Development & Heritage Standing Committee Minutes

Date: Wednesday, April 05, 2023
Time: 4:30 o'clock p.m.

Members Present:

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

Councillor Regrets
Ward 1 – Councillor Fred Francis

Members
Member Anthony Arbour
Member Daniel Grenier
Member Robert Polewski

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Sandra Gebauer, Council Assistant
Pablo Golob, Planner II – Development Review

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Wira Vendrasco, Deputy City Solicitor – Legal & Real Estate
Michael Cooke, Manager of Planning Policy / Deputy City Planner
Brian Nagata, Planner II – Development Review
Adam Szymczak, Planner III – Zoning
Jeff Hagan, Transportation Planning Senior Engineer
Shannon Mills, Technologist III
Clare Amicarelli, Transportation Planning Coordinator
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

1. CALL TO ORDER

Following the reading of the Land Acknowledgement, the Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

4. COMMUNICATIONS

None presented.

5. ADOPTION OF THE PLANNING ACT MINUTES

5.1. Minutes of the March 6, 2023 Development & Heritage Standing Committee Minutes (Planning Act Matters)

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

That the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held March 6, 2023 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 101/2023

6. PRESENTATION DELEGATIONS (PLANNING ACT MATTERS)

7. PLANNING ACT MATTERS

7.1. Zoning By-law Amendment Application for property known municipally as 3565 Forest Glade Drive, Z-045/22 [ZNG-6943], Ward 8

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

Decision Number: **DHSC 489**

I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning for the lands located on the northwest corner of Forest Glade Drive and Meadowbrook Lane, known municipally as 3565 Forest Glade Drive (legally described as Part of Lots 125 & 126, Concession 2; Parts 15 to 28, Reference Plan 12R-22621), and shown on Figure 2 herein, by deleting and replacing site specific provision Section 20(1)67 with the following:

67. NORTH SIDE OF FOREST GLADE DRIVE, BETWEEN LAUZON PARKWAY AND MEADOWBROOK LANE

(1) For the lands comprising of Part of Lots 125 & 126, Concession 2, Parts 1 to 12, 30 & 31, Reference Plan 12R-22621, known municipally as 3575 Forest Glade Drive (PIN No. 01381-0106 & Roll No. 070-740-00110) and 3585 Forest Glade Drive (PIN No. 01381-0104 & Roll No. 070-740-00120), a *Motor Vehicle Dealership* shall be an additional permitted use.

(2) For the lands comprising of Part of Lots 125 & 126, Concession 2; Parts 15 to 28, Reference Plan 12R-22621, known municipally as 3565 Forest Glade Drive (PIN No. 01381-0103 & Roll No. 070-740-00100), a *Multiple Dwelling* shall be an additional permitted use and shall be subject to the following additional provisions:

a)	Lot Coverage - maximum	35.0% of lot area
b)	Main Building Height - minimum	4 storeys
c)	Main Building Height - maximum	30.0 m
d)	Accessory Building Height - maximum	5.50 m
e)	Building Setback from 0.30 m reserve abutting Forest Glade Drive	6.0 m
f)	Building Setback - minimum	
	i. From north interior lot line abutting 3181 Meadowbrook Lane (P.I.N. No. 01381-0094)	70.0 m
	ii. From east interior lot line abutting 0 Forest Glade Drive (P.I.N. No. 01381-0051)	3.0 m
	iii. From west interior lot line abutting 3575 Forest Glade Drive	13.0 m
g)	Landscaped Open Space Yard - minimum	25.0% of lot area
h)	Notwithstanding Section 24.40.1.5: Table 24.40.1.5, the required number of Loading Spaces for a Multiple Dwelling with a Gross Floor Area Over 15,000 m^2 to 22,500 m^2 shall be two (2).	

i) Notwithstanding Section .3 of Section 25.5.20.1: Table 25.5.20.1 - Parking Area Separation, the minimum separation from the north interior lot line abutting 3181 Meadowbrook Lane shall be a minimum of 3.00 metres.
j) A minimum *Parking Area Separation* of 3.00 metres shall be provided between *Parking Space* rows, save and except a *Parking Space* row that is accessed from 3575 Forest Glade Drive.
k) A *Parking Area*, *Parking Space* and *Loading Space* shall be prohibited from being located between a *Main Building* wall and Forest Glade Drive and a *Main Building* wall and the Meadowbrook Lane.
(ZDM 15; ZNG/6943)

II. THAT, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following **BE SUBMITTED** either prior to, or with, an application for site plan approval:

a. Noise Study completed in accordance with the applicable policies set forth under sections 5.4.5 and 10.2.11 of the Official Plan to evaluate the potential impacts of noise associated with Forest Glade Drive, Lauzon Parkway and the Ford Motor Co. Windsor Engine Plant on the proposed Multiple Dwelling and recommend abatement measures where warranted to ensure that the indoor sound level limits set forth under the Ministry of the Environment, Conservation and Park's *Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300)* document are met.

b. Updated documents, reports, or studies, including any addendum or memorandum, submitted in support of the applications for amendment to the Zoning By-law 8600 to reflect the site plan for which approval is being sought.

III. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and executed and registered site plan agreement:

a. Centralized mail facility for Canada Post.

b. Mitigation measures identified in the aforesaid Noise Study (if applicable), subject to the approval of the City Planner, Deputy City Planner, or Site Plan Approval Officer.

c. Servicing and right-of-way requirements of the City of Windsor - Engineering Department - Right-of-Way Division contained in Appendix F of this report and measures identified in the Sanitary Servicing Memo prepared by Dillon Consulting and dated November 11, 2022, subject to the approval of the City Engineer and the Essex Region Conservation Authority.

d. Transportation requirements of the City of Windsor Transportation Planning Division contained in Appendix F of this report and measures identified in the Transportation Impact Study prepared by Dillon Consulting Limited and dated December 16, 2022, subject to the approval of the City Planner, City Engineer, or Transportation Planning Senior Engineer.

e. Urban Design requirements based on comments from the Landscape Architect contained in Appendix F of this report.

