CITY OF WINDSOR MINUTES 09/11/2023

Development & Heritage Standing Committee Meeting

Date: Monday, September 11, 2023
Time: 4:30 o'clock p.m.

Members Present:

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

Members
Member Anthony Arbour
Member Joseph Fratangeli
Member Daniel Grenier
Member Charles Pidgeon
Member Khassan Saka
Member William Tape

Member Regrets
Member John Miller
Member Robert Polewski

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

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

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Commissioner, Economic Development & Innovation
Neil Robertson, Acting City Planner
James Abbs, Planner III - Subdivisions
Justina Nwaesei, Planner III - Subdivisions

Brian Nagata, Planner II – Development Review
Greg Atkinson, Manager of Development / Deputy City Planner
Wira Vendrasco, Deputy City Soliciter
Clare Amicarelli, Transportation Planning Coordinator
Robert Perissinotti, Development Engineer
Dave Soave, Manager Strategic Operating Budget Development & Control
Kristina Tang, Planner III -Heritage
Laura Strahl, Planner III – Special Projects
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 11.6 – Dawne Martens, Applicant representative
Item 7.4 – Bryan Pearce, Principal Planner, Baird AE
Item 7.4 – Maneesh Poddar, Director of Planning & Development, Westdell Development Corp

Delegations—participating in Council Chambers

Item 7.1 – Melanie Muir, Dillon Consulting, on behalf of the Applicant
Item 7.1 – Stephen Ducharme, area resident
Item 7.1 – Jackie Lassaline, area resident
Item 7.3 – Ralph Meo, Meo & Associates
Item 7.3 – Richard Gauvin, area resident
Item 7.3 – Joe Tanguay, area resident
Item 7.3 – Paul Michaud, area resident
Item 7.3 – Alan Hodare, area resident
Item 7.3 – Paul Bartolo, President, Windsor Soccer Club
Item 7.3 – Carol Demonde, area resident
Item 7.3 – Ron Jenkins, area resident
Item 7.3 – Karen Dorey, area resident
Item 11.1 – Dan Karon, area resident
Item 11.1 – Jack Tobin, area resident
Item 11.3 – James Maxwell, area resident

1. CALL TO ORDER

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

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Member Daniel Grenier discloses an interest on Item 7.1 being "Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5," as he has an ongoing professional relationship with the representative of the applicant.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

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

THAT the report of the Senior Planner dated September 11, 2023 entitled "Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5" BE DEFERRED to a future meeting of the Development & Heritage Standing Committee to allow for more time for the surrounding residents to be notified.

The motion is **WITHDRAWN**.

4. COMMUNICATIONS

None presented.

8. ADOPTION OF THE MINUTES

8.1. Minutes of the Development & Heritage Standing Committee held August 1, 2023

Moved by: Councillor Angelo Marignani
Seconded by: Member William Tape

THAT the minutes of the Development & Heritage Standing Committee meeting held August 1, 2023 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 215/2023

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

None Presented.

10. *HERITAGE ACT* MATTERS

10.1. Delegation Authority for Heritage Matters (City-wide)

Councillor Kieran McKenzie inquires about the frequency of the reporting process and what will be included in those reports. Kristina Tang, Heritage Planner, appears before the Development & Heritage Standing Committee regarding the administrative report "Delegation of Authority for Heritage Matters (City Wide)" and indicates that it will be an annual report but is open to more frequent reporting if requested by council. The report will contain a brief outline of agreements that were made, *Planning Act* applications that were on heritage properties and will determine any incomplete applications and the reason for incompleteness.

