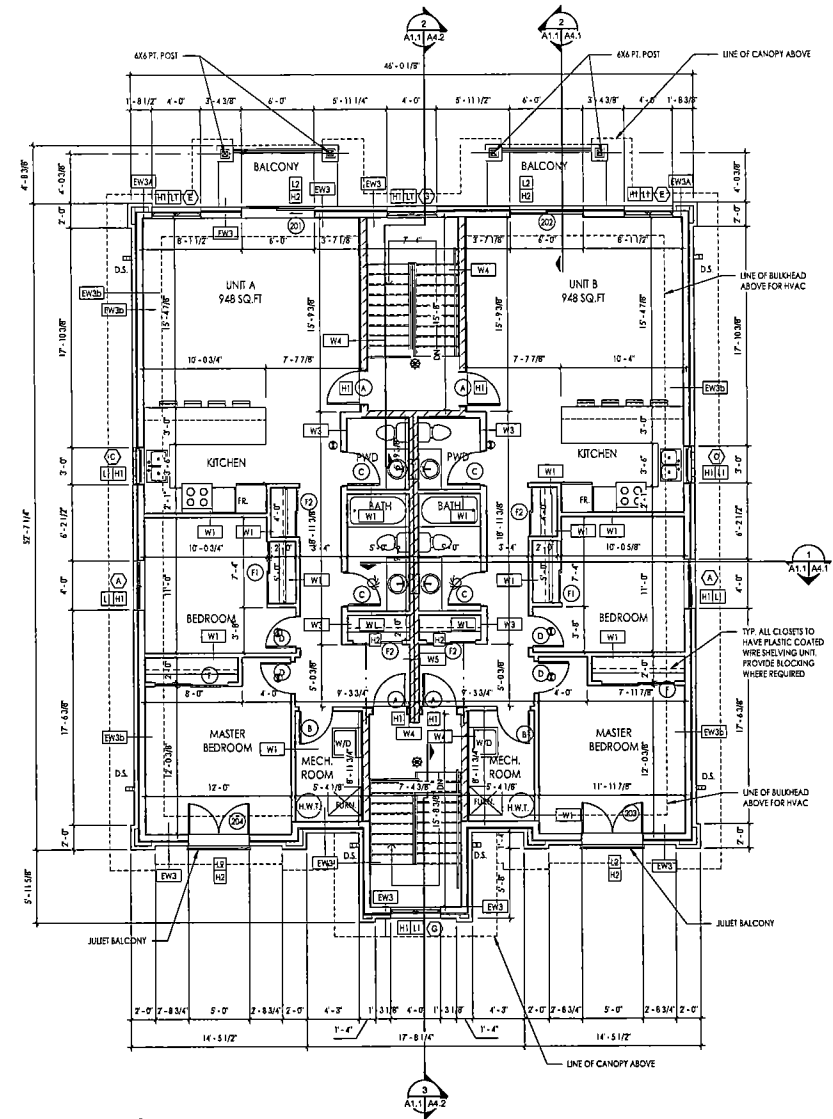
NOTE: ALL EXTERIOR FRAMED WALLS TO BE FITTED WITH OWENS CORNING 8-24 ECO TOUCH FIBREGLASS INSULATION OR EQUAL.

LINTEL SCHEDULE

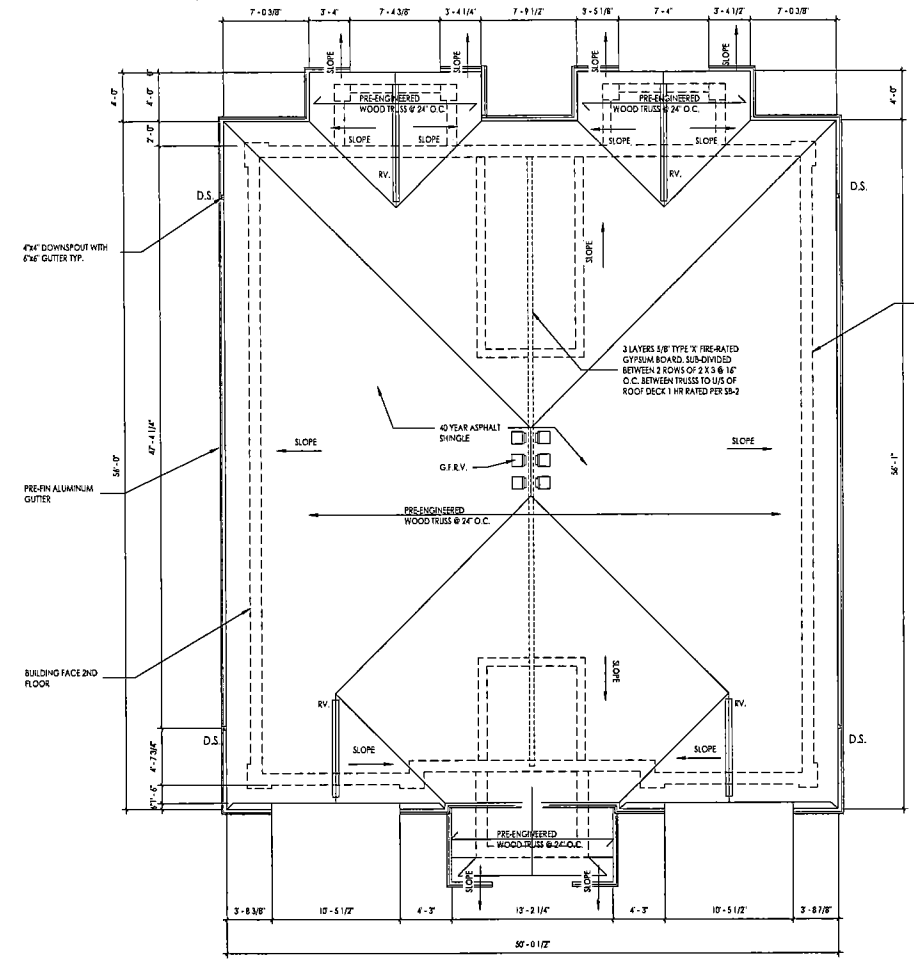
L1	12" x 3" x 1/4" BRICK LINTEL
L2	14" x 3" 1/4" BRICK LINTEL
L3	15" x 3" 1/2" x 5/16" BRICK LINTEL
L4	15" x 3" 1/2" x 5/16" BRICK LINTEL BOLTED TO HEADER AT 24" O.C.

HEADER SCHEDULE

H1	2x2 x 6 w/ SPACERS
H2	2x2 x 8 w/ SPACERS
H3	2x2 x 10 w/ SPACERS
H4	2x2 x 12 w/ SPACERS
H5	DOUBLE FLOOR JOIST - FLUSH



2ND FLOOR PLAN  
SCALE = 3/16" = 1'-0"



ROOF PLAN  
SCALE = 3/16" = 1'-0"

09/11/21	CONSTRUCTION
05/04/21	REVISIONS
03/03/21	REVISIONS
09/22/20	BUILDING PERMIT
07/29/20	SITE PLAN CONTROL
date (yyyy/mm/dd)	issued for:

GENERAL NOTES:

- THE F.P.S. IS A STATEMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.
- DRAWINGS SHALL NOT BE RECALLED.
- CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE ENGINEERS AND CONDITIONS SHOWN IN THESE DRAWINGS.
- ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR RESPONSIBILITIES RELATED TO SUBMISSION OF SHOP DRAWINGS.
- IN THE EVENT THE ARCHITECT IS RETAINED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY FOR CHECKING FOR CONFORMANCE WITH THESE CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE DEFENSE OF ANY CREATED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BYLAW.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

slump:

NOTE: PROVIDE 6"x6" MIN. ICE AND WATER SHIELD VALLEY PROTECTION

NOTE: PROVIDE PRE-FIN ROOF VENTS AS PER O.B.C. 9.12.1.2

**A architectural**  
**D design**  
**A associates**

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project:  
PROPOSED 3 STOREY MULTI LEVEL RESIDENTIAL DEVELOPMENT  
233 Watson Avenue, Windsor, ON

client:  
MID SOUTH DEVELOPMENTS

title:  
2ND FLOOR PLAN & ROOF PLAN

scale: 3/16" = 1'-0"

drawn by: GJ

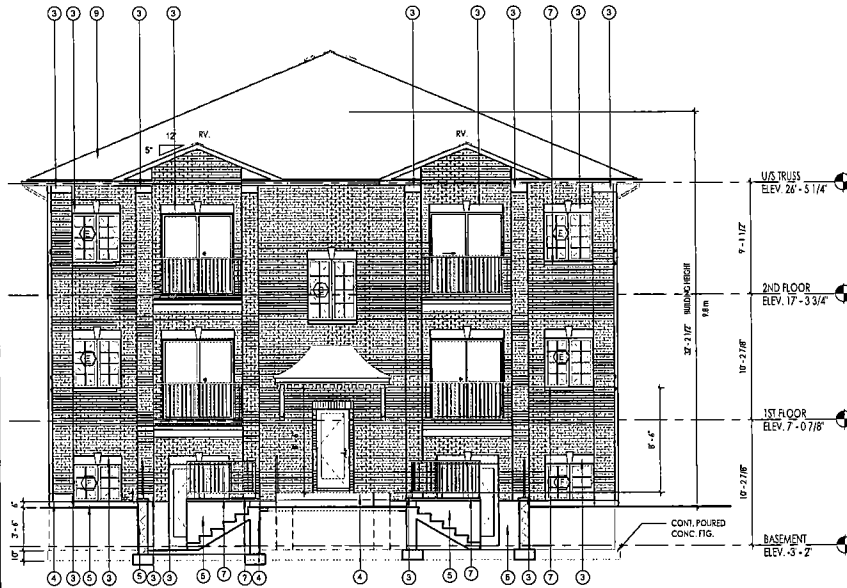
checked by: SMB

comm. no.: 2020-079

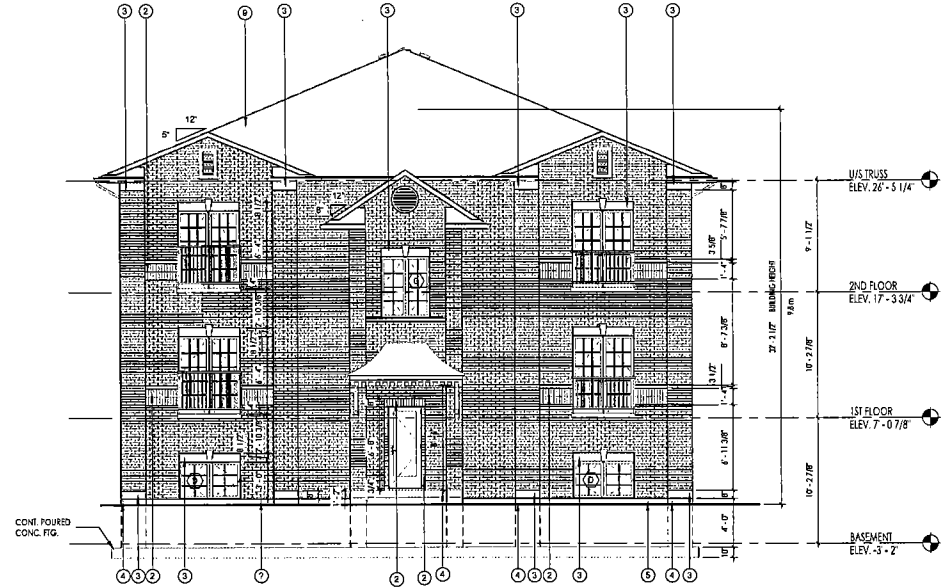
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A1.2