IV. THAT the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:

a. Comments from the Asset Planning Department contained in Appendix F of this report.

b. Comments from the Essex Region Conservation Authority contained in Appendix F of this report.

c. Environmental Evaluation Report based on comments from the Landscape Architect contained in Appendix F of this report.

Carried.

Report Number: S 29/2023
Clerk's File: Z/14530

7.2. Zoning By-Law Amendment – 1000023127 Ontario Inc. – 1985 Westcott Road & 3740-3790 Tecumseh Road East - Z 035/22 [ZNG-6871] - Ward 5

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

Decision Number: **DHSC 490**

I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 426 & E Pt Lot 425, Registered Plan 1071; Pt Lots 365 to 367, Registered Plan 961 (known municipally as 1985 Westcott Road & 3740-3790 Tecumseh Road East; Roll No. 010-370-15900-0000), by adding a site specific provision to Section 20(1) as follows:

4XX. NORTHWEST CORNER OF TECUMSEH RD. E. AND WESTCOTT ROAD

For the lands comprising of Lot 426 & E Pt Lot 425, Registered Plan 1071; Pt Lots 365 to 367, Registered Plan 961, a *Multiple-Dwelling* with a maximum of 24 *dwelling units* shall be permitted in addition to the following site specific provisions:

a) Parking Area Separation from a building wall

containing a habitable room window	Minimum – 1.53 m
b) Parking Area Separation from an Alley	Minimum – 0.0 m
c) Parking Aisle Width	Minimum – 5.50 m
d) Required Number of Parking Spaces	Minimum – 8
e) Required Number of Visitor Parking Spaces	Minimum – 0

[ZDM11; ZNG/6871]

II. THAT the Site Plan Approval Officer **BE DIRECTED**:

a) To incorporate the Requirements of the City of Windsor – Engineering Department – Right-Of-Way Division in Appendix D to Report S 34/2023 into an approved site plan and executed and registered site plan agreement.

b) To review and consider the comments from municipal departments and external agencies in Appendix D to Report S 34/2023.

Carried.

Report Number: S 34/2023
Clerk's File: Z/14488

7.3. OPA & Rezoning – University Residential Land Corp. – 0 Huron Church - OPA 157 OPA/6737 Z-014/21 ZNG/6736 – Ward 2

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 491**

1. THAT Schedule "A" of Volume 1: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by applying a Specific Policy Area to Pt Lot 63 & 64, Concession 1, being Parts 1& 2, Plan 12R-14334, known municipally as 0 Huron Church Road (Roll No. 050-370-15400), situated on the east side of Huron Church Road, immediately northeast of the corner of Huron Church Road and Tecumseh Road West.

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

1.X East side of Huron Church Road, situated immediately northeast of the corner of Huron Church Road and Tecumseh Road West (0 Huron Church Road);

1.X.1 The property described as Pt Lot 63 & 64, Concession 1, being Parts 1& 2, Plan 12R-14334, known municipally as 0 Huron Church Road (Roll No. 050-370-15400), situated

on the east side of Huron Church Road, immediately northeast of the corner of Huron Church Road and Tecumseh Road West, is designated on Schedule A: Planning Districts and Policy Areas in Volume I: The Primary Plan;

1.X.2 Notwithstanding the "Mixed Use Node" designation of the subject land on Schedule D: Land Use in Volume I: The Primary Plan, residential uses in excess of four stories in height shall be permitted;

1.X.3 Notwithstanding Section 7.2.6.4(b)(iv) in Volume I – The Primary Plan, two direct right-in / right-out vehicular access points to Huron Church Road shall be permitted.

3. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Pt Lot 63 & 64, Concession 1, being Parts 1& 2, Plan 12R-14334, known municipally as 0 Huron Church Road (Roll No. 050-370-15400), situated on the east side of Huron Church Road, immediately northeast of the corner of Huron Church Road and Tecumseh Road West, by adding site specific exceptions to Section 20(1) as follows:

4XX. EAST SIDE OF HURON CHURCH ROAD, SITUATED IMMEDIATELY NORTHEAST OF THE CORNER OF HURON CHURCH ROAD AND TECUMSEH ROAD WEST

For the lands comprising of Pt Lot 63 & 64, Concession 1, being Parts 1& 2, Plan 12R-14334, known municipally as 0 Huron Church Road:

a) A *Combined Use Building* and *Multiple Dwelling* shall be additional permitted uses.

b) Notwithstanding Section 24.20.5.1, for a *Combined Use Building – Dwelling Units*, or *Multiple Dwelling containing a minimum of 5 Dwelling Units,* a *Parking Rate* of 1.15 parking space for each *dwelling unit* shall be permitted.

c) Notwithstanding Section 24.40.1.3, for a *Combined Use Building* with 9 or more *dwelling units,* the total number of required *loading spaces* shall be 2

d) Notwithstanding Section 24.40.1.5, for a *Multiple Dwelling* with 9 or more *dwelling units,* the total number of required *loading spaces* shall be 2

4XX. For the lands comprising of Pt Lot 63 & 64, Concession 1, being Parts 1& 2, Plan 12R-14334, known municipally as 0 Huron Church Road, identified as Parcel "A", as shown on Schedule "A" of this by-law, despite the regulations of the Commercial District 3.3 (CD3.3) zone category, the following regulations shall apply:

a) Building Height – maximum - 46.0 m

4XX. For the lands comprising of Pt Lot 63 & 64, Concession 1, being Parts 1& 2, Plan 12R-14334 (known municipally as 0 Huron Church Road), identified as Parcel "B", as shown on Schedule "A" of this by-law, despite the regulations of the Commercial District 3.3 (CD3.3) zone category, the following regulations shall apply:

a) Building Height – maximum - 37.0 m

4XX. For the lands comprising of Pt Lot 63 & 64, Concession 1, being Parts 1& 2, Plan 12R-14334 (known municipally as 0 Huron Church Road), identified as Parcel "C", as shown on Schedule "A" of this by-law, despite the regulations of the Commercial District 3.3 (CD3.3) zone category, the following regulations shall apply:

a) Building Height – maximum - 34.0 m

4XX. For the lands comprising of Pt Lot 63 & 64, Concession 1, being Parts 1& 2, Plan 12R-14334 (known municipally as 0 Huron Church Road), identified as Parcel "D", as shown on Schedule "A" of this by-law, despite the regulations of the Commercial District 3.3 (CD3.3) zone category, the following regulations shall apply:

a) Building Height – maximum - 28.0 m

[ZDM 4; ZNG/6736]