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

Decision Number: **DHSC 550**

I. THAT the City Planner By-law 139-2013 **BE AMENDED** to distinguish the Delegation of Authority to the City Planner for *Planning Act* items in Schedule "A" from *Ontario Heritage Act* items in Schedule "B";and,

II. THAT Schedule B **PROVIDE AUTHORITY** to the City Planner:
   (a) to sign agreements with property Owners that the restrictions set out in paragraph 2 of subsection 29(1.2) and paragraph 1 of subsection 29 (8) of the *Ontario Heritage Act* do not apply to a *Planning Act* application,
   (b) to determine if applications under s. 33, 34 or 42 of the *Ontario Heritage Act* are complete or incomplete, and
   (c) to process and consent to categories of alterations to designated heritage properties pursuant to s.33 of the *Ontario Heritage Act*, with or without terms and conditions; and,

III. THAT the existing delegated authority provisions for classes of alteration for Sandwich Heritage Conservation District Plan **BE TRANSFERRED** from Schedule "A" to Schedule "B" of By-law 139-2013.

Carried.

Report Number: S 90/2023
Clerk's File: AS/7748

10.2. City of Windsor Heritage Recognition 2023 (City-wide)

Kristina Tang, Heritage Planner acknowledges the citizen appointed member contributions to nominating the recipients and for the work they've done in regards to the Heritage landscape.

Councillor Kieran McKenzie inquires about the process that the City of Windsor is going to undertake to address the heritage properties that it has listed currently, given the 2025 deadline. Specifically, the Bandshell at Jackson Park, and what is the status of this designation. Ms. Tang indicates that the Bandshell is listed, but not designated. Ms. Tang provides details related to the report that went to Council on September 5th including the strategy to evaluate properties with

cultural heritage value and interest. Ms. Tang adds that City properties in particular will be looked at in terms of consultation with other departments and evaluation of heritage merits in a more collective fashion.

Councillor Kieran McKenzie inquires whether this would all be undertaken prior to 2025 and does administration think that they can get through all of the City properties or would there be a need to prioritize some properties over others. Ms. Tang indicates there would definitely be a need for some prioritization. Ms. Tang indicates that administration plans to review these properties in batches.

Moved by: Member Joseph Fratangeli
Seconded by: Member Khassan Saka

Decision Number: **DHSC 551**

I. THAT the property owners and project team for the recent heritage conservation works at:

- 787 Ouellette Ave – Former Windsor Utilities Commission
  - Tessonics Corporation (Roman & Elena Maev)
  - Passa Architects (Joseph Passa)
  - Alliance Contractors (Chris Weller)
- 1958-1998 Wyandotte St E – Strathcona Building
  - Rosati Group (Tony Rosati, Nick Rosati, Vince Rosati Jr.)
- 1167 Mercer St – Former International Playing Card Co.
  - Greater Essex County District School Board
  - J.P. Thomson Architects Ltd. (Colin McDonald, Adam Wakulchik, Mark Beaulieu)
  - Haddad Morgan Associates (Will Tape)
  - Fortis Group (Joe Maertens)
- 455 Giles Blvd E – Windsor Grove Cemetery
  - Ontario Ancestors, Essex Branch (Pat Clancy, David Hutchinson, Rosemary Lunau)
  - Windsor Grove/Windsor Memorial Gardens (Tony Andary)

BE RECOGNIZED with the 2023 Built Heritage Awards.

Carried.

Report Number: S 105/2023
Clerk's File: MBA/2274

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 4:51 o'clock p.m.

The Chairperson calls the *Planning Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 4:53 o'clock p.m.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Minutes of the August 1, 2023 Development & Heritage Standing Committee meeting (*Planning Act* Matters)

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

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held August 1, 2023 **BE ADOPTED** as presented.

6. PRESENTATION DELEGATIONS (*PLANNING ACT* MATTERS)

See *Planning Act* Matters minutes.