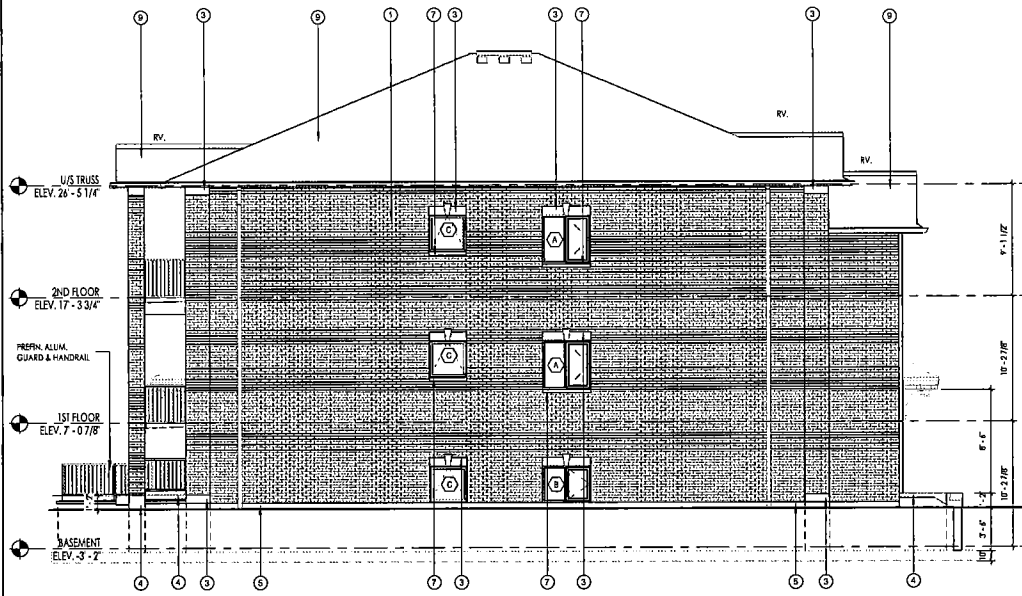


**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

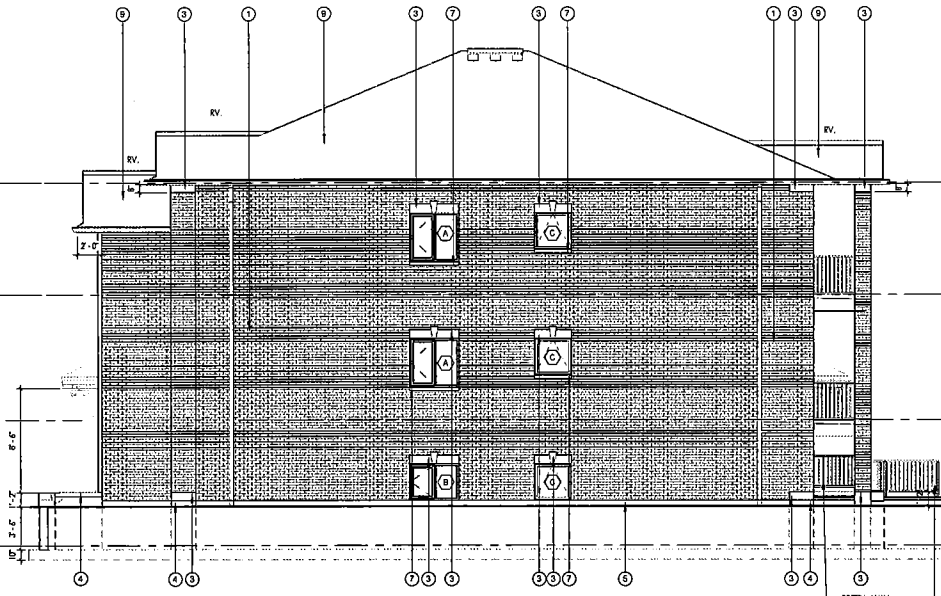


**REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE						
DIN NO.	FINISH DESCRIPTION	PRODUCT	DISTRIBUTOR	SIZE	COLOR	NOTE
1	BRICK VENEER					
2	BRICK VENEER SOLDIER COURSE					
3	STONE					
4	CONCRETE					
5	CONCRETE MASONRY UNIT					
7	FRESH PLT					
8	CAP FLASHING					
9	ASPHALT SHINGLES					



**RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"



**LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"

09/10/21	CONSTRUCTION
05/04/21	REVISIONS
03/03/21	REVISIONS
09/22/20	BUILDING PERMIT
07/29/20	SITE PLAN CONTROL
date (yyyy/mm/dd)	saved for:

- general notes:
- THIS DRAWING IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.
  - DRAWINGS SHALL NOT BE SCALED.
  - CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
  - ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR RESPONSIBILITY BY REFERENCE TO SUB-SECTION OF SHOP DRAWINGS.
  - IN THE EVENT THE ARCHITECT IS REFERRED TO REVIEW SHOP DRAWINGS SUCH REVIEW IS TO BE LIMITED TO CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION SHOWN IN THE CONTRACT DOCUMENTS.
  - CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.
  - THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND ON-TIME IN THE CONSTRUCTION OF THIS FACILITY.

stamp:

**A architectural  
D design  
A associates**

1670 mercer street  
windsor ontario canada n8x 3p7  
ph 519.254.3430 fax 519.254.3642  
email - info@ada-architect.ca www.ada-architect.ca

project:  
**PROPOSED 3 STOREY MULTI LEVEL RESIDENTIAL DEVELOPMENT**  
233 Watson Avenue, Windsor, ON

client:  
MID SOUTH DEVELOPMENTS

title:  
ELEVATIONS

scale: 3/16" = 1'-0"

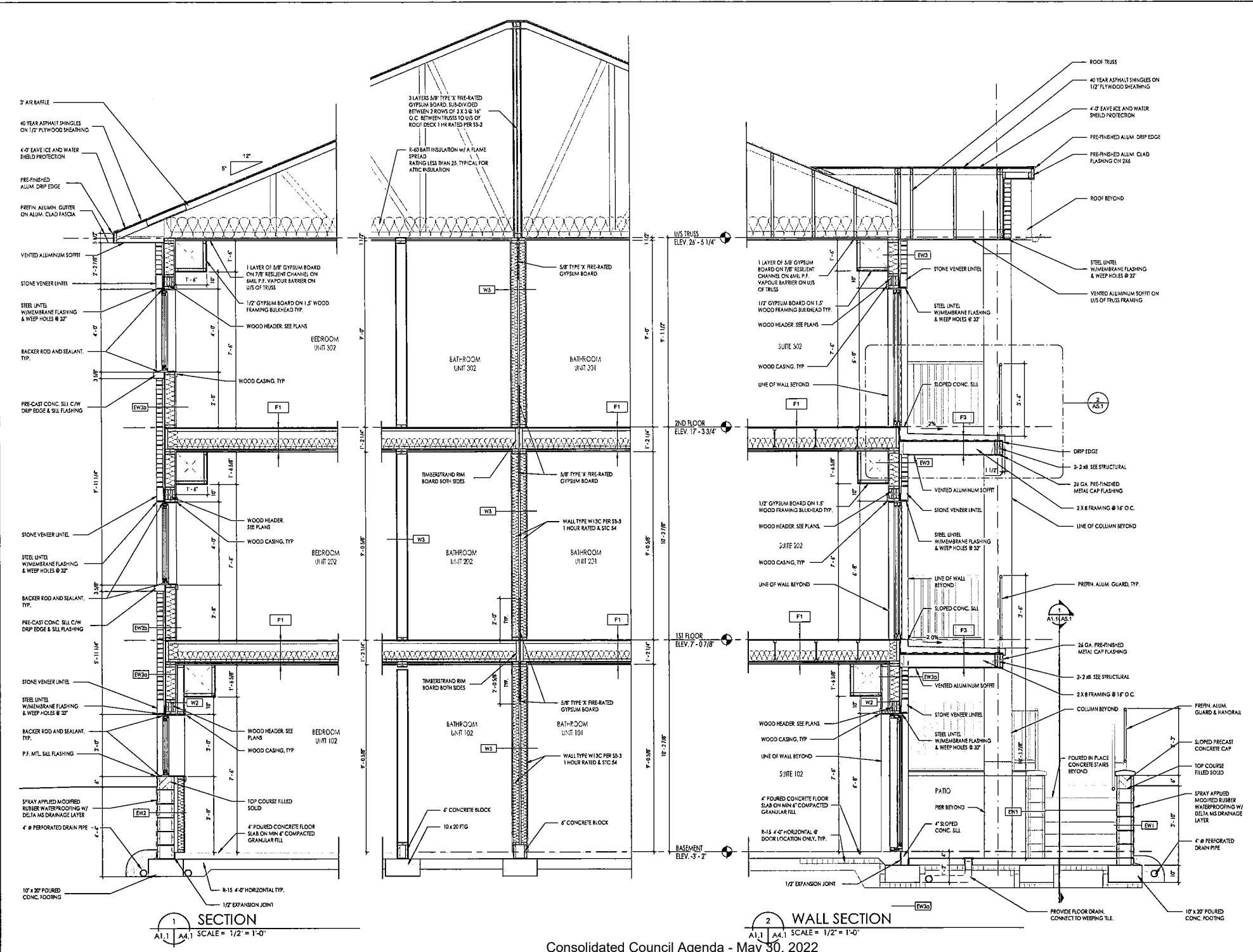
drawn by: GJ

checked by: SB

comm. no.: 2020-079

sheet no.

**A3.1**



09/19/21	CONSTRUCTION
06/04/21	REVISIONS
03/03/21	REVISIONS
09/22/20	BUILDING PERMIT
07/29/20	SITE PLAN CONTROL

General notes:  
 1. THE PROJECT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.  
 2. DRAWINGS SHALL NOT BE SCALED.  
 3. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS BEFORE ANY CONSTRUCTION BEGINS.  
 4. ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR RESPONSIBILITIES PROVIDED TO THE OWNER BY THESE DOCUMENTS.  
 5. IN THE EVENT THE ARCHITECT IS REFERRED TO REVIEW PROPOSALS, SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH DESIGN CONCEPTS AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.  
 6. CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BYLAW.  
 7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE IDENTIFICATION, MEANS, METHOD AND OR TECHNIQUE IN THE CONSTRUCTION OF THIS FACILITY.

**A architectural  
 D design  
 A associates**

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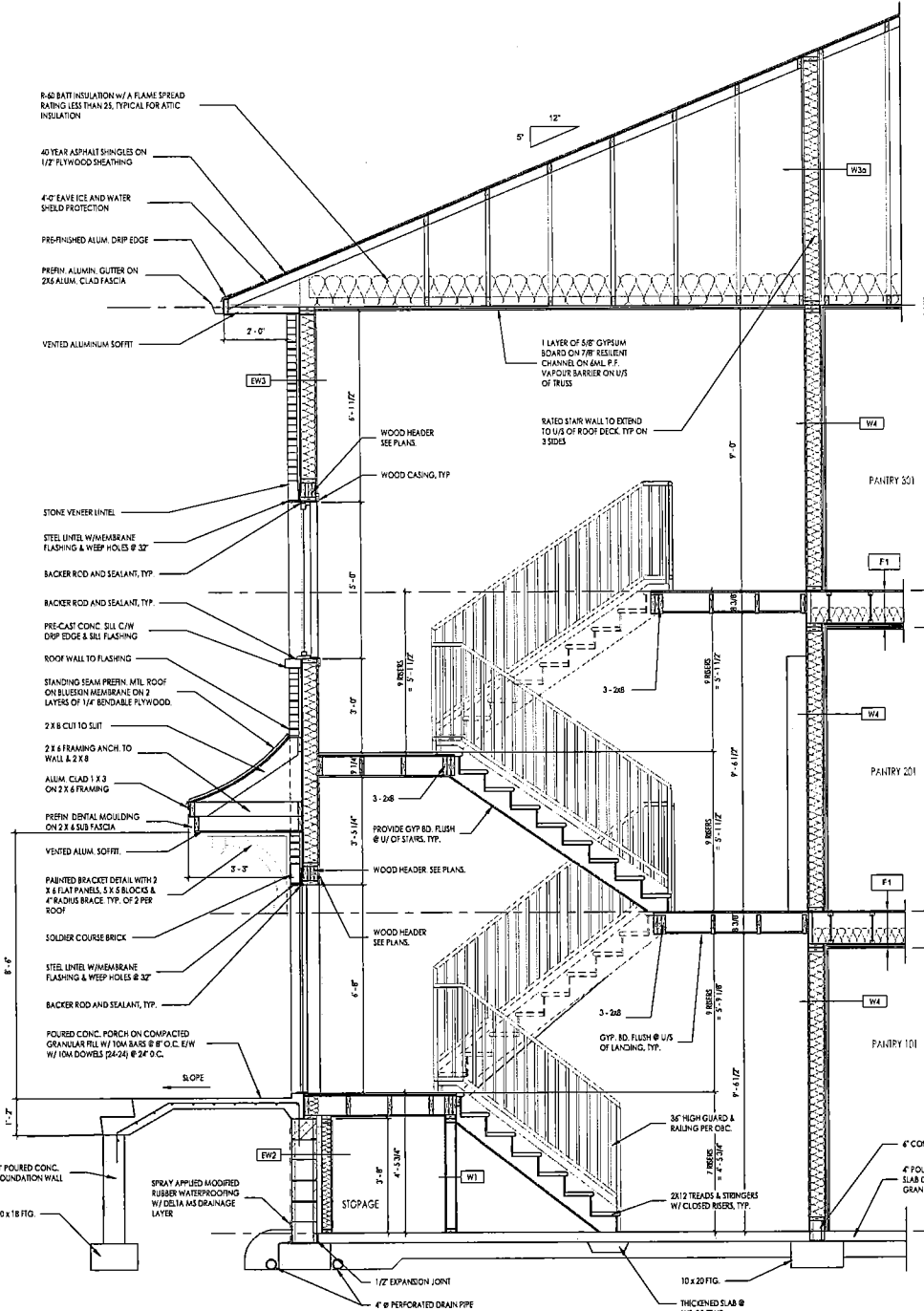
project:  
**PROPOSED 3 STOREY MULTI-LEVEL RESIDENTIAL DEVELOPMENT**  
 233 Watson Avenue, Windsor, ON