4. THAT, at the discretion of the City Planner, the following **BE SUBMITTED** either prior to, or with, an application for site plan approval:

a) Updated documents, reports, or studies, including any addendum or memorandum, submitted in support of the applications for amendments to the Official Plan and Zoning By-law 8600 to reflect the site plan for which approval is being sought;
b) Detailed tree survey to the satisfaction of the City Forester;
c) Detailed Landscape Plan to the satisfaction of the Landscape Architect;
d) Archaeological Assessment – Entered Into Register verification letter from the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries, to the satisfaction of the Heritage Planner.

5. THAT the Site Plan Approval Officer **BE DIRECTED:**

a) To incorporate the following, subject to any updated information, into an approved site plan and executed and registered site plan agreement:

1) Noise mitigation measures identified in Section 5 of the Acoustical Report, prepared by Baird AE and dated February 24, 2023, subject to the approval of the City Planner;
2) Measures identified in the Stormwater Management and Sanitary Sewer Study prepared by Baird AE and dated March 29, 2022, subject to the approval of the City Planner and City Engineer;
3) Transportation Impact Study requirements of the City of Windsor Transportation Planning Division, contained in Appendix E of this report, and measures identified in Section 6 of the Traffic Impact Study prepared by Baird AE and dated February 24, 2023, subject to the approval of the City Planner, City Engineer, or Transportation Planning Senior Engineer;

4) Requirements of the City of Windsor – Engineering Department – Right-Of-Way Division contained in Appendix F of this report, including an easement for access across the abutting lands to the south, subject to the approval of the City Engineer

b) To review and consider the comments from municipal departments and external agencies in Appendix E to Report S 35/2023.

6. THAT Zoning By-law 8600 **BE AMENDED** by placing an "H" holding symbol on the subject parcel that shall be removed when the following conditions have been satisfied:

a) The owner submits an application to remove the "H" holding symbol;
b) The owner registers an access agreement on title of the subject lands and the commercial plaza property for the provision of access easements across the abutting commercial plaza to the south for the benefit of the subject lands, to the satisfaction of the City Planner. [ZDM 4; ZNG/6736]

Carried.

Report Number: S 35/2023
Clerk's File: Z/10891

7.4. Rezoning – Lusi Lorini - 921 Ellrose Avenue - Z-038/22 ZNG/6900 - Ward 5

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

Decision Number: **DHSC 492**
THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 64, Registered Plan 531 (known municipally as 921 Ellrose Avenue; Roll No. 010-030-02400), situated on the west side of Ellrose Avenue, south of Ontario Street, changing the zoning by adding a site specific exception to Section 20(1) as follows:

458. WEST SIDE OF ELLROSE AVENUE, SOUTH OF ONTARIO STREET

For the lands comprising of Lot 64, Registered Plan 531, one *duplex dwelling* shall be an additional permitted use and a *duplex dwelling* or a *single unit dwelling* shall be subject to the appropriate provisions in Section 10.2.5 and the following additional provisions:

a)	Lot Width – minimum	9.0 m
b)	Lot Area – minimum	270.0 m^2
c)	Parking Spaces – minimum	1

[ZDM 10; ZNG/6900]

Carried.

Report Number: S 140/2022
Clerk's File: Z/14507

7.5. Rezoning – JBM Capital Inc – 2601 Lauzon Parkway - Z-011/23 ZNG/6993 - Ward 8

Moved by: Councillor Angelo Marignani
Seconded by: Member Robert Polewski

Decision Number: **DHSC 493**

1. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part Farm Lot 124, Concession 2, designated as Part Block A, Registered Plan 1644, Parts 5 & 6 Plan 12R-10031 and Parts 3 to 5, Plan 12R-27242 (part of municipal address 2601 Lauzon Parkway; Roll No. 070-670-56925), situated on the east side of Enterprise Way, north of Hawthorne Drive, changing the zoning by deleting and replacing Section 20(1)448 as follows:

448. EAST SIDE OF ENTERPRISE WAY, NORTH OF HAWTHORNE DRIVE

For the lands comprising Part of Block A, Registered Plan 1644, designated as Part 3 and Part 4 on Reference Plan 12R27242, the following additional provisions shall apply:

1. For a *multiple dwelling*, Section 20(1)97(i) shall not apply to a *multiple dwelling*; and the minimum front yard depth shall be 6.0 m.

2. A *townhome dwelling* shall be an additional permitted use and the following additional provisions shall apply to a *townhome dwelling*:
   a) Sections 12.2.5.8, 12.2.5.13, and 20(1)97 shall not apply
   b) Lot Frontage – minimum 20.0 m
   c) Lot Area – per dwelling unit – minimum 200.0 m^2
   d) Lot Coverage – maximum 45.0%
   e) Main Building Height – maximum 18.0 m
   f) Building Setback from any *lot line* - minimum 6.0 m

[ZDM 15; ZNG/6660; ZNG/6993]

2. THAT a Transportation Impact Statement and Servicing Study **BE SUBMITTED** by the applicant, along with any other required support studies, at Site Plan Control; and,

3. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, if required, in the site plan approval and site plan agreement for the proposed development:
   a) Easement requests from Utility Companies, as noted in Appendix D to report S 77/2022;
   b) Enbridge Gas minimum separation requirements, as noted in Appendix D to report S 77/2022;
   c) Reciprocal Access and Services Agreement;
   d) Parkland Conveyance; and
   e) Record of Site Condition.