7. *PLANNING ACT* MATTERS

7.2. Zoning By-law Amendment Application for 3335 Woodward Boulevard, Z-021/23 [ZNG-7066], Ward 9

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

Decision Number: **DHSC 547**

I. THAT Zoning By-law 8600 **BE AMENDED** for the lands located on the southwest corner of Seymour Boulevard and Woodward Boulevard, described as Block A & Part of Block B, Plan 1513, by adding a site specific provision to permit *One Single Unit Dwelling* as an additional permitted use within the existing former St. Christopher's Parish Hall, subject to additional regulations:

485. SOUTHWEST CORNER OF SEYMOUR BOULEVARD AND WOODWARD BOULEVARD

(1) For the lands comprising of Block A & Part of Block B, Plan 1513, PIN No. 01561-2695 LT, *One Single Unit Dwelling* shall be an additional permitted use within the existing former St. Christopher's Parish Hall and the following shall apply:

1. Provisions in section 13.1.5

2. Gross Floor Area - Single Unit Dwelling - 400.0 m^2

maximum

[ZDM 12; ZNG/7066]

II. THAT the holding (H) symbol **BE REMOVED** when the applicant/owner submits an application to remove the holding (H) symbol and the following condition is satisfied:

a) The owner shall demonstrate that the existing former St. Christopher's Parish Hall will comply with the Noise Exposure Forecast/Noise Exposure Projection (NEF/NEP) limits set forth under *Table C-4 Indoor Aircraft Noise Limits (Applicable over 24-hour period)* of the Ministry of the Environment and Climate Change (MOECC) *Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300)* to the satisfaction of the Chief Building Official.

[ZDM 12; ZNG/7066]

Carried.

Report Number: S 95/2023
Clerk's File: Z/14605

7.1. Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5

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

Decision Number: **DHSC 546**

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

1.# South Side of Riverside Drive, between Belleview Avenue and Pratt Street

1.#.1 The property described as of Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue, is designated a special policy area on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.

1.#.2 Notwithstanding Section 6.3.2.1 of the Official Plan, Volume I, a High Profile Residential Building shall be permitted on the subject property.

THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED** changing the zoning of Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview

Avenue, from Commercial District CD1.7 and Residential District RD2.2 to Residential District (RD) 3.3; and,

THAT subsection 1 of Section 20 of the City of Windsor Zoning By-law 8600 **BE AMENDED** for Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue by adding site specific regulations as follows:

483. South Side of Riverside Drive, between Belleview Avenue and Pratt Street

For the lands described as for Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue, the following regulations shall apply:

Building setback from an exterior lot line abutting Riverside Drive - 3m

Building setback from an exterior lot line abutting Riverside Drive or Pratt Place for that part of the building having a height of more than 12.5m - 7.5 m

Building setback from a lot line for that part of the building having a height of more than 12.5 m abutting any zone that permits single detached dwellings – 7.5 m

Parking spaces shall be prohibited on the first and second floor of any structure within 7.5 m of an exterior building wall adjacent to Riverside Drive;

Parking spaces shall be prohibited on the first floor of any structure within 7.5 m of an exterior building wall adjacent to Pratt Place

Amenity Area – Minimum - 420 m^2;

Lot Area - Minimum - 3,500 m^2;

Lot Coverage - Maximum - 66%;

Building Height – Maximum - 45.0m;

Landscaped Open Space - minimum - 20%;

Number of Dwelling units – maximum - 84

(ZDM 6; ZNG/6053)

THAT Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue, **BE CLASSIFIED** as a Class 4 area pursuant to Publication NPC-300 (MOECP Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning); and,

THAT the City Planner or their designate **BE DIRECTED** to provide a copy of the Council Resolution approving the Class 4 area classification and a copy of any development agreement or site plan agreement for the subject lands that incorporates noise mitigation measures to East Windsor Cogeneration Plant, Ford Motor Company Windsor Engine Plant, and Greco Aluminum Railings"; and,

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

Incorporating additional, or modify existing, mitigation measures including warning clauses required for a Class 4 designation pursuant to Publication NPC-300 in any future Site Plan Control agreement.

Carried.
Member Daniel Grenier discloses an interest and abstains from voting on this matter.

Report Number: S 93/2023
Clerk's File: Z/14347 & Z/14639

Councillor Jim Morrison leaves the meeting at 5:24 o'clock p.m. and Councillor Kirean McKenzie assumes the chair.