client:  
**MID SOUTH DEVELOPMENTS**

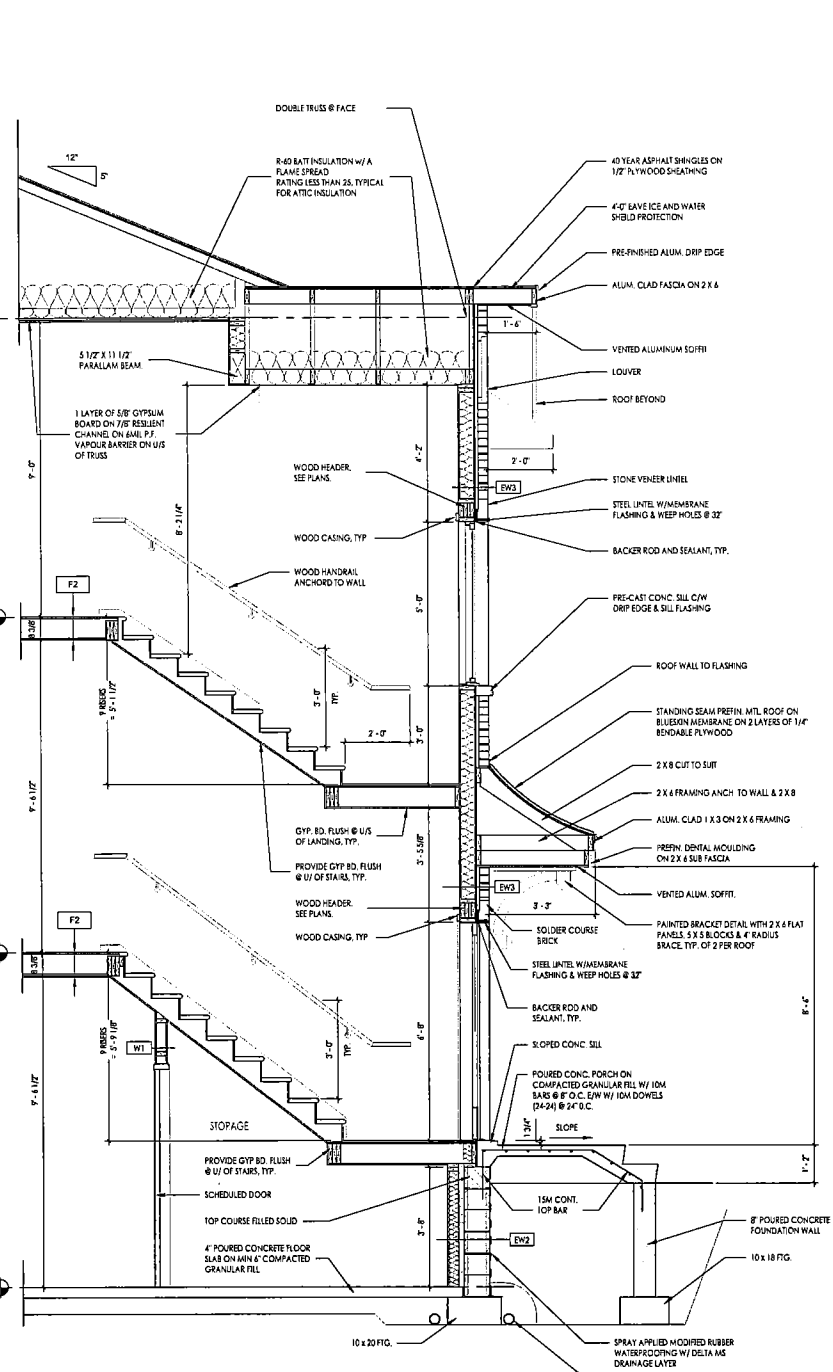
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**BUILDING SECTION**

scale: 1/2" = 1'-0"  
 down by: G.J.  
 checked by: Checker  
 comm. no.: 2020-079  
 sheet no.:

**A4.1**



2 WALL SECTION  
 A1.1 A4.2 SCALE = 1/2" = 1'-0"



3 WALL SECTION  
 A1.1 A4.2 SCALE = 1/2" = 1'-0"

09/10/21	CONSTRUCTION
05/06/21	REVISIONS
03/02/21	REVISIONS
09/22/20	BUILDING PERMIT
07/29/20	SITE PLAN CONTROL
date	drawn by

- general notes:
1. THE PERMITS AND APPROVALS OF SERVICES ONLY ARE THE PROPERTY OF THE ARCHITECT.
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  4. ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTORS RESPONSIBILITIES IN REGARD TO SUBMISSION OF SHOP DRAWINGS.
  5. IN THE EVENT THE ARCHITECT IS REQUIRED TO PREPARE SHOP DRAWINGS, SUCH REVIEW IS ONLY FOR THE PURPOSE OF CONFORMANCE WITH THE CONTRACT DOCUMENTS AND WITH THE PROVISIONS GIVEN IN THESE SERVICES.
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stamp:

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 windsor ontario canada n8x 3p7  
 ph 519.254.3430 fax 519.254.3642  
 email - info@arch-architects.ca www.arch-architects.ca

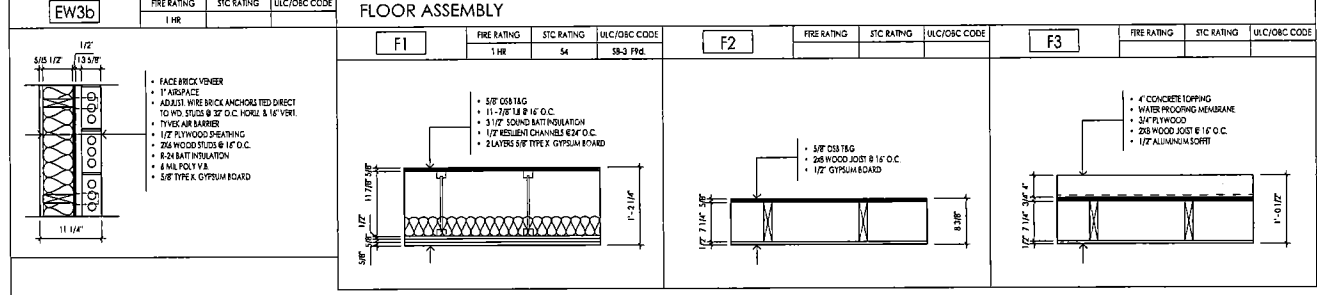
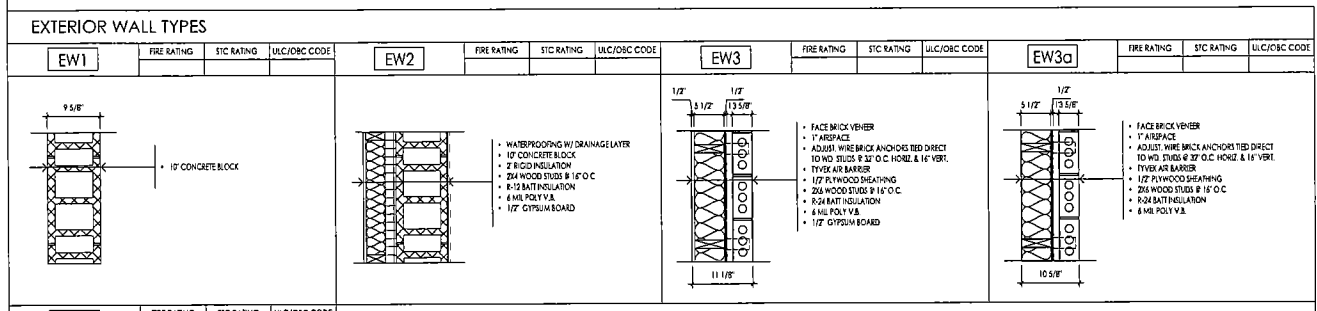
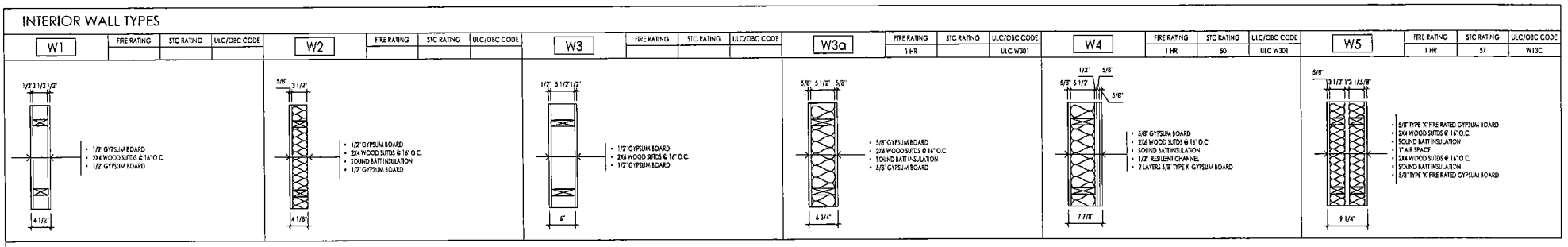
project:  
 PROPOSED 3 STOREY MULTI  
 LEVEL RESIDENTIAL  
 DEVELOPMENT  
 233 Watson Avenue, Windsor, ON

client:  
 MID SOUTH DEVELOPMENTS

file:  
 WALL SECTIONS

scale: 1/2" = 1'-0"  
 drawn by: G.J.  
 checked by: Checker  
 comm. no.: 2020-079  
 sheet no.:

A4.2

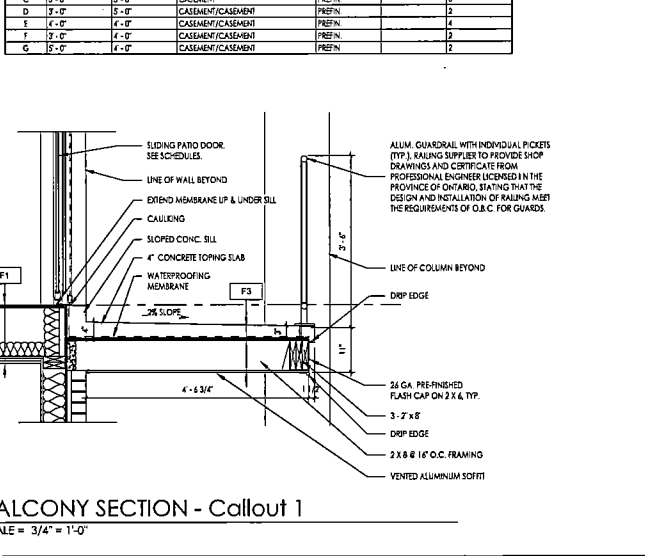
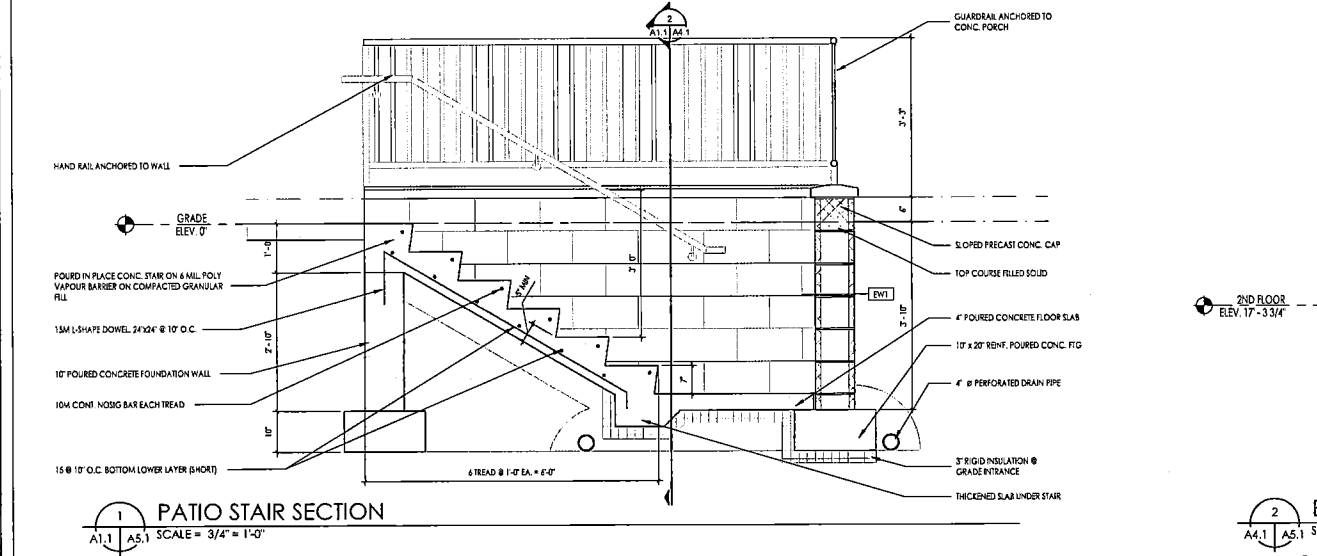


**DOOR SCHEDULE**

NO.	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	FRAME	MATERIAL	FINISH	HARDWARE	REMARKS
101	2'-8"	6'-8"	1 3/4"	VINYL CLAD WOOD	PREFIN.	VINYL CLAD WOOD	PREFIN.	* * * * *	* * * * *	
102	2'-8"	6'-8"	1 3/4"	VINYL CLAD WOOD	PREFIN.	VINYL CLAD WOOD	PREFIN.	* * * * *	* * * * *	FRENCH DOOR
103	5'-0"	4'-8"	1 3/4"	VINYL CLAD WOOD	PREFIN.	VINYL CLAD WOOD	PREFIN.	* * * * *	* * * * *	FRENCH DOOR
104	6'-0"	6'-8"	1 3/4"	VINYL CLAD WOOD	PREFIN.	VINYL CLAD WOOD	PREFIN.	* * * * *	* * * * *	SLIDING PATIO DOOR
105	6'-0"	6'-8"	1 3/4"	VINYL CLAD WOOD	PREFIN.	VINYL CLAD WOOD	PREFIN.	* * * * *	* * * * *	SLIDING PATIO DOOR
106	5'-0"	4'-8"	1 3/4"	VINYL CLAD WOOD	PREFIN.	VINYL CLAD WOOD	PREFIN.	* * * * *	* * * * *	FRENCH DOOR
201	5'-0"	4'-8"	1 3/4"	VINYL CLAD WOOD	PREFIN.	VINYL CLAD WOOD	PREFIN.	* * * * *	* * * * *	SLIDING PATIO DOOR
202	5'-0"	4'-8"	1 3/4"	VINYL CLAD WOOD	PREFIN.	VINYL CLAD WOOD	PREFIN.	* * * * *	* * * * *	SLIDING PATIO DOOR
203	5'-0"	4'-8"	1 3/4"	VINYL CLAD WOOD	PREFIN.	VINYL CLAD WOOD	PREFIN.	* * * * *	* * * * *	FRENCH DOOR
204	5'-0"	4'-8"	1 3/4"	VINYL CLAD WOOD	PREFIN.	VINYL CLAD WOOD	PREFIN.	* * * * *	* * * * *	FRENCH DOOR
301	2'-8"	6'-8"	1 3/4"	WOOD	PAINTED	WOOD	PREFIN.	* * * * *	* * * * *	
302	2'-8"	6'-8"	1 3/4"	WOOD	PAINTED	WOOD	PREFIN.	* * * * *	* * * * *	FRENCH DOOR
303	5'-0"	4'-8"	1 3/4"	VINYL CLAD WOOD	PREFIN.	VINYL CLAD WOOD	PREFIN.	* * * * *	* * * * *	FRENCH DOOR
304	5'-0"	4'-8"	1 3/4"	VINYL CLAD WOOD	PREFIN.	VINYL CLAD WOOD	PREFIN.	* * * * *	* * * * *	FRENCH DOOR
A	2'-8"	6'-8"	1 3/4"	H.C. WOOD	PAINTED	WOOD	PREFIN.	* * * * *	* * * * *	
B	2'-8"	6'-8"	1 3/4"	H.C. WOOD	PREFIN.	WOOD	PREFIN.	* * * * *	* * * * *	
C	2'-8"	6'-8"	1 3/4"	H.C. WOOD	PREFIN.	WOOD	PREFIN.	* * * * *	* * * * *	
D	2'-8"	6'-8"	1 3/4"	H.C. WOOD	PREFIN.	WOOD	PREFIN.	* * * * *	* * * * *	
E	6'-0"	4'-8"	1 3/4"	H.C. WOOD	PREFIN.	WOOD	PREFIN.	* * * * *	* * * * *	SLIDING CLOSET DOOR
F	15'-0"	12'-6"	1 3/4"	H.C. WOOD	PREFIN.	WOOD	PREFIN.	* * * * *	* * * * *	SLIDING CLOSET DOOR

**WINDOW SCHEDULE**

NO.	HEIGHT	WIDTH	TYPE	FINISH	REMARKS	QTY
A	4'-0"	4'-0"	RIBD/CASEMENT	PREFIN.		4
B	13'-0"	4'-0"	RIBD/CASEMENT	PREFIN.		2
C	13'-0"	6'-0"	CASEMENT	PREFIN.		2
D	2'-0"	6'-0"	CASEMENT/CASEMENT	PREFIN.		2
E	4'-0"	4'-0"	CASEMENT/CASEMENT	PREFIN.		4
F	2'-0"	4'-0"	CASEMENT/CASEMENT	PREFIN.		2
G	5'-0"	4'-0"	CASEMENT/CASEMENT	PREFIN.		2



09/10/21	CONSTRUCTION
05/06/21	REVISIONS
03/03/21	REVISIONS
08/22/20	BUILDING PERMIT
01/29/20	SITE PLAN CONTROL

**General notes:**

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- ARCHITECTS EXERCISED BY PROFESSIONAL IN THE GENERAL CONDITIONS AND TERMS CONTRACTORS REPRESENTED IN THESE DRAWINGS SHALL BE RESPONSIBLE FOR THE QUALITY OF THEIR WORK.
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- THE ARCHITECT IS NOT RESPONSIBLE FOR THE QUALITY OF WORK, MATERIALS AND/OR FINISHES IN THE CONSTRUCTION OF THIS FACILITY.

**A architectural design associates**

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 email - info@ada-architect.com www.ada-architect.com

project:  
**PROPOSED 3 STOREY MULTI LEVEL RESIDENTIAL DEVELOPMENT**  
 233 Watson Avenue, Windsor, ON

client:  
**MID SOUTH DEVELOPMENTS**

file:  
**SECTION DETAILS**

scale:  
 As indicated

drawn by:  
 GJ

checked by:  
 Checker

comm. no.:  
 2020-079

sheet no.:

**A5.1**



**THE CORPORATION OF THE CITY OF WINDSOR**  
**PLANNING AND BUILDING DEPARTMENT**  
*PLANNING DIVISION*

Thom Hunt, MCIP, RPP  
*City Planner/Executive Director*

**MEMORANDUM**

**DATE:** May 17, 2022  
**TO:** City Clerk  
**FROM:** Manager of Urban Design  
**RE:** Recent Site Plan Control Applications

The following is a list of recent Site Plan Control (SPC) applications that have been received by the Planning Division. Administration will review and approve the site plan application once the development meets the applicable municipal policies, standards and regulations.

**Applicant:** Southwestern Sales Corporation  
**Location:** 10150 Riverside E.  
**Ward:** Ward 7  
**File No:** SPC-007/22  
**Contact:** Jason Campigotto  
**Deemed Complete:** March 4, 2022  
**Project Description:** Removal and Replacement of Storage Building

**Applicant:** 1486187 Ont. Ltd (Rosati)  
**Location:** 3030 Deziel  
**Ward:** Ward 9  
**File No:** SPC-008/22  
**Contact:** Jason Campigotto  
**Deemed Complete:** March 10, 2022  
**Project Description:** Construct new building

**Applicant:** Our Daily Bread Ministries  
**Location:** 11325 Firgrove  
**Ward:** Ward 7  
**File No:** AMT-002/22  
**Contact:** George Robinson  
**Deemed Complete:** March 14, 2022  
**Project Description:** Addition to existing Office Building

**Applicant:** Francesco Vella  
**Location:** 1246,1256-1270 Erie E  
**Ward:** Ward 4  
**File No:** SPC-009/22  
**Contact:** Jason Campigotto  
**Deemed Complete:** March 24, 2022  
**Project Description:** Parking Lot & Bocce Courts

**Applicant:** 12843951 CDA Inc ( Levon Khajadur)  
**Location:** 3461 Walker  
**Ward:** Ward 9  
**File No:** SPC-010/22  
**Contact:** Jason Campigotto  
**Deemed Complete:** March 28, 2022  
**Project Description:** Auto Repair Garage Addition

Enclosures:

(X) 1 copy of Map



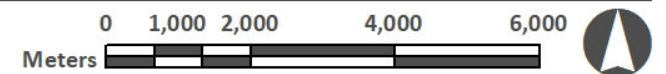
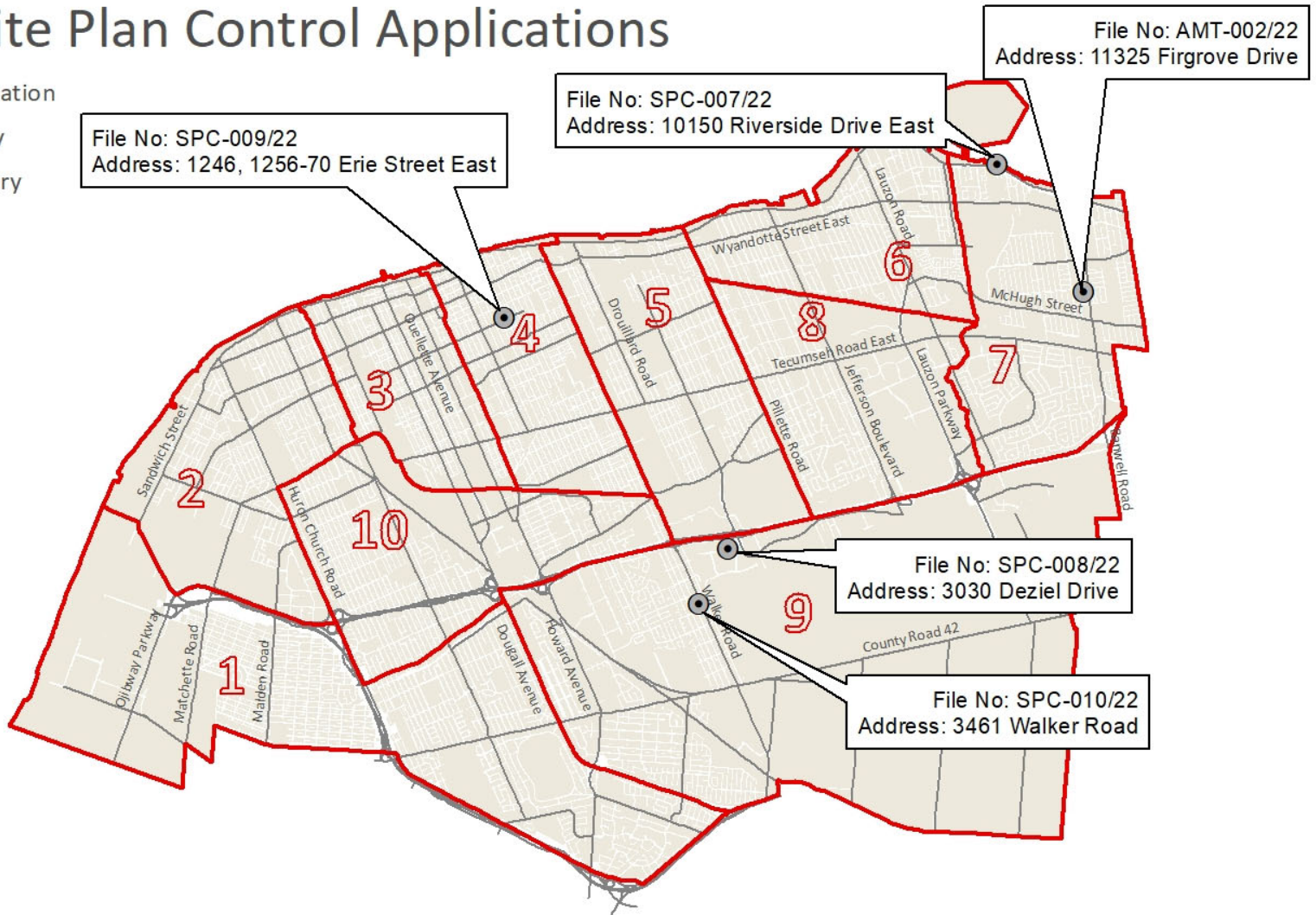
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Neil Robertson, MCIP, RPP  
Manager of Urban Design

NR/jc  
Enclosures

# Recent Site Plan Control Applications

- Recent Application
- ▬ City Boundary
- Ward Boundary
- Major Road



CITY OF WINDSOR PLANNING DEPARTMENT MAY 2022



**Subject: Award of Tender: 13-22 - Aubin Road Rehabilitation - Sewer, Pavement, Watermain, and Street Lighting Rehabilitation - Seminole Street to Alice Street - Ward 5**

**Reference:**

Date to Council: May 30, 2022  
Author: Joseph Bressan  
Engineer I  
(519) 255-6100 ext. 6890  
[jbressan@citywindsor.ca](mailto:jbressan@citywindsor.ca)  
Public Works - Operations  
Report Date: May 19, 2022  
Clerk's File #: SW/14405

**To:** Mayor and Members of City Council

**Recommendation:**

- I. THAT the following low tender **BE ACCEPTED:**

**TENDERER:** Sterling Ridge Infrastructure Inc.  
**TENDER NO:** 13-22  
**TOTAL TENDER PRICE:** \$3,694,672.00 (excluding HST)  
**ACCOUNT CHARGED:** 007-5410-9998-02942-7201026

and,

THAT the CAO and City Clerk **EXECUTE** an agreement with the low bidder, Sterling Ridge Infrastructure Inc., in the amount of \$3,694,672.00 plus tax, with said contract being satisfactory in form to the Commissioner of Legal & Legislative Services, satisfactory in technical content to the Commissioner of Infrastructure Services, and in financial content to the Commissioner of Corporate Services CFO/City Treasurer.

- II. THAT City Council **APPROVE** a transfer of \$125,674.00 in surplus funding from the Francois – Seminole to Alice project (ID 7181006) to Aubin Road – Seminole to Alice project (ID 7201026) as detailed in the financial matters section.

**Executive Summary:**

N/A



**Background:**

City Council previously approved funding of \$3,400,000.00 for the Aubin Road Rehabilitation project through CR 453/2021 on October 4, 2021 (C 140/2021). Council also previously approved \$341,000 in funding for a total project budget of \$3,741,000.

**Discussion:**

The tendering process for Aubin Road was carried out per the Purchasing By-Law 93-2012. Tender 13-22 closed May 12, 2022. The following is the summary of bids received.

1	Sterling Ridge Infrastructure Inc.	\$3,694,672.00
2	Coco Paving Inc.	\$4,215,400.00
3	D'Amore Construction (2000) Ltd.	\$4,329,900.00
4	SheaRock Construction Group Inc.	\$4,964,000.00
5	Sherway Contracting (Windsor) Limited	\$5,166,301.00

The tenders were reviewed by City Administration and no arithmetic errors were found. Sterling Ridge Infrastructure Inc. is the low bidder.

**Risk Analysis:**

Associated risks to the Corporation, resulting from the undertaking of this sewer rehab project include risks typical of construction projects, such as bodily injury, property damage, and matters arising from violations of the Occupational Health and Safety Act. These risks are to be transferred to the successful proponent through the contract that the City and Sterling Ridge Infrastructure Inc. enter into for Aubin Road. As part of this contract with Sterling Ridge Infrastructure Inc. there are sufficient insurances in place to cover the Corporation for the potential damage and claims that might arise from their work during or after construction in the maintenance period.

If these funds are not transferred, then the construction of the Aubin Road project (ID 7201026) will be postponed until funding can be allocated to this project. If the construction of this project is postponed there is a risk that the existing aging infrastructure could collapse or rupture.

**Climate Change Mitigation:**

N/A

**Climate Change Adaptation:**

N/A

**Financial Matters:**

The low bidder was Sterling Ridge Infrastructure Inc., with a total tender amount of \$3,694,672 plus tax. Windsor Utilities Commission portion of the cost is \$639,326 plus tax. The City’s net construction cost is \$3,055,346 plus tax.

Based on the low tender for Aubin Road, the funds estimated to be required is as follows.

<b>EXPENSES</b>	
Low Tenderer – Sterling Ridge Infrastructure Inc. (including Contingency, excluding Watermain)	\$3,055,346
Watermain Construction Cost – Sterling Ridge Infrastructure Inc. – (covered by Windsor Utilities Commission)	\$639,326
Engineering – pre and post tendering (including design, survey, inspection, geomatics, CCTV and Geotechnical/Environmental Investigation)	\$550,000
Non-Recoverable HST	\$74,700
Surface Asphalt 2023 (Estimated)	\$90,000
Miscellaneous (Advertising, Legal Searches, etc.)	\$96,628
<b>GROSS ESTIMATED PROJECT COSTS</b>	<b>\$4,506,000</b>
<b>REVENUE</b>	
Previously Approved Funding	\$3,741,000
Recoveries from Windsor Utilities Commission	\$639,326
Additional Funding Required	\$125,674
<b>TOTAL REVENUE</b>	<b>\$4,506,000</b>

A total of \$125,674 in additional funding is required to complete this project.

The cost of construction for this project is higher than what was estimated due to ongoing supply chain issues, increased cost of materials, including concrete, plastic pipe, wiring, increased cost of fuel, as well as the additional costs associated with the new excess soil management regulations.

In order to identify an appropriate funding source for the additional funding requirements, Administration reviewed various capital projects and identified the

Francois Rehabilitation Project (Seminole to Alice), completed in 2020, as a possible funding source. The one year maintenance period expired in November 2021 with a surplus of approximately \$400,000, less some minor expenses still to be incurred. Administration recommends that \$125,674 in Sewer Surcharge funding from the Francois – Seminole to Alice project (ID 7181006) be transferred to the Aubin Road project (ID 7201026).

It should be noted that mitigating measures, strategies and approaches to address the inflationary costs being experienced in capital projects is expected to be further explored and considered in the development of the 2023 Capital Budget. The transfer of the funds as noted in this report is necessary at this time in order to allow for the timely execution of Tender 13-22 so as to manage the noted risk as identified within this report.

Based on the above recommendations, there will be sufficient funds in the Aubin Road – Seminole to Alice project ID 7201026 to carry out the construction.

**Consultations:**

Carrie McCrindle – Financial Planning Administrator

Michael Dennis – Financial Manager of Asset Planning

Alex Vucinic – Purchasing Manager

**Conclusion:**

Administration recommends that the transfer of \$125,674 from the Francois – Seminole to Alice project ID 7181006 to Aubin Road – Seminole to Alice project ID 7201026 and award of Tender 13-22 to the low bidder Sterling Ridge Infrastructure Inc.

**Planning Act Matters:**

N/A

**Approvals:**

Name	Title
Fahd Mikhael	Manager of Design
France Isabelle-Tunks	Executive Director of Engineering/Deputy City Engineer
Chris Nepszy	Commissioner, Infrastructure Services
Dana Paladino	Acting Commissioner, Legal and Legislative Services
Janice Guthrie	Acting Commissioner, Corporate Services

Name	Title
	CFO/City Treasurer
Shelby Askin Hager	Acting Chief Administrative Officer

**Notifications:**

Name	Address	Email

**Appendices:**



**Subject: Award of Tender: 04-22 - St. Luke Road Rehabilitation - Alice Street to Seminole Street (Ward 5)**

**Reference:**

Date to Council: May 30, 2022

Author: Sarah Meneses

Engineer II

(519) 255-6100 ext. 6336

[smeneses@citywindsor.ca](mailto:smeneses@citywindsor.ca)

Design - Engineering

Report Date: 5/19/2022

Clerk's File #: SW/14406

To: Mayor and Members of City Council

**Recommendation:**

- I. THAT the following low tender **BE ACCEPTED**:

**TENDERER: D'Amore Construction (2000) Ltd.**  
**TENDER NO: 04-22**  
**TOTAL TENDER PRICE: \$4,500,000.00 (excluding HST)**  
**ACCOUNT CHARGED: 007-5410-9998-02942-7201028**

and,

THAT the CAO and City Clerk **EXECUTE** an agreement with the low bidder, D'Amore Construction (2000) Ltd., in the amount of \$4,500,000.00 plus tax, with said contract being satisfactory in form to the Commissioner of Legal & Legislative Services, satisfactory in technical content to the Commissioner of Infrastructure Services, and in financial content to the Commissioner of Corporate Services CFO/City Treasurer.

- II. THAT City Council **PRE-COMMIT** for immediate use funding from City Wide Sewer Rehabilitation Program (ECP-035-07) in the amount of \$780,000 from Fund 028 (Sewer Surcharge) in 2026 that was part of the 2022 Capital Budget approved in principle to allow for 2022 construction of Project 7201028 – St. Luke Rd – Seminole to Alice to proceed as planned.

## Executive Summary:

N/A

## Background:

City Council has previously approved funding for a total of \$3,565,750.00 for the St. Luke Road Rehabilitation project (7201028) through B57/2020, CR453/2021 and CR574/2021.

## Discussion:

The tendering process for St. Luke Road was carried out per the Purchasing By-Law 93-2012. Tender 04-22 closed May 13, 2022. The following is the summary of bids received.

1	D'Amore Construction (2000) Ltd.	\$4,500,000.00
2	Rudak Excavating Inc.	\$4,768,974.00
3	SheaRock Construction Group Inc.	\$4,788,000.00
4	Sherway Contracting (Windsor) Limited	\$4,659,627.00
5	Sterling Ridge Infrastructure Inc.	\$4,740,839.00

The tenders were reviewed by City Administration and no arithmetic errors were found. D'Amore Construction (2000) Limited is the low bidder.

Preliminary discussions with D'Amore Construction (2000) Ltd. indicate they are unable to confirm the delivery dates of specific materials until an order is placed. Currently they are expecting delays of about four to five months for select materials. Administration will work with the contractor to schedule works accordingly, however based on the expected material delivery, winter construction concerns, and at the request of the contractor, the anticipated construction start date would be early 2023.