Carried.

Report Number: S 36/2023
Clerk's File: Z/14545

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:47 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:48 o'clock p.m.

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

None presented.

11. ADMINISTRATIVE ITEMS

11.1. Closure of part of east/west alley located east of Perth Street, Ward 1, SAA-6765

James Maxwell, Ward 1 resident

James Maxwell, Ward 1 resident appears before the Development & Heritage Standing Committee regarding the administrative report "Closure of part of east/west alley located east of Perth Street, Ward 1, SAA-6765" and provides a brief overview of the property and provides photos of the flooding issues at the side of his house which also goes into his backyard. Mr. Maxwell would like to purchase the property to fix the grade, and has had many issues related to the flooding on this property and urges the committee to make a decision soon to avoid future flooding issues.

Councillor Angelo Marignani asks Mr. Maxwell what he would do to improve the situation. Mr. Maxwell indicates that he would purchase the area in question and would raise the grade slightly to push the water back towards the ditch. Mr. Maxwell adds that all the upgrades would be at his expense.

Councillor Kieran McKenzie states that if the land can't be conveyed in a timely, efficient manner, what are Mr. Maxwell's expectations, and what are some possible options. Mr. Maxwell indicates that the ERCA protected land is behind the house as far as he is aware.

Councillor Kieran McKenzie indicates that even if the City conveys the land, there is no way to ensure that ERCA would allow the modifications. Mr. Maxwell indicates that currently there is no way to drain it. There was at one time off of Wentworth a ditch that went towards Malden, and he believes it was plugged from the Malden side. Mr. Maxwell indicates that the cost of looking at re-

installing a ditch maybe not be a viable option and a slight raise of the grade would be the only solution.

Councillor Kieran McKenzie inquires as to whether other neighbours are having the same issues. Mr. Maxwell indicates he gets everyone's water and there may be one other neighbour who may have issues relating to flooding.

Councillor Kieran McKenzie inquires as to a response from administration as to the proposed solution suggested by Mr. Maxwell. Brian Nagata, Planner II Development Review, appears before the Development & Heritage Standing Committee regarding the administrative report "Closure of part of east/west alley located east of Perth Street, Ward 1" and indicates that any work in the right of way would require ERCA approval, perhaps species at risk clearance also. Shannon Mills, Technologist III, appears before the Development & Heritage Standing Committee regarding the administrative report "Closure of part of east/west alley located east of Perth Street, Ward 1" and indicates if the property is purchased it's no longer the right of way.

Councillor Kieran McKenzie inquires if the land is conveyed will ERCA or the Ministry going to deny Mr. Maxwell's application, and is there anything the City can do to alleviate the flooding issues. Ms. Mills indicates that the area behind the home is the regulated area. The area between the houses is part of the ditch. If this portion leads into the regulated lands, ERCA may prevent the changes in grading although Administration can't determine that, ERCA would make that decision.

Councillor Kieran McKenzie inquires whether Mr. Maxwell has spoken to ERCA. Mr. Maxwell indicates that he hasn't, as the land that is the issue is grass on the side of the house. Mr. Maxwell also expresses concern regard the price to purchase the parcel and asks the committee to consider reassessing that amount. The Chair suggests deferral of this matter to allow for administration to meet with the delegate and other departments to determine whether a solution can be found.

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Mark McKenzie

That the report of the Planner II – Development Review dated March 3, 2023, entitled "Closure of part of east/west alley located east of Perth Street, Ward 1, SAA-6765" **BE REFERRED** back to Administration to consult with the resident and other departments with options for addressing the flooding issues within the Perth Street right-of-way; and,

That this information **BE BROUGHT FORWARD** to a future meeting of the Development & Heritage Standing Committee.
Carried.

Report Number: S 28/2023
Clerk's File: SAA2023

12. COMMITTEE MATTERS

12.3. Report No. 50 of the International Relations Committee - International Mother Language Plaza (Martyr's Monument)

Mohammed Baki, President, Bangladesh Canada

Mohammed Baki, President, Bangladesh Canada appears before the Development & Heritage Standing Committee regarding Report No. 50 of the International Relations Committee – International Mother Language Plaza (Martyr's Monument) and provides a brief overview of the proposed plaza project which will promote cultural diversity in the community and provides details related to the organization, structure and design of the proposed plaza and that their group is raising funds of at least $130,000, to complete the construction. Mr. Baki concludes by providing details of other contributors; providing information related to other similar projects that were completed in other areas and urges the Committee to approve granting the funds to complete the project.

Saiful Bhuiyan, International Relations Committee member

Saiful Bhuiyan, International Relations Committee member appears before the Development & Heritage Standing Committee regarding Report No. 50 of the International Relations Committee – International Mother Language Plaza (Martyr's Monument) and requests funding for the proposed plaza project, provides details related to the project and provides information from the meeting of the International Relations Committee when this item was discussed and when it was determined to be outside of the committee's mandate and was forwarded to the Standing Committee and finally to Council for decision related to funding. Mr. Bhuiyan concludes by providing some historic information related to the project and requests the funding be approved to complete this plaza project to promote the diversity of the community.

The Chair clarifies that Mr. Bhuiyan is speaking as a resident and not on behalf of the International Relations Committee.

Councillor Kieran McKenzie inquires as to the financial commitment that Mr. Baki is requesting and whether that amount may potentially increase due to inflation or other pressures. Mr. Baki indicates that the cost estimate is recent, the builder has provided the most current estimate, and provides information related to cost estimates of surrounding projects that had similar costs.

Councillor Kieran McKenzie, inquires about the location and whether a final location for the plaza has been determined. Mr. Baki indicates that Jackson Park may be a potential location.