Councillor Jim Morrison returns to the meeting at 5:30 o'clock p.m. and Councillor Kirean McKenzie returns to his seat at the council table.

7.3. Rezoning – Meo & Associates Inc. – 1646 Alexis Road – Z-043/22 ZNG/6940 - Ward 5

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

THAT the report of the Senior Planner dated September 11, 2023 entitled "Rezoning – Meo & Associates Inc. – 1646 Alexis Road – Z-043/22 ZNG/6940 - Ward 5" BE DEFERRED to a future meeting of the Development & Heritage Standing Committee to allow time to address concerns brought forward by the residents.

The motion is **put** and **lost**.

Aye votes: Councillors Mark McKenzie, Fred Francis, and Member Anthony Arbour.
Nay votes: Councillors Jim Morrisson, Kieran McKenzie, Angelo Marignani, and Member Daniel Grenier.
Absent: Member Robert Polewski
Abstain: None.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 548**

1. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part of Lot 100, Concession 1 (McNiff's Survey) Sandwich East, (1646 Alexis Road; Roll No. 010-290-02610; PIN 01122-0505), situated on the east side of Alexis Road between Reginald Street and Alice Street, further identified as Part 2 on Appendix F – Severance Plan to Report S 96/2023, from Institutional District 1.1 (ID1.1) to Residential District 3.2 (RD3.2) and by adding a site specific exception as follows:

486. EAST SIDE OF ALEXIS ROAD BETWEEN REGINALD ST & ALICE ST

For the lands comprising Part of Lot 100, Concession 1 (McNiff's Survey) Sandwich East, the following additional provisions shall apply:

1. For a *multiple dwelling*, the following additional provisions shall apply:
   a) THAT the lands be deemed a *corner lot*
   b) Building Setback – minimum
      from Alexis Road 6.0 m
      from Reginald Street 4.5 m
   c) Landscaped Open Space Yard – minimum 28% of *lot area*

[ZDM 7, 11; ZNG/6940]

2. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following into site plan approval of the required site plan control agreement:
   a) Requirements of the City of Windsor - Engineering Department in Appendix G to Report S 96/2023, subject to the approval of the City Engineer;
   b) Requirements of the City of Windsor – Transportation Planning in Appendix G to Report S 96/2023, subject to the approval of the City Engineer; and to review and consider the comments from municipal departments and external agencies in Appendix G to Report S 96/2023; and,

3. THAT administration **BE REQUESTED** to conduct a traffic analysis of the immediate surrounding neighbourhood and to come forward with recommendations for Councils consideration to address parking concerns and general traffic issues.

Carried.

Councilors Mark McKenzie, Fred Francis and Member Arbour voting nay.

Report Number: S 96/2023
Clerk's File: Z/14603

7.4. Revision to Zoning By-law 8600 – University Residential Land Corp. – 0 Huron Church – Ward 2

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

Decision Number: **DHSC 549**

1. THAT Zoning By-law 8600 **BE AMENDED** by revising the following Section 20(1) site-specific provision as follows:

477. For the lands comprising of Pt Lot 63 & 64, Concession 1; further described as 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 - 40.0 m

[ZDM 4; ZNG/6736]
Carried.

Report Number: S 101/2023
Clerk's File: Z/10891

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 7:05 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 7:05 o'clock p.m

11. ADMINISTRATIVE ITEMS

11.1. Closure of north/south alley between Clairview Avenue and 8445 Riverside Drive East, and east/west alley between Dieppe Street and north/south alley, Ward 6, SAA-6844

Jack Tobin, area resident

Jack Tobin, area resident appears before the Development & Heritage Standing Committee regarding the administrative report "Closure of north/south alley between Clairview Avenue and 8445 Riverside Drive East, and east/west alley between Dieppe Street and north/south alley, Ward 6, SAA-6844" and provides details regarding the reason for the application which is a citation for the asphalt on the easement put down by the previous owner. Mr. Tobin concludes by suggesting that the $2000 application fee to purchase the easement is unacceptable.