## Risk Analysis:

Associated risks to the Corporation, resulting from the undertaking of this project, include risks typical of construction projects, such as bodily injury, property damage, and matters arising from violations of the Occupational Health and Safety Act. These risks are to be transferred to the successful proponents through the contract that the City and D'Amore Construction (2000) Ltd. enter into for St. Luke Road. As part of this contract with D'Amore Construction (2000) Ltd. there are sufficient insurances in place to cover the Corporation for the potential damage and claims that might arise from their work during or after construction in the maintenance period.

Additionally, there is a high risk that the construction schedule will be impacted due to supply chain issues. Administration has an expedited purchase order process that will be issued following approval of project funding, at which point, we can confirm delivery date.

Finally, the shortfall in funding for this project is being recommended to come from a future planned rehabilitation program. This will impact other projects previously approved in principle in the 2022 10 Year Capital Budget. There is also a risk that these funds cannot be replenished within the same 5 year window during the 2023 Capital Budget process and that the sewer rehabilitation project planned for 2026 on Central from the Via Tracks to Franklin Street will be pushed back until future funding becomes available.

**Climate Change Mitigation:**

N/A

**Climate Change Adaptation:**

N/A

**Financial Matters:**

The low bidder was D’Amore Construction (2000) Ltd. with a total tender amount of \$4,500,000 plus tax. Windsor Utilities Commission portion of the cost is \$1,051,018 plus tax. The City’s net construction cost is \$3,448,982 plus tax. Based on the low tender for St. Luke Road, the estimated project budget and funds estimated to be required are as follows.

<b>EXPENSES</b>	
Low Tender – D’Amore Construction (2000) Ltd. (including Contingency, excluding Watermain)	\$3,448,982.00
Low Tender Watermain Construction Cost – D’Amore Construction (2000) Ltd (covered by Windsor Utilities Commission)	\$1,051,018.00
Engineering – pre and post tendering (including design, survey, inspection, geomatics, CCTV and Geotechnical/Environmental Investigation)	\$570,000.00
Non-Recoverable HST	\$79,209.00
Surface Asphalt 2023 (Estimated)	\$70,000.00
Miscellaneous (Advertising, Legal Searches, financing charges etc.)	\$177,559.00
<b>GROSS ESTIMATED PROJECT COSTS</b>	<b>\$5,396,768.00</b>
<b>REVENUE</b>	
Previously Approved Funding	\$3,565,750.00
Recoveries from Windsor Utilities Commission	\$1,051,018.00

Additional Funding Required	\$780,000
<b>TOTAL REVENUE</b>	<b>\$5,396,768.00</b>

A total of \$780,000.00 in additional funding is required to complete this project.

The cost of construction for this project is significantly higher than what was estimated due to ongoing supply chain issues, increased cost of materials, including concrete, plastic pipe, wiring, increased cost of fuel, as well as the additional costs associated with the new excess soil management regulations.

In order to identify an appropriate funding source for the additional funding requirements, Administration reviewed various capital projects and identified the City Wide Sewer Rehabilitation Program (ECP-035-07) project as a potential option for redirecting capital dollars. Council has a policy of only pre-committing funds within a five-year window. At this time, only pre-commitments up to and including the 2026 funding year can be used. The rehabilitation of Central Avenue from Via Tracks to Franklin Street project is approved in principle in year 2026. It is proposed to redirect \$780,000 from this project to the St Luke project in order to proceed with the works. Since the works are not planned until 2026, Administration will recommend reallocation of funds to the City Wide Sewer Rehabilitation Program (ECP-035-07) during the 2023 Capital Budget process.

It should be noted that mitigating measures, strategies and approaches to address the inflationary costs being experienced in capital projects is expected to be further explored and considered in the development of the 2023 Capital Budget. The transfer of the funds as noted in this report is necessary at this time in order to allow for the timely execution of Tender 04-22 so as to manage the noted risk as identified within this report.

Based on the above recommendations, there will be sufficient funds in 7201028 to carry out the project.

**Consultations:**

- Carrie McCrindle – Financial Planning Administrator
- Michael Dennis – Financial Manager of Asset Planning
- Tony Ardovini – Deputy Treasurer Financial Planning
- Alex Vucinic – Purchasing Manager

**Conclusion:**

Administration recommends the pre-commitment of these funds to Project ID 7201028 and award of Tender 04-22 to the low bidder D’Amore Construction (2000) Ltd.



**Planning Act Matters:**

N/A

**Approvals:**

<b>Name</b>	<b>Title</b>
Fahd Mikhael	Manager of Design
France Isabelle-Tunks	Executive Director of Engineering/Deputy City Engineer
Chris Nepszy	Commissioner, Infrastructure Services
Dana Paladino	Acting Commissioner, Legal and Legislative Services
Janice Guthrie	Acting Commissioner, Corporate Services CFO/City Treasurer
Shelby Askin Hager	Acting Chief Administrative Officer

**Notifications:**

<b>Name</b>	<b>Address</b>	<b>Email</b>

**Appendices:**

**Item No. 12.4.**



**Committee Matters: SCM 146/2022**

**Subject: Special Meeting of Council - In-Camera, May 18, 2022**

**SPECIAL MEETING OF COUNCIL – IN CAMERA  
May 18, 2022**

**Members participating via electronic participation in accordance with Procedure By-law #98-2011 as amended, which allows for electronic participation.**

**Meeting called to order at: 10:03 a.m.**

**Members in Attendance:**

Mayor D. Dilkens  
Councillor F. Francis  
Councillor G. Kaschak  
Councillor J. Gignac  
Councillor J. Morrison  
Councillor E. Sleiman  
Councillor J. Gill

**Members Absent:**

Councillor C. Holt  
Councillor F. Costante  
Councillor K. McKenzie  
Councillor R. Bortolin

**Also in attendance:**

J. Mancina, Acting Chief Administrative Officer  
A. Daher, Acting Commissioner, Human and Health Services  
C. Nepsy, Commissioner, Infrastructure Services  
J. Guthrie, Acting Commissioner, Corporate Services CFO/City Treasurer  
S. Askin-Hager, Commissioner, Legal and Legislative Services  
R. Mensour, Commissioner, Community Services  
J. Payne, Commissioner Economic Development and Innovation  
S. Vlachodimos, City Clerk  
A. Teliszewsky, Mayor's Chief of Staff  
V. Mihalo, Executive Director of Human Resources (Items 1 and 2)  
N. Wolf, Manager of Employee Relations (Items 1 and 2)  
A. Ciacelli, Deputy Clerk

Verbal Motion is presented by Councillor Francis, seconded by Councillor Gill, 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 – labour negotiations update	239(2)(d)
2.	Personal matter – labour negotiations update/potential litigation	239(2)(d)(e)

**Motion Carried.**

**Declarations of Pecuniary Interest:**

None declared.

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

Verbal Motion is presented by Councillor Kaschak, seconded by Councillor Morrison, to move back into public session.  
**Motion Carried.**

**Moved by Councillor Francis, seconded by Councillor Sleiman,**

**THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held May 18, 2022, directly to Council for consideration at the next Regular Meeting.**

1. That the recommendation contained in the in-camera report from the Manager of Employee Relations, Executive Director of Human Resources, Commissioner, Infrastructure Services, Commissioner, Legal and Legislative Services and Acting Commissioner, Corporate Services CFO/City Treasurer respecting a personal matter – labour negotiations update **BE APPROVED.**

2. That the recommendation contained in the in-camera report from the Employee Relations Assistant, Manager of Employee Relations, Executive Director of Human Resources, Commissioner, Legal and Legislative Services and Acting Commissioner, Corporate Services CFO/City Treasurer respecting a personal matter – labour negotiations update **BE RECEIVED** and further Administration **BE AUTHORIZED TO PROCEED** on the verbal direction of Council.

**Motion Carried.**

**Moved by Councillor Sleiman, seconded by Councillor Gill,  
That the special meeting of council held May 18, 2022 BE ADJOURNED.  
(Time: 11:11 a.m.)**

**Motion Carried.**

BY-LAW NUMBER 77-2022

A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS  
HOWARD AVENUE, IN THE CITY OF WINDSOR

Passed the 30<sup>th</sup> day of May, 2022.

**WHEREAS** the lands described in Schedule "A" annexed hereto and forming part of this by-law are vested in The Corporation of the City of Windsor.

**AND WHEREAS** it is deemed expedient to establish the said lands hereinafter described as a public highway.

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

1. That the lands described in said Schedule "A" annexed hereto are established as a public highway known as **HOWARD AVENUE**.
2. That this by-law shall come into force and take effect after the final passing thereof on the day on which it is electronically registered in the Land Registry Office of Essex (12).

DREW DILKENS, MAYOR

CITY CLERK

First Reading - May 30, 2022  
Second Reading - May 30, 2022  
Third Reading - May 30, 2022

SCHEDULE "A"

PT LTS 17 TO 20, INCL, PL 1089, SANDWICH WEST, BEING PT 14 ON PL 12R28705; WINDSOR

**PIN 01340-1753 (LT)**

**Howard Avenue, Windsor**

PT LT 85 CON 2 SANDWICH WEST, BEING PT 15 ON 12R28705; WINDSOR

**PIN 01340-1805 (LT)**

**Howard Avenue, Windsor**

## BY-LAW NUMBER 78-2022

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

Passed the 30<sup>th</sup> day of May, 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 subsection 1 of Section 20, of said by-law, is amended by adding the following paragraph:

### **439. EAST SIDE OF LAUZON ROAD, NORTH OF SPITFIRES WAY**

For the lands comprising Block 42, 12M-678, in the City of Windsor, the following regulations shall apply:

- a) Main Building Height - maximum:
  - a. 56% of the Main building footprint - maximum 31.0 m
  - b. Remainder of building footprint– maximum – 21.0 m
- b) Lot Area – minimum - 63.75 m<sup>2</sup> per unit
- c) Parking Space – minimum – 1.24 spaces/unit
- d) Required yard from Bowler Drive – minimum - 23.0 m
- e) Landscaped Open Space Yard – minimum 31.0% of lot area
- f) Section 24.26.5 shall not apply;
- g) Section 24.28.1.1 shall not apply;
- h) Section 24.40.20(3) (a) shall not apply.



2. The said by-law is further amended by changing the Zoning District Maps or parts thereof referred to in Section 1, of said by-law and made part thereof, so that the lands described in Column 3 are delineated by a broken line and further identified by the zoning symbol shown in Column 5:

1. Item Number	2. Zoning District Map Part	3. Lands Affected	4. Official Plan Amendme nt Number	5. Zoning Symbol
1	14	Block 42, 12M-678	N/A	S.20(1)439

DREW DILKENS, MAYOR

CITY CLERK

First Reading - May 30, 2022  
 Second Reading - May 30, 2022  
 Third Reading - May 30, 2022

**BY-LAW NUMBER 79-2022**

A BY-LAW TO FURTHER AMEND BY-LAW 9023 BEING A BY-LAW TO REGULATE VEHICULAR PARKING WITHIN THE LIMITS OF THE CITY OF WINDSOR ON MUNICIPAL STREETS, MUNICIPAL PARKING LOTS AND PRIVATE PROPERTIES

Passed the 30<sup>th</sup> day of May, 2022.

**WHEREAS** By-law Number 9023, being a by-law to regulate vehicular parking within the limits of the City of Windsor on municipal streets, municipal parking lots and private properties, was passed on the 8<sup>th</sup> day of June, 1987.