Councillor Kieran McKenzie inquires whether the report should be forwarded to the Community Services Committee to discuss. Administration indicates that the Community Services Committee has already discussed this issue.

The Deputy Clerk provides information related to the recommendation and that the committee report would be forwarded as requested to Council for a decision related to funding.

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

Decision Number: **DHSC 496**
That Report No. 50 of the International Relations Committee – International Mother Language Plaza (Martyr's Monument) indicating:

That the request for funding for the International Mother Language Plaza (Martyr's Monument) BE REFERRED to City Council for their review and consideration for funding as this matter is not germane to the International Relations Committee.
BE APPROVED.
Carried.

Report Number: SCM 98/2023
Clerk's File: MB2023

12.1. Minutes of the International Relations Committee of its meeting held March 8, 2023

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

Decision Number: **DHSC 494**
That the minutes of the International Relations Committee of its meeting held March 8, 2023 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 94/2023
Clerk's File: MB2023

12.2. Report No. 49 of the International Relations Committee - IRC Delegation going to Mannheim, Germany - Garden of Twin Cities

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

Decision Number: **DHSC 495**
That Report No. 49 of the International Relations Committee – IRC Delegation going to Mannheim, Germany – Garden of Twin Cities indicating:

That the invitation extended by Mannheim, Germany for the Chair, the Manager of Horticulture and one representative from the International Relations Committee to attend the Ceremonial Opening of the Garden of Twin Cities and the International Conference of Twin Cities in Mannheim from May 4-7, 2023 at an upset limit of $10,000 from the IRC operating budget BE APPROVED, and further, that interested members of the IRC enter their names into a draw which will be held virtually.
BE APPROVED.
Carried.

Report Number: SCM 97/2023
Clerk's File: MB2023

12.4. International Relations Committee 2022 Annual Report

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

Decision Number: **DHSC 497**
That the International Relations Committee 2022 Annual Report **BE APPROVED.**
Carried.

Report Number: SCM 77/2023
Clerk's File: MB2023

13. QUESTION PERIOD

None registered.

14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Matters) is adjourned at 6:39 o'clock p.m.
Carried.

_____	_____
Ward 10 - Councillor Jim Morrisson (Chairperson)	Deputy City Clerk / Supervisor of Council Services

Development & Heritage Standing Committee
(Planning Act Matters)

Date: Wednesday April 5, 2023
Time: 4:30 pm

Members Present:

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

Councillor Regrets
Ward 1 – Councillor Fred Francis

Members
Member Anthony Arbour
Member Daniel Grenier
Member Robert Polewski

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Sandra Gebauer, Council Assistant
Pablo Golob, Planner II – Development Review

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Wira Vendrasco, Deputy City Solicitor – Legal & Real Estate
Michael Cooke, Manager of Planning Policy / Deputy City Planner
Brian Nagata, Planner II – Development Review
Adam Szymczak, Planner III – Zoning
Jeff Hagan, Transportation Planning Senior Engineer
Shannon Mills, Technologist III
Clare Amicarelli, Transportation Planning Coordinator
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

1. CALL TO ORDER

Following the reading of the Land Acknowledgement, the Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

4. COMMUNICATIONS

None presented.

5. ADOPTION OF THE PLANNING ACT MINUTES

5.1. Minutes of the March 6, 2023 Development & Heritage Standing Committee Minutes (Planning Act Matters)

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

That the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held March 6, 2023 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 101/2023

6. PRESENTATION DELEGATIONS (PLANNING ACT MATTERS)

7. PLANNING ACT MATTERS

7.1 Z-045/22 [ZNG/6943] – FG Residences Inc. 3565 Forest Glade Drive – Rezoning Ward 8

Brian Nagata (author), Planner II – presents item.

Karl Tanner (agent), Dillon Consulting – available for questions.

Sydney Bailey (agent), Dillon Consulting – available for questions.

Councillor Kieran McKenzie asks the Agents if they are in support of the recommendations in Appendix F and if they will add those items into the finalized plans. Ms. Bailey answers that they are in support of the recommendations and they plan to build those items into the detailed design stage as part of the Site Plan Control process.

Councillor Kieran McKenzie asks Mr. Nagata if it is common practice to review mitigating factors to make a determination if a project should move forward. Mr. Nagata answers that it is common practice to review all mitigating factors and adds that he also reviewed other developments in the area for comparison.

Councillor Kieran McKenzie asks Mr. Nagata where the ingress would be. Mr. Nagata answers that it would be off of Forest Glade Drive and Meadowbrook Lane.

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

Decision Number: **DHSC 489**

I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning for the lands located on the northwest corner of Forest Glade Drive and Meadowbrook Lane, known municipally as 3565 Forest Glade Drive (legally described as Part of Lots 125 & 126, Concession 2; Parts 15 to 28, Reference Plan 12R-22621), and shown on Figure 2 herein, by deleting and replacing site specific provision Section 20(1)67 with the following:

67. NORTH SIDE OF FOREST GLADE DRIVE, BETWEEN LAUZON PARKWAY AND MEADOWBROOK LANE

(1) For the lands comprising of Part of Lots 125 & 126, Concession 2, Parts 1 to 12, 30 & 31, Reference Plan 12R-22621, known municipally as 3575 Forest Glade Drive (PIN No.