Councillor Mark McKenzie indicates that he has asked Administration in the past to come back with a response to eliminate the fees associated with the application in order to help streamline and speed up the process of closing the alleys throughout the city.

Dan Karon, area resident

Dan Karon, area resident appears before the Development & Heritage Standing Committee via video Conference regarding the administrative report "Closure of north/south alley between Clairview Avenue and 8445 Riverside Drive East, and east/west alley between Dieppe Street and north/south alley, Ward 6, SAA-6844" and expresses concern that the alley closure will impede access to the rear hedge of his property for maintenance and he is not interested in purchasing the easement.

Councillor Angelo Marignani asks Mr. Tobin about his comments regarding applying for the alley closure and if he is in support of the closure. Mr. Tobin responds that he was aware that there was an alley and assumed that it was paved by the City as it was existing. He was informed that rather than paying to remove the asphalt, he could purchase the easement and have the additional property.

Councillor Angelo Marignani inquires if there is any concern with the recommendation for the alley closure as requested by the resident. Brian Nagata, Planner II-Development Review appears before the Development & Heritage Standing Committee regarding the administrative report "Closure of north/south alley between Clairview Avenue and 8445 Riverside Drive East, and east/west alley between Dieppe Street and north/south alley, Ward 6, SAA-6844" and provides details regarding the recommendation and the addition of a condition as part of the recommendation that the owner and future owners be able to maintain the hedge row at the rear of the property. Mr. Tobin indicates he is in favor of having a private easement with the abutting property for maintenance of the rear hedge.

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

Decision Number: **DHSC 552**

I. THAT the 4.88-metre-wide north/south alley located between Clairview Avenue and the property known municipally as 8445 Riverside Drive East (legally described as Lot 1, Part of Lot 2 & Part of Closed Riverside, Plan 1029), and shown on Drawing No. CC-1822 (*attached* hereto as Appendix "A"), and hereinafter referred to as the "subject north/south alley", **BE ASSUMED** for subsequent closure;

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

a. 3.0-metre-wide easement, measured 1.50 metres from either side of the following utility infrastructure, subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:

i. Bell Canada to accommodate aerial cable/poles;
ii. ENWIN Utilities Ltd. to accommodate existing overhead 120/240-volt hydro distribution; and
iii. MNSi. to accommodate existing aerial plant on the poles.

III. THAT the 4.88-metre-wide east/west alley located between Dieppe Street and the subject north/south alley, and shown on Drawing No. CC-1822 (*attached* hereto as Appendix "A"), and hereinafter referred to as the "subject east/west alley", **BE ASSUMED** for subsequent closure;

IV. THAT the portion of the subject east/west alley abutting 8445 Riverside Drive East **BE CLOSED AND CONVEYED** to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner.

V. THAT the portion of the subject east/west alley abutting 8415 Riverside Drive East (legally described as Lots 4 & 5, Part of Closed Street, Plan 1029) and 8435 Riverside Drive East (legally described as Lot 3, Part of Lot 2, Part of Closed Street, Plan 1029) **BE CLOSED AND CONVEYED** to the owner of the abutting property known municipally as 244 Dieppe Street (legally described as Lot 6, Plan 1029) and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

a. Easement over that portion of the subject east/west alley abutting 8415 Riverside Drive East, subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:

i. The owner of 8415 Riverside Drive East for access to maintain their hedgerow bordering the said portion of the subject east/west alley.

VI. THAT Conveyance Cost **BE SET** as follows:

a. For alley conveyed to abutting lands zoned RD1.1 or RD1.2, $1.00 plus HST (if applicable), deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

VII. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1822, *attached* hereto as Appendix "A".

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

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

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

Carried.

Report Number: S 99/2023
Clerk's File: SAA2023

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

James Maxwell, area resident

James Maxwell, area 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 expresses concern regarding receiving a response to the flooding and drainage issues on the side of his house. Mr. Maxwell would like to withdraw from purchasing the Perth easement, and would like to move forward with the purchase of the alley.