**WHEREAS** it is deemed expedient to amend By-law 9023.

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

1. That **BY-LAW NUMBER 9023** be and the same is hereby amended as follows:

ITEM	REGULATION	LOCATION	MAXIMUM TIME	NUMBER OF SPOTS
1	Schedule "JJ" Electrical Charging Stations <b>ADD</b>	WFCU Centre Arena 8787 McHugh Street	3 Hours	2
2	Schedule "JJ" Electrical Charging Stations <b>ADD</b>	Windsor Public library – John Muir Branch 363 Mill Street	3 Hours	1
3	Schedule "JJ" Electrical Charging Stations <b>ADD</b>	Windsor International Aquatic and Training Centre 401 Pitt Street West	3 Hours	2

ITEM	REGULATION	LOCATION	MAXIMUM TIME	NUMBER OF SPOTS
4	Schedule "JJ" Electrical Charging Stations <b>ADD</b>	Capri Pizzeria recreation Complex 2555 Pulford Street	3 Hours	1
5	Schedule "JJ" Electrical Charging Stations <b>ADD</b>	Municipal Parking Lot #35 1025 Elsmere Street	3 Hours	1
6	Schedule "JJ" Electrical Charging Stations <b>ADD</b>	Municipal Parking Lot #4-1 1319 Lincoln Road	3 Hours	1
7	Schedule "JJ" Electrical Charging Stations <b>ADD</b>	Windsor international Airport 3200 County Road 42	3 Hours	1
8	Schedule "JJ" Electrical Charging Stations <b>ADD</b>	Municipal Parking Lot #10 445 City Hall Square	3 Hours	1
9	Schedule "JJ" Electrical Charging Stations <b>ADD</b>	Municipal Parkland known as MicMac Park 25 Carmichael Road	3 Hours	1

ITEM	REGULATION	LOCATION	MAXIMUM TIME	NUMBER OF SPOTS
10	Schedule "JJ" Electrical Charging Stations <b>ADD</b>	Municipal Parking Structure #2 406 Pelissier Street	3 Hours	1

ITEM	REGULATION	STREET	SIDE	FROM	TO	MONTHS
11	Schedule "P" Personal Accessible Parking <b>ADD</b>	Albert Road	West side	A point 105 metres south of Alice Street	A point 111 metres south of Alice Street	No Parking during the months of January, February, March, May, July, September, November, December Effective 9 am on the first day of each month
12	Schedule "P" Personal Accessible Parking <b>ADD</b>	Albert Road	East side	A point 110 metres south of Alice Street	A point 116 metres south of Alice Street	No Parking during the months of April, June, August, October Effective 9 am on the first day of each month
13	Schedule "F" No Stopping or Parking <b>ADD</b>	Banwell Road	West Side	Little River Blvd. Drive Southerly	Firgrove Drive	At All Times

ITEM	REGULATION	STREET	SIDE	FROM	TO	MONTHS
14	Schedule "F" No Stopping or Parking <b>ADD</b>	Empress	North Side	Norman Road Westerly	Olive Road	At All Times
15	Schedule "C" No Parking <b>ADD</b>	Empress	South Side	Olive Road Westerly	Pillette Road	At All Times
16	Schedule "D" Alternate Side Parking <b>DELETE</b>	Lillian Avenue	West Side	Erie Street East Southerly	Giles Blvd. East	No Parking during the months of January, February, March, May, July, September, November, December Effective 9 am on the first day of each month Effective 9 am on the first day of each month
17	Schedule "D" Alternate Side Parking <b>DELETE</b>	Lillian Avenue	East Side	Erie Street East Southerly	Giles Blvd. East	No Parking during the months of April, June, August, October Effective 9 am on the first day of each month

ITEM	REGULATION	STREET	SIDE	FROM	TO	MONTHS
18	Schedule "C" No Parking <b>ADD</b>	Lillian Avenue	East Side	Erie Street East Southerly	Giles Blvd. East	At All Times
19	Schedule "C" No Parking <b>DELETE</b>	Randolph Avenue	East Side	Cleary Street	Ojibway Street	At All Times
20	Schedule "C" No Parking <b>ADD</b>	Randolph Avenue	East Side	Northwood Street	Ojibway Street	At All Times
21	Schedule "C" No Parking <b>DELETE</b>	Tuscarora Street	Both	Monmouth Road	A point 32 metres west of Monmouth road	At all Times
22	Schedule "D" Alternate Side Parking <b>ADD</b>	Tuscarora Street	North Side	Monmouth Road Westerly	Argyle Street	No Parking during the months of January, February, March, May, July, September, November, December Effective 9 am on the first day of each month Effective 9 am on the first day of each month

ITEM	REGULATION	STREET	SIDE	FROM	TO	MONTHS
23	Schedule "D" Alternate Side Parking <b>ADD</b>	Tuscarora Street	South Side	Monmouth Road Westerly	Argyle Street	No Parking during the months of April, June, August, October Effective 9 am on the first day of each month
24	Schedule "C" No Parking <b>ADD</b>	Monmouth Road	West Side	A point 25 metres north of Tuscarora Street	A point 40 metres north of Tuscarora Street	At All Times

DREW DILKENS, MAYOR

CITY CLERK

First Reading - May 30, 2022  
 Second Reading - May 30, 2022  
 Third Reading - May 30, 2022

BY-LAW NUMBER 80-2022

A BY-LAW TO FIX THE TAX RATES AND TO PROVIDE FOR THE LEVY AND COLLECTION OF PROPERTY TAXES FOR THIS YEAR

Passed the 30<sup>th</sup> day of May, 2022.

**WHEREAS** it is deemed necessary to fix the tax rates for the 2022 year pursuant to Section 312 of the *Municipal Act, 2001, S.O. 2001 c.25* (hereinafter referred to as "*the Act*") relative to the property classes specified below, and to provide accordingly for the levy and collection of taxes thereon required for the general purposes of the City of Windsor (hereinafter referred to as "The City") in the amount of \$385,882,249;

**AND WHEREAS** the assessment on the subject property classes in the City, according to the assessment roll returned for 2022 taxation pursuant to the provisions of the *Assessment Act*, as amended, is in the amount of \$18,047,200,128 upon which the rate of taxation for Municipal purposes for this year shall be fixed and levied pursuant to the provisions of all enabling legislation in that behalf including the *Municipal Act, 2001, S.O.2001, c.25*, and regulations thereunder promulgated, all as amended;

**AND WHEREAS** Property Classes and Property Subclasses have been prescribed pursuant to Sections 7 and 8 of the *Assessment Act*;

**AND WHEREAS** the City is required to establish tax ratios pursuant to Section 308 of the *Municipal Act* for each prescribed Property Class;

**AND WHEREAS** Sections 313 and 313.1 of the *Municipal Act* requires the tax treatment be set for each prescribed property subclass in accordance with the regulations;

**AND WHEREAS** Section 312 of the *Municipal Act* provides for the establishment of tax rates to be levied for local municipal purposes;

**AND WHEREAS** the taxes for School purposes shall be levied, collected and administered by the City in accordance with the *Education Act, R.S.O. 1990*, Ontario Regulation 400/98 made and most recently revised under that Act;

**AND WHEREAS** Part X of the *Municipal Act* provides for the issuance of tax bills and the collection and administration of tax amounts, including amounts that become due and remain unpaid;

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

1. "delegate" means any person or persons upon whom the City of Windsor has conferred the duties and powers of the Treasurer with respect to tax collection pursuant to Section 286 of the Act.
2. **THAT** for the taxation year 2022, the tax ratio for property in:
  - a) the residential property class is 1.000000;
  - b) the multi-residential property class is 2.000000;
  - c) the new multi-residential property class is 1.000000;
  - d) the broad commercial property class is 1.978772;
  - e) the residual commercial property class is 2.013994;
  - f) the shopping centre property class is 2.013994;
  - g) the office building property class is 2.013994;
  - h) the parking lots and commercial vacant land property class is 1.016719;



- i) the broad industrial property class is 2.615005;
  - j) the industrial property class is 2.315779;
  - k) the large industrial property class is 2.932755;
  - l) the pipelines property class is 1.928249;
  - m) the farm property class is 0.250000; and
  - n) the managed forests property class is 0.250000.
3. **AND THAT** for the taxation year 2022, the tax rates that would otherwise be levied for Municipal and School purposes for the subclasses prescribed under paragraph 1 of Subsection 8(1) of the *Assessment Act* shall be reduced as follows:
- a) For the first subclass of farmland awaiting development in the residential property class by 55%;
  - b) For the first subclass of farmland awaiting development in all other classes by the percentage required so that the tax rate matches the tax rate for the first subclass of in the residential property class; and
  - c) No reduction shall be applied for the second subclass of farmland awaiting development for any property class.
4. **AND THAT** in accordance with Subsection 313(1.3) of the *Municipal Act*, no tax rate reductions shall be applied to the vacant and excess land subclasses prescribed under paragraphs 2 or 3 of Subsection 8(11) of the *Assessment Act*,
5. **AND THAT** there shall be levied and collected upon all of the assessment within the below specified property classes, in the City of Windsor, according to the assessment roll of the previous year, as returned for the current taxation year, the taxes and levies identified above based on the tax rates for each class of property as set out in Schedule "A" attached hereto and forming part of this by-law.
6. All taxes levied respectively as aforesaid and other rates payable as taxes, shall be payable into the hands of the Treasurer or delegate in accordance with the provisions of this by-law.
7. Save as provided in Section 6 hereof, all property taxes and all other rates and charges, payable as taxes, included in the tax roll for this year shall be payable in the portions and upon the dates set out below:
- a) In three installments upon the following dates, that is to say:
    - i) One third thereon on the 20th day of July of this year,
    - ii) One third thereon on the 14th day of September of this year, and
    - iii) One third thereon on the 16th day of November of this year.
  - b) Under the City's Mid-Month 10 Month Preauthorized Payment Plan in five installments upon the following dates, that is to say:
    - i) One-fifth thereon on the 15th day of July of this year,
    - ii) One-fifth thereon on the 15th day of August of this year,
    - iii) One-fifth thereon on the 15th day of September of this year,
    - iv) One-fifth thereon on the 17th day of October of this year, and
    - v) One-fifth thereon on the 15th day of November of this year.
  - c) Under the City's End-Month 10 Month Preauthorized Payment Plan in five installments upon the following dates, that is to say:
    - i) One-fifth thereon on the 29th day of July of this year
    - ii) One-fifth thereon on the 31st day of August of this year,
    - iii) One-fifth thereon on the 29th day of September of this year,
    - iv) One-fifth thereon on the 31st day of October of this year, and
    - v) One-fifth thereon on the 30th day of November of this year.

8. Penalty and interest shall be imposed in accordance with the following against amounts that become due and remain unpaid:
  - a) Any installment of taxes payable and remaining unpaid after the dates specified in Subsection (1) shall be subject to a penalty for non-payment of one and one-quarter per cent (1¼%) on the first day of default.
  - b) Any and all taxes and installments that remain unpaid after the first day of default shall be subject to interest for non-payment which will be calculated at a rate of one and one-quarter per cent (1¼%), per month and imposed on the first day of each calendar month subsequent to the date of default.
9. The Treasurer or delegate is hereby authorized to accept part payment from time to time on account of taxes due, and to give a receipt of such part payment, provided that acceptance of any such part payment shall not affect the collection of any percentage charge imposed and collectable under Section 8 hereof in respect of non-payment of any taxes or any class of taxes or any installment thereof.
10. The Treasurer or delegate may mail or cause to be mailed to the address of the residence or place of business of each person taxed, a notice specifying the amount of taxes payable by such person.
11. That failure to receive a tax notice does not exempt the property owner from penalty and interest charges as outlined in Section 8 of this by-law.
12. Notwithstanding this by-law providing for payment of taxes or installments thereof without an additional percentage charge on or before the dates hereinbefore set forth, all taxes for this year, including local improvement rates and other rates payable as taxes, shall be deemed to have been imposed and to be due on and from the first day of January of this year.
13. Nothing herein contained shall prevent the Treasurer or delegate from proceeding at any time with the collection of any rate, tax or assessment, or any part thereof, in accordance with the provisions of the Statutes and by-laws governing the collection of taxes.
14. In the event of conflict between the provisions of this by-law and any other by-law, the provisions of this by-law prevail.

DREW DILKENS, MAYOR

CITY CLERK

First Reading - May 30, 2022  
Second Reading - May 30, 2022  
Third Reading - May 30, 2022

## BY-LAW NUMBER 81-2022

### A BY-LAW TO PROVIDE FOR THE IMPOSITION OF SPECIAL CHARGES UPON PRESCRIBED BUSINESS PROPERTY CLASSES OF RATEABLE PROPERTY WITHIN IMPROVEMENT AREAS FOR THE YEAR 2022

Passed the 30<sup>th</sup> day of May, 2022.