01381-0106 & Roll No. 070-740-00110) and 3585 Forest Glade Drive (PIN No. 01381-0104 & Roll No. 070-740-00120), a *Motor Vehicle Dealership* shall be an additional permitted use. (2) For the lands comprising of Part of Lots 125 & 126, Concession 2; Parts 15 to 28, Reference Plan 12R-22621, known municipally as 3565 Forest Glade Drive (PIN No. 01381-0103 & Roll No. 070-740-00100), a *Multiple Dwelling* shall be an additional permitted use and shall be subject to the following additional provisions:

a)	Lot Coverage - maximum	35.0% of lot area
b)	Main Building Height - minimum	4 storeys
c)	Main Building Height - maximum	30.0 m
d)	Accessory Building Height - maximum	5.50 m
e)	Building Setback from 0.30 m reserve abutting Forest Glade Drive	6.0 m
f)	Building Setback - minimum	
	i. From north interior lot line abutting 3181 Meadowbrook Lane (P.I.N. No. 01381-0094)	70.0 m
	ii. From east interior lot line abutting 0 Forest Glade Drive (P.I.N. No. 01381-0051)	3.0 m
	iii. From west interior lot line abutting 3575 Forest Glade Drive	13.0 m
g)	Landscaped Open Space Yard - minimum	25.0% of lot area

h) Notwithstanding Section 24.40.1.5: Table 24.40.1.5, the required number of Loading Spaces for a Multiple Dwelling with a Gross Floor Area Over 15,000 m^2 to 22,500 m^2 shall be two (2).

i) Notwithstanding Section .3 of Section 25.5.20.1: Table 25.5.20.1 - Parking Area Separation, the minimum separation from the north interior lot line abutting 3181 Meadowbrook Lane shall be a minimum of 3.00 metres.

j) A minimum *Parking Area Separation* of 3.00 metres shall be provided between *Parking Space* rows, save and except a *Parking Space* row that is accessed from 3575 Forest Glade Drive.

k) A *Parking Area*, *Parking Space* and *Loading Space* shall be prohibited from being located between a *Main Building* wall and Forest Glade Drive and a *Main Building* wall and the Meadowbrook Lane.
(ZDM 15; ZNG/6943)

II. THAT, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following **BE SUBMITTED** either prior to, or with, an application for site plan approval:

a. Noise Study completed in accordance with the applicable policies set forth under sections 5.4.5 and 10.2.11 of the Official Plan to evaluate the potential impacts of noise associated with Forest Glade Drive, Lauzon Parkway and the Ford Motor Co. Windsor Engine Plant on the proposed Multiple Dwelling and recommend abatement measures where warranted to ensure that the indoor sound level limits set forth under

the Ministry of the Environment, Conservation and Park's *Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300)* document are met.

b. Updated documents, reports, or studies, including any addendum or memorandum, submitted in support of the applications for amendment to the Zoning By-law 8600 to reflect the site plan for which approval is being sought.

III. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and executed and registered site plan agreement:

a. Centralized mail facility for Canada Post.

b. Mitigation measures identified in the aforesaid Noise Study (if applicable), subject to the approval of the City Planner, Deputy City Planner, or Site Plan Approval Officer.

c. Servicing and right-of-way requirements of the City of Windsor - Engineering Department - Right-of-Way Division contained in Appendix F of this report and measures identified in the Sanitary Servicing Memo prepared by Dillon Consulting and dated November 11, 2022, subject to the approval of the City Engineer and the Essex Region Conservation Authority.

d. Transportation requirements of the City of Windsor Transportation Planning Division contained in Appendix F of this report and measures identified in the Transportation Impact Study prepared by Dillon Consulting Limited and dated December 16, 2022, subject to the approval of the City Planner, City Engineer, or Transportation Planning Senior Engineer.

e. Urban Design requirements based on comments from the Landscape Architect contained in Appendix F of this report.

IV. THAT the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:

a. Comments from the Asset Planning Department contained in Appendix F of this report.

b. Comments from the Essex Region Conservation Authority contained in Appendix F of this report.

c. Environmental Evaluation Report based on comments from the Landscape Architect contained in Appendix F of this report.

Carried.

7.2 Z-035/22 [ZNG/6871] – 100023127 Ontario Inc. 1985 Westcott Road & 3740-3790 Tecumseh Road East – Rezoning Ward 5

Pablo Golob (author) – Planner II – presents item.

Marianne Dean (area resident) – 1977 Westcott Rd. – has concerns with parking, noise, light and air pollution and safety issues.

Joel Gerber (architect) – Joel Gerber Architect – is available for questions. Mr. Gerber states that he is willing to not put up a screening fence abutting the alley if it is recommended.

Selina Leung (architect) – available for questions.

Councillor McKenzie asks Mr. Gerber to address the parking capacity on the site. Mr. Gerber answers that it was a recommendation by the Planning Department.

Councillor McKenzie asks Mr. Golob to address the parking capacity recommendation. Mr. Golob answers that Administration considered the balance of policies between parking requirements and proposed enhancements to the site. In order to address Administration's concerns for non-compliant parking areas and pedestrian safety, the recommendation was made.

Councillor McKenzie asks Mr. Golob if there is sufficient parking capacity along Westcott Rd. in order to accommodate the residents. Mr. Golob answers that based on the elements of Transit and employment centres in close proximity and the proposed bicycle parking, the proposed parking reduction was justified.

Councillor McKenzie asks Mr. Golob to speak about the fence concern. Mr. Golob states that a 3-foot screening fence is required per zoning by-law provisions.

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

Decision Number: **DHSC 490**

I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 426 & E Pt Lot 425, Registered Plan 1071; Pt Lots 365 to 367, Registered Plan 961 (known municipally as 1985 Westcott Road & 3740-3790 Tecumseh Road East; Roll No. 010-370-15900-0000), by adding a site specific provision to Section 20(1) as follows:

4XX. NORTHWEST CORNER OF TECUMSEH RD. E. AND WESTCOTT ROAD

For the lands comprising of Lot 426 & E Pt Lot 425, Registered Plan 1071; Pt Lots 365 to 367, Registered Plan 961, a *Multiple-Dwelling* with a maximum of 24 *dwelling units* shall be permitted in addition to the following site specific provisions:

a) Parking Area Separation from a building wall containing a habitable room window	Minimum – 1.53 m
b) Parking Area Separation from an Alley	Minimum – 0.0 m
c) Parking Aisle Width	Minimum – 5.50 m
d) Required Number of Parking Spaces	Minimum – 8
e) Required Number of Visitor Parking Spaces	Minimum – 0

[ZDM11; ZNG/6871]

II. THAT the Site Plan Approval Officer **BE DIRECTED**:

a) To incorporate the Requirements of the City of Windsor – Engineering Department – Right-Of-Way Division in Appendix D to Report S 34/2023 into an approved site plan and executed and registered site plan agreement.

b) To review and consider the comments from municipal departments and external agencies in Appendix D to Report S 34/2023.