Councillor Jim Morrison indicates that there is additional information memo accompanying the original administrative report dated August 22, 2023 with background and recommendations regarding this issue.

Councillor Fred Francis refers to the additional information memo, with respect to the amended resolution and requests that administration provide more information. Mr. Nagata indicates that the memo was at the applicant's request to remove Perth Street from the application, and asked Public Works to provide three options to address the flooding issues. The three options include Local Improvement petition for a new storm sewer, apply for the basement flooding program or apply for the new culvert replacement program. Mr. Nagata adds that the revised recommendation in respect to the alley closure with the closure of Perth Street removed from the equation is ready to move forward.

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

Decision Number: **DHSC 554 DHSC 494**

I. THAT the portion of the 4.57-metre-wide east/west alley located between Perth Street and the east limit of the property known municipally as 1707 Armanda Street (legally described as Lots 666 to 669, Plan 708), and shown on Drawing No. CC-1813 (*attached* hereto as Appendix "A"), and hereinafter referred to as the "Subject Lands", **BE ASSUMED** for subsequent closure;

II. THAT the Subject Lands **BE CLOSED AND CONVEYED** to the owner of 1707 Armanda Street and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

    a. Easement, subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:

i. Bell Canada for protection of existing buried facilities;

III. THAT Conveyance Cost **BE SET** as follows:

a. For alley conveyed to abutting lands zoned RD1.1 or DRD1.1, $1.00 plus deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

IV. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1813;

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

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

VII. THAT the information regarding flood mitigation options for the Perth Street right-of-way **BE PROVIDED** to the proponent.

Carried.

Report Number: SCM 122/2023 & S 28/2023 & AI 13/2023
Clerk's File: SAA2023

11.6. University Avenue and Wyandotte Street Community Improvement Plan Grant Applications made by Ali Ahmed for 1342 Wyandotte Street West (Ward 3)

Dawne Martens, applicant representative

Dawne Martens, applicant representative appears before the Development & Heritage Standing Committee via video conference regarding the administrative report "University Ave & Wyandotte CIP-Ali Ahmed, 1342 Wyandotte St. W" and requests that the Committee approve the recommendations including the Municipal Development Fees Grant and the Business Property Improvement Tax Increment Grant. Administration is recommending approval of both programs.

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

Decision Number: **DHSC 557**

I. THAT the request made by 2814088 Ontario Inc. (Ali Ahmed) (Owner) for the proposed development at 1342 Wyandotte Street West to participate in the:

a. Building/Property Improvement Tax Increment Grant Program **BE APPROVED** for 100% of the municipal portion of the tax increment resulting from the proposed

development for up to five (5) years in accordance with the University Avenue and Wyandotte Street Community Improvement Plan.

b. Municipal Development Fees Grant Program **BE APPROVED** for eligible municipal fees incurred after July 29, 2022 for Committee of Adjustment application fee and Building Permit fee, up to a maximum amount of $50,000 pursuant to the University Avenue and Wyandotte Street Community Improvement Plan.

II. THAT Administration **BE DIRECTED** to prepare the agreements between the City and 2814088 Ontario Inc. (Owner) to implement the Building/Property Improvement Tax Increment Grant Program at 1342 Wyandotte Street West in accordance with all applicable policies, requirements, and provisions contained within the University Avenue and Wyandotte Street Community Improvement Plan.

III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the to the Building/Property Improvement Tax Increment Grant Program to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications.

IV. THAT funds in the amount of the cost of the Committee of Adjustment application fee and Building Permit application fee to a maximum of $50,000 for the Municipal Development Fees Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to the University Avenue and Wyandotte Street Planning Fund (Project #7229001) when work is completed.

V. THAT should the project not be completed in two (2) years, City Council **AUTHORIZE** that the funds under the Municipal Development Fees Grant Program be uncommitted and made available for other applications.