**WHEREAS** by original By-law Numbers [which by-laws and/or affected areas may have been subsequently amended and/or enlarged upon from time to time thereafter as the case may be] identified on Schedule “A” hereto, the respectively indicated improvement areas of the City of Windsor were so designated within the meaning of Section 204 of the Municipal Act, 2001, S.O. 2001, c.25;

**AND WHEREAS** Council has approved the budgets of the respective Boards of Management of the said improvement areas for this year [the “Current Year”] in the amounts respectively indicated on said Schedule “A”;

**AND WHEREAS** the total assessed values of the rateable property in prescribed business property classes in the said improvement areas, used as the basis for computing such special charges, are in the amounts all as respectively depicted on said Schedule “A”;

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

1. That subject to such maximum and minimum charges heretofore specified by by-law as same may be applicable, there are hereby imposed special charges for the Current Year upon those persons assessed with respect to rateable property in prescribed business property classes in the affected improvement areas, all as more particularly respectively indicated on Schedule “A” hereto, which schedule forms part of this by-law and is incorporated herein, such special charges to be in the amounts respectively calculable in accordance with said Schedule “A”.
2. That the said respective special charges shall be imposed, levied and collected by tax rates respectively as applicable to the prescribed business property classes in accordance with said Schedule “A”, based on the assessment for rateable property that is used as the basis for computing the assessment according to the previous year’s assessment roll, as returned, upon which special charges or taxes for the Current Year shall be levied.
3. That the said special charges shall be respectively entered upon the tax roll and shall be collected in the same manner and with the same remedies as property taxes, and which special charges shall have priority lien status as defined in subsections 1(2.1) and 1(3) of the Municipal Act.
4. That the said respective special charges shall be paid by the persons assessed therefore in the improvement areas at the same time and in the same manner as property taxes, and there shall be added an additional percentage charge for non-payment by the due date in the same manner as for non-payment of property taxes.
5. That if any section, part or provision of this by-law shall be declared by a court of competent jurisdiction to be invalid or unenforceable, such impugned portion shall be deemed severed or severable from the remainder of this by-law and the application of the remainder of the by-law shall not be affected thereby and shall be valid and enforceable in accordance with the tenor thereof to the extent permitted by law.

6. 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 - May 30, 2022  
Second Reading - May 30, 2022  
Third Reading - May 30, 2022

**A BY-LAW TO PROVIDE FOR THE IMPOSITION OF SPECIAL CHARGES UPON PRESCRIBED BUSINESS PROPERTY CLASSES OF RATEABLE PROPERTY WITHIN BUSINESS IMPROVEMENT AREAS (BIA) FOR THE YEAR 2022**

**SCHEDULE A**

<b>Subject Improvement Area</b>	<b>Number of Parcels</b>	<b>Rate Minimum</b>	<b>Rate Maximum</b>	<b>Original BIA Designating By-Law Number</b>	<b>2022 Proposed Budget</b>	<b>2021 Assessment for 2022 Taxation</b>	<b>2022 Tax Rate for each Prescribed Business Property Class</b>
<b>Downtown Windsor Business Improvement Association</b>	<b>305</b>	<b>\$75</b>	<b>\$15,000 + 1/2 over \$15,000</b>	<b>5651</b>	<b>667,550</b>	<b>239,432,507</b>	<b>0.00314605</b>
<b>Erie Street – Via Italia</b>	<b>90</b>	<b>N/A</b>	<b>N/A</b>	<b>8185 amended by 10295</b>	<b>125,000</b>	<b>21,570,500</b>	<b>0.00579496</b>
<b>Ford City</b>	<b>79</b>	<b>\$400</b>	<b>\$400</b>	<b>9571</b>	<b>30,000</b>	<b>7,366,650</b>	<b>\$400 flat levy</b>
<b>Olde Riverside Towne Centre</b>	<b>34</b>	<b>N/A</b>	<b>N/A</b>	<b>10362</b>	<b>65,000</b>	<b>9,740,300</b>	<b>0.00667331</b>
<b>Olde Sandwich Towne</b>	<b>26</b>	<b>N/A</b>	<b>N/A</b>	<b>8410</b>	<b>67,100</b>	<b>8,217,100</b>	<b>0.00816589</b>
<b>Ottawa Street</b>	<b>75</b>	<b>N/A</b>	<b>N/A</b>	<b>5385</b>	<b>71,965</b>	<b>19,925,021</b>	<b>0.00361179</b>
<b>Pillette Village</b>	<b>42</b>	<b>N/A</b>	<b>N/A</b>	<b>10559</b>	<b>40,000</b>	<b>11,108,000</b>	<b>0.00360101</b>
<b>Olde Walkerville</b>	<b>54</b>	<b>N/A</b>	<b>N/A</b>	<b>8024</b>	<b>45,000</b>	<b>20,142,170</b>	<b>0.00223412</b>
<b>Wyandotte Towne Centre</b>	<b>127</b>	<b>\$100</b>	<b>N/A</b>	<b>10095</b>	<b>94,000</b>	<b>22,596,600</b>	<b>0.00415954</b>

BY-LAW NUMBER 82-2022

A BY-LAW TO RESCIND THE APPOINTMENT OF JASON WARD REYNAR AS THE CHIEF ADMINISTRATIVE OFFICER FOR THE CORPORATION OF THE CITY OF WINDSOR, AND TO APPOINT ONORIO COLUCCI AS THE ACTING CHIEF ADMINISTRATIVE OFFICER OF THE CORPORATION OF THE CITY OF WINDSOR

Passed the 30<sup>th</sup> day of May, 2022.

**WHEREAS** Jason Ward Reynar was appointed to the position of Chief Administrative Officer for The Corporation of the City of Windsor on April 6, 2021 by By-law 48-2021, and,

**WHEREAS** Jason Ward Reynar’s role as Chief Administrative Officer for The Corporation of the City of Windsor ended on March 31, 2022; and,

**WHEREAS** it is deemed expedient for the Corporation to appoint Onorio Colucci as Acting Chief Administrative Officer for The Corporation of the City of Windsor, effective as of 12:00:00 on June 22, 2022,

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

- 1. Onorio Colucci is hereby appointed the Chief Administrative Officer for The Corporation of the City of Windsor, effective as of 12:00:00 on June 22, 2022.
- 2. Jason Ward Reynar’s appointment as the Chief Administrative Officer for The Corporation of the City of Windsor is hereby rescinded, effective as of 11:59:59 on March 31, 2022.
- 3. This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

First Reading - May 30, 2022  
Second Reading - May 30, 2022  
Third Reading - May 30, 2022

BY-LAW NUMBER 83-2022

A BY-LAW TO RESCIND THE APPOINTMENT OF GARY CIAN AS LICENCE COMMISSIONER FOR THE CORPORATION OF THE CITY OF WINDSOR, AND TO APPOINT STEVEN VLACHODIMOS AS LICENCE COMMISSIONER FOR THE CORPORATION OF THE CITY OF WINDSOR

Passed the 30<sup>th</sup> day of May, 2022.

**WHEREAS** the *City of Windsor Act, 1990* grants the authority to the Council of The Corporation of the City of Windsor to appoint a Licence Commissioner;

**AND WHEREAS** by By-law 118-2021 of the Council of The Corporation of the City of Windsor, dated July 5, 2021, Gary Cian was appointed Licence Commissioner;

**AND WHEREAS** it is desirable to remove Gary Cian as Licence Commissioner;

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

1. The appointment of Gary Cian as Licence Commissioner is rescinded as of the close of business on May 24, 2022.
2. Steven Vlachodimos is appointed as Licence Commissioner for The Corporation of the City of Windsor.
3. This by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

First Reading - May 30, 2022  
Second Reading - May 30, 2022  
Third Reading - May 30, 2022

**BY-LAW NUMBER 84-2022**

**A BY-LAW TO RESCIND THE APPOINTMENT OF JASON WARD REYNAR AND GARY CIAN AS DEPUTY CLERKS FOR THE CORPORATION OF THE CITY OF WINDSOR**

Passed the 30<sup>th</sup> day of May, 2022.

**WHEREAS** section 228(2) of the *Municipal Act, 2001* as amended, provides that council may appoint deputy clerks who shall have all the powers and duties of the clerk under the Act and every other Act;

**AND WHEREAS** it is deemed expedient to rescind the appointment of Jason Ward Reynar and Gary Cian as Deputy Clerks for The Corporation of the City of Windsor;

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

1. The appointment of Jason Ward Reynar as a Deputy Clerk of The Corporation of the City of Windsor is rescinded as of March 31, 2022.
2. The appointment of Gary Cian as a Deputy Clerk of The Corporation of the City of Windsor is rescinded as of May 24, 2022.
3. This by-law shall come into force and effect on the day of its final passing.

DREW DILKENS, MAYOR

CITY CLERK

First Reading - May 30, 2022  
Second Reading - May 30, 2022  
Third Reading - May 30, 2022



**BY-LAW NUMBER 85-2022**

A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 30<sup>th</sup> DAY OF MAY, 2022

Passed the 30<sup>th</sup> day of May, 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 - May 30, 2022  
Second Reading - May 30, 2022  
Third Reading - May 30, 2022

**From:** Kimberly Darroch  
**Sent:** Tuesday, May 24, 2022 9:32 AM  
**To:** Robinet, Lauren <[lrobinet@citywindsor.ca](mailto:lrobinet@citywindsor.ca)>  
**Cc:** Abbs, James <[jabbs@citywindsor.ca](mailto:jabbs@citywindsor.ca)>; Dan Lebedyk ; Tian Martin; James Bryant  
**Subject:** RE: Notification - City Council Meeting May 30, 2022 - 8.8. Draft Plan of Subdivision Application - east of 3550 Howard Avenue SDN-002/21

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Good morning:

The above referenced planning report (Link below) has been scheduled for consideration at the May 30, 2022 Windsor City Council meeting. The proposed draft conditions do not accurately reflect the ERCA comments/ conditions (see attached) and summarized below:

**FINAL RECOMMENDATION:**

With the review of background information and aerial photograph, the ERCA advises:

- That a stormwater management plan be completed to the satisfaction of the City of Windsor; and
- That, the Application, may be approved, subject to the condition of the provision of adequate exclusionary fencing, which would function to effectively separate the proposed development from the adjacent natural heritage feature.

Regards.



KIM DARROCH, B.A.(HONS.), M.PL., RPP, MCIP  
Team Lead, Planning Services, Watershed Management Services  
Essex Region Conservation Authority  
360 Fairview Avenue West, Suite 311 | Essex, Ontario | N8M 1Y6  
P. 519-776-5209 x 347 | F. 519-776-8688  
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[www.essexregionconservation.ca](http://www.essexregionconservation.ca)

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**\*\*NOTE: In accordance with public health guidelines, our offices are closed to the public, but staff are working remotely to provide responses to inquiries and review applications as efficiently as possible. Your patience and understanding is greatly appreciated at this time. \*\***

**From:** Patricia Babington  
**Sent:** May 25, 2022 10:14 AM  
**To:** Mckenzie, Kieran <[kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca)>  
**Cc:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Council Meeting May 30, 2022 at 4 p.m. Item on the Agenda 8.9 Subdivision on Liberty Road, Windsor

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Dear Councillor McKenzie,  
Further to my notification to Council, this letter is to specify my concern regarding the above mentioned subdivision regarding drainage..

The proposed subdivision will be adjacent to the full west and north side of my property, encompassing the full side,(west) and full back,(north), borders of my property.

For the past 30 years of my living at this address, the natural drainage of this property is to the north and west wooded areas. This home was built in 1958, and this natural drainage to the north/west has been well established.

I propose that the site plan and drainage plan for this proposed project take into account and include, drainage for my back and side property, as it is directly adjacent to any land elevation disturbance, and that this land use will not impede drainage or cause water back up or ponding on my property.

Councillor McKenzie, I wish to thank you in advance for looking into this matter and helping me in any way you can to ensure I am protected. I am 78 years old and wish to live in peace and harmony with my neighbours.

Patricia Babington