Carried.

Report Number: S 34/2023
Clerk's File: Z/14488

7.3 Z-014/22 [ZNG/6736] & OPA 157 [OPA/6737] – University Residential Land Corp.
0 Huron Church Road – Rezoning
Ward 2

Pablo Golob (author) – Planner II – presents item.

Terry Kennedy (area resident) – Westcott Rd. – has various concerns with the proposed development.

David French (agent) – Storey Samways Planning Ltd. – is available for questions.

Councillor Marignani asks about the water mitigation concerns regarding the subterranean water streams. Mr. Golob answers that from the studies that were provided there were no concerns and that detail design would be looked at in the Site Plan Control stage.

Councillor Kieran McKenzie asks Mr. French about the TIS study and raises concerns with the impact of traffic on surrounding roads. Mr. French answers that the report provided has an Additional Memo that requires an access agreement through the University Plaza. Mr. French adds that the agreement is forthcoming. Mr. Pablo adds that the secondary access onto Tecumseh Rd. is critical and is recommending a Holding symbol be put in place until the agreement is complete prior to Site Plan approval.

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 491**

1. THAT Schedule "A" of Volume 1: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by applying a Specific Policy Area to Pt Lot 63 & 64, Concession 1, being Parts 1& 2, Plan 12R-14334, known municipally as 0 Huron Church Road (Roll No. 050-370-15400), situated on the east side of Huron Church Road, immediately northeast of the corner of Huron Church Road and Tecumseh Road West.

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

1.X East side of Huron Church Road, situated immediately northeast of the corner of Huron Church Road and Tecumseh Road West (0 Huron Church Road);

1.X.1 The property described as Pt Lot 63 & 64, Concession 1, being Parts 1& 2, Plan 12R-14334, known municipally as 0 Huron Church Road (Roll No. 050-370-15400), situated on the east side of Huron Church Road, immediately northeast of the corner of Huron Church Road and Tecumseh Road West, is designated on Schedule A: Planning Districts and Policy Areas in Volume I: The Primary Plan;

1.X.2 Notwithstanding the "Mixed Use Node" designation of the subject land on Schedule D: Land Use in Volume I: The Primary Plan, residential uses in excess of four stories in height shall be permitted;

1.X.3 Notwithstanding Section 7.2.6.4(b)(iv) in Volume I – The Primary Plan, two direct right-in / right-out vehicular access points to Huron Church Road shall be permitted.

3. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Pt Lot 63 & 64, Concession 1, being Parts 1& 2, Plan 12R-14334, known municipally as 0 Huron Church Road (Roll No. 050-370-15400), situated on the east side of Huron Church Road, immediately northeast of the corner of Huron Church Road and Tecumseh Road West, by adding site specific exceptions to Section 20(1) as follows:

4XX. EAST SIDE OF HURON CHURCH ROAD, SITUATED IMMEDIATELY NORTHEAST OF THE CORNER OF HURON CHURCH ROAD AND TECUMSEH ROAD WEST
For the lands comprising of Pt Lot 63 & 64, Concession 1, being Parts 1& 2, Plan 12R-14334, known municipally as 0 Huron Church Road:

a) A *Combined Use Building* and *Multiple Dwelling* shall be additional permitted uses.

b) Notwithstanding Section 24.20.5.1, for a *Combined Use Building – Dwelling Units*, or *Multiple Dwelling containing a minimum of 5 Dwelling Units,* a *Parking Rate* of 1.15 parking space for each *dwelling unit* shall be permitted.

c) Notwithstanding Section 24.40.1.3, for a *Combined Use Building* with 9 or more *dwelling units,* the total number of required *loading spaces* shall be 2

d) Notwithstanding Section 24.40.1.5, for a *Multiple Dwelling* with 9 or more *dwelling units,* the total number of required *loading spaces* shall be 2

4XX. For the lands comprising of Pt Lot 63 & 64, Concession 1, being Parts 1& 2, Plan 12R-14334, known municipally as 0 Huron Church Road, identified as Parcel "A", as shown on Schedule "A" of this by-law, despite the regulations of the Commercial District 3.3 (CD3.3) zone category, the following regulations shall apply:

a) Building Height – maximum - 46.0 m

4XX. For the lands comprising of Pt Lot 63 & 64, Concession 1, being Parts 1& 2, Plan 12R-14334 (known municipally as 0 Huron Church Road), identified as Parcel "B", as shown on Schedule "A" of this by-law, despite the regulations of the Commercial District 3.3 (CD3.3) zone category, the following regulations shall apply:

a) Building Height – maximum - 37.0 m

4XX. For the lands comprising of Pt Lot 63 & 64, Concession 1, being Parts 1& 2, Plan 12R-14334 (known municipally as 0 Huron Church Road), identified as Parcel "C", as shown on Schedule "A" of this by-law, despite the regulations of the Commercial District 3.3 (CD3.3) zone category, the following regulations shall apply:

a) Building Height – maximum - 34.0 m

4XX. For the lands comprising of Pt Lot 63 & 64, Concession 1, being Parts 1& 2, Plan 12R-14334 (known municipally as 0 Huron Church Road), identified as Parcel "D", as shown on Schedule "A" of this by-law, despite the regulations of the Commercial District 3.3 (CD3.3) zone category, the following regulations shall apply:

a) Building Height – maximum - 28.0 m

[ZDM 4; ZNG/6736]

4. THAT, at the discretion of the City Planner, the following **BE SUBMITTED** either prior to, or with, an application for site plan approval:

    a) Updated documents, reports, or studies, including any addendum or memorandum, submitted in support of the applications for amendments to the Official Plan and Zoning By-law 8600 to reflect the site plan for which approval is being sought;
    b) Detailed tree survey to the satisfaction of the City Forester;
    c) Detailed Landscape Plan to the satisfaction of the Landscape Architect;
    d) Archaeological Assessment – Entered Into Register verification letter from the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries, to the satisfaction of the Heritage Planner.