VI. THAT the approval to participate in the Building/Property Improvement Tax Increment Grant Program **EXPIRE** if the grant agreement is not signed by applicant within one year following Council approval. The City Planner may extend the deadline for up to one year upon request from the applicant.

Carried.

Report Number: S 113/2023
Clerk's File: SPL/14645

11.2. Closure of east/west alley located between Alexandra Avenue and Academy Drive, and north/south alley located between Northwood Street and east/west alley, Ward 10, SAA-6922

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

Decision Number: **DHSC 553**

I. THAT the 4.57-metre-wide east/west alley located between Alexandra Avenue and Academy Drive, save and except that portion containing the City's concrete sidewalk and chain-link fences, and shown on Drawing No. CC-1826 (*attached* hereto as Appendix "A"), and hereinafter referred to as the "subject east/west alley", **BE ASSUMED** for subsequent closure;

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

a. 3.0-metre-wide easement, measured 1.50 metres from either side of the following utility infrastructure, subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:

i. Bell Canada to protect existing aerial infrastructure;
ii. Enbridge to accommodate existing underground infrastructure;
iii. ENWIN Utilities Ltd. to accommodate existing 16kV primary and 120/240v secondary overhead hydro distribution pole line, and 200.0 millimetre watermain; and
iv. MNSi. to accommodate existing aerial infrastructure.

b. 6.0-metre-wide easement, measured 3.0 metres from either side of the City's 300.0 millimetre asbestos cement sanitary sewer, subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to The Corporation of the City of Windsor.

III. THAT the 4.57-metre-wide north/south alley located between Northwood Street and the subject east/west alley, and shown on Drawing No. CC-1826 (*attached* hereto as Appendix "A"), and hereinafter referred to as the "subject north/south alley", **BE ASSUMED** for subsequent closure;

IV. THAT the subject north/south alley **BE CLOSED AND CONVEYED** to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

c. 3.0-metre-wide easement, measured 1.50 metres from either side of the following utility infrastructure, subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:

i. Bell Canada to protect existing aerial infrastructure;
ii. ENWIN Utilities Ltd. to accommodate existing 16kV primary and 120/240v secondary overhead hydro distribution pole line; and
iii. MNSi. to accommodate existing aerial infrastructure.

d. Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner.

V. THAT Conveyance Cost **BE SET** as follows:

e. For alley conveyed to abutting lands zoned RD1.4, $1.00 plus HST (if applicable), deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

VI. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1826, *attached* hereto as Appendix "A".

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

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

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

Report Number: S 100/2023
Clerk's File: SAA2023

11.4. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Windsor Essex Community Housing Corp. for 3321-3493 Bloomfield Road (Ward 2)

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

Decision Number: **DHSC 555**

I. THAT the request made by Windsor Essex Community Housing Corp. to participate in the Environmental Site Assessment Grant Program **BE APPROVED** for the completion of a proposed Phase II Environmental Site Assessment Study for the property located at 3321-3493 Bloomfield Road pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan;

II. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of $8,313 based upon the completion and submission of a Phase II Environmental Site Assessment Study completed in a form acceptable to the City Planner and City Solicitor;

III. THAT the grant funds in the amount of $8,313 under the Environmental Site Assessment Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to Brownfield Strategy Remediation (project 7069003) when the eligible work is completed to the satisfaction of the City Planner;

IV. THAT should the proposed Phase II Environmental Site Assessment Study not be completed within two (2) years of Council approval or if the full cost of the Study is reimbursed by any other grant program, the approval **BE RESCINDED** and the funds be uncommitted and made available for other applications.
Carried.