5. THAT the Site Plan Approval Officer **BE DIRECTED:**

    a) To incorporate the following, subject to any updated information, into an approved site plan and executed and registered site plan agreement:

        1) Noise mitigation measures identified in Section 5 of the Acoustical Report, prepared by Baird AE and dated February 24, 2023, subject to the approval of the City Planner;
        2) Measures identified in the Stormwater Management and Sanitary Sewer Study prepared by Baird AE and dated March 29, 2022, subject to the approval of the City Planner and City Engineer;
        3) Transportation Impact Study requirements of the City of Windsor Transportation Planning Division, contained in Appendix E of this report, and measures identified in Section 6 of the Traffic Impact Study prepared by Baird AE and dated February 24, 2023, subject to the approval of the City Planner, City Engineer, or Transportation Planning Senior Engineer;
        4) Requirements of the City of Windsor – Engineering Department – Right-Of-Way Division contained in Appendix F of this report, including an easement for access across the abutting lands to the south, subject to the approval of the City Engineer

    b) To review and consider the comments from municipal departments and external agencies in Appendix E to Report S 35/2023.

6. THAT Zoning By-law 8600 **BE AMENDED** by placing an “H” holding symbol on the subject parcel that shall be removed when the following conditions have been satisfied:

    a) The owner submits an application to remove the “H” holding symbol;
    b) The owner registers an access agreement on title of the subject lands and the commercial plaza property for the provision of access easements across the abutting commercial plaza to the south for the benefit of the subject lands, to the satisfaction of the City Planner. [ZDM 4; ZNG/6736]

Carried.

Clerk's File: Z/10891

7.4 Z-038/22 [ZNG/6900] – Lusi Lorini
921 Ellrose Avenue – Rezoning
Ward 5

Adam Szymczak (author) – Planner III – is available for questions.

Mario Lorini (applicant) – is available for questions.

Paul Bezaire (agent) – is available for questions.

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

Decision Number: **DHSC 492**
THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 64, Registered Plan 531 (known municipally as 921 Ellrose Avenue; Roll No. 010-030-02400), situated on the west side of Ellrose Avenue, south of Ontario Street, changing the zoning by adding a site specific exception to Section 20(1) as follows:

458. WEST SIDE OF ELLROSE AVENUE, SOUTH OF ONTARIO STREET

For the lands comprising of Lot 64, Registered Plan 531, one *duplex dwelling* shall be an additional permitted use and a *duplex dwelling* or a *single unit dwelling* shall be subject to the appropriate provisions in Section 10.2.5 and the following additional provisions:

a)	Lot Width – minimum	9.0 m
b)	Lot Area – minimum	270.0 m^2
c)	Parking Spaces – minimum	1

[ZDM 10; ZNG/6900]

Carried.

Report Number: S 140/2022
Clerk's File: Z/14507

7.5 Z-011/23 [ZNG/6993] – JBM Capital Inc.
2601 Lauzon Parkway – Rezoning
Ward 8

Adam Szymczak (author) – Planner III – is available for questions.

Paul Bezaire (agent) – available for questions.

Moved by: Councillor Angelo Marignani
Seconded by: Member Robert Polewski

Decision Number: **DHSC 493**

1. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part Farm Lot 124, Concession 2, designated as Part Block A, Registered Plan 1644, Parts 5 & 6 Plan 12R-10031 and Parts 3 to 5, Plan 12R-27242 (part of municipal address 2601 Lauzon Parkway; Roll No. 070-670-56925), situated on the east side of Enterprise Way, north of Hawthorne Drive, changing the zoning by deleting and replacing Section 20(1)448 as follows:

448. EAST SIDE OF ENTERPRISE WAY, NORTH OF HAWTHORNE DRIVE

For the lands comprising Part of Block A, Registered Plan 1644, designated as Part 3 and Part 4 on Reference Plan 12R27242, the following additional provisions shall apply:

1. For a *multiple dwelling*, Section 20(1)97(i) shall not apply to a *multiple dwelling*; and the minimum front yard depth shall be 6.0 m.

2. A *townhome dwelling* shall be an additional permitted use and the following additional provisions shall apply to a *townhome dwelling*:
   a) Sections 12.2.5.8, 12.2.5.13, and 20(1)97 shall not apply
   b) Lot Frontage – minimum 20.0 m
   c) Lot Area – per dwelling unit – minimum 200.0 m^2
   d) Lot Coverage – maximum 45.0%
   e) Main Building Height – maximum 18.0 m
   f) Building Setback from any *lot line* - minimum 6.0 m

[ZDM 15; ZNG/6660; ZNG/6993]

2. THAT a Transportation Impact Statement and Servicing Study **BE SUBMITTED** by the applicant, along with any other required support studies, at Site Plan Control; and,

3. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following, if required, in the site plan approval and site plan agreement for the proposed development:
   (a) Easement requests from Utility Companies, as noted in Appendix D to report S 77/2022;
   (b) Enbridge Gas minimum separation requirements, as noted in Appendix D to report S 77/2022;
   (c) Reciprocal Access and Services Agreement;
   (d) Parkland Conveyance; and
   (e) Record of Site Condition.

Carried.

Report Number: S 36/2023
Clerk's File: Z/14545

8. ADJOURNMENT

There being no further business, the meeting of the Development & Heritage Standing Committee is adjourned at 5:48pm

Ward 10 – Councillor Jim Morrison (Chairperson)	Thom Hunt (Secretary)