Report Number: S 110/2023
Clerk's File: Z/14644

11.5. Economic Revitalization Community Improvement Plan (CIP) application submitted by JBM Capital Inc. for 4611 Walker Road (Ward 9)

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

Decision Number: **DHSC 556**

I. THAT the request made by JBM Capital Inc. to participate in the Business Development Grant Program **BE APPROVED** for the property located at 4611 Walker Road for up to 10 years or until 100% of the eligible costs are repaid pursuant to the City of Windsor Economic Revitalization Community Improvement Plan;

II. THAT Administration **BE DIRECTED** to prepare an agreement between the City, JBM Capital Inc., and/or persons or companies that have legally been assigned the right to receive grant payments, to implement the Business Development Grant Program in accordance with all applicable policies, requirements, and provisions contained within the Economic Revitalization Community Improvement Plan to the satisfaction of the City Planner for content, the Commissioner of Legal Services as to legal form, and the CFO/City Treasurer as to financial implications;

III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Business Development Grant Agreement; and,

IV. THAT the approval to participate in the Business Development Grant Program **EXPIRE** if the grant agreement is not signed by applicant and owner within one year following Council approval. The City Planner may extend the deadline for up to one year upon request from the applicant.
Carried.

Report Number: S 111/2023
Clerk's File: SPL/14646

12. COMMITTEE MATTERS

None presented.

13. QUESTION PERIOD

None presented.

14. ADJOURNMENT

There being no further business, the meeting of the Development & Heritage Standing Committee is adjourned at 7:27 o'clock p.m.

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

CITY OF WINDSOR – MINUTES

Development & Heritage Standing Committee Meeting

Date: Monday, September 11, 2023
Time: 4:30 o'clock p.m.

Members Present:

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

Members
Member Anthony Arbour
Member Joseph Fratangeli
Member Daniel Grenier
Member Charles Pidgeon
Member Khassan Saka
Member William Tape

Member Regrets
Member John Miller
Member Robert Polewski

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

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

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Commissioner, Economic Development & Innovation
Neil Robertson, Acting City Planner
James Abbs, Planner III - Subdivisions
Justina Nwaesei, Planner III - Subdivisions
Brian Nagata, Planner II – Development Review
Greg Atkinson, Manager of Development / Deputy City Planner

Wira Vendrasco, Deputy City Soliciter
Clare Amicarelli, Transportation Planning Coordinator
Robert Perissinotti, Development Engineer
Dave Soave, Manager Strategic Operating Budget Development & Control
Kristina Tang, Planner III -Heritage
Laura Strahl, Planner III – Special Projects
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 11.6 – Dawne Martens, Applicant representative
Item 7.4 – Bryan Pearce, Principal Planner, Baird AE
Item 7.4 – Maneesh Poddar, Director of Planning & Development, Westdell Development Corp

Delegations—participating in Council Chambers

Item 7.1 – Melanie Muir, Dillon Consulting, on behalf of the Applicant
Item 7.1 – Stephen Ducharme, area resident
Item 7.1 – Jackie Lassaline, area resident
Item 7.3 – Ralph Meo, Meo & Associates
Item 7.3 – Richard Gauvin, area resident
Item 7.3 – Joe Tanguay, area resident
Item 7.3 – Paul Michaud, area resident
Item 7.3 – Alan Hodare, area resident
Item 7.3 – Paul Bartolo, President, Windsor Soccer Club
Item 7.3 – Carol Demonde, area resident
Item 7.3 – Ron Jenkins, area resident
Item 7.3 – Karen Morand, area resident
Item 11.1 – Dan Karon, area resident
Item 11.1 – Jack Tobin, area resident
Item 11.3 – James Maxwell, area resident

1. CALL TO ORDER

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

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Member Daniel Grenier discloses an interest on Item 7.1 being "Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653]

Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5," as he has an ongoing professional relationship with the representative of the applicant.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

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

THAT the report of the Senior Planner dated September 11, 2023 entitled "Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5" BE DEFERRED to a future meeting of the Development & Heritage Standing Committee to allow for more time for the surrounding residents to be notified.

The motion is **WITHDRAWN**.

4. COMMUNICATIONS

None presented.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Minutes of the August 1, 2023 Development & Heritage Standing Committee meeting (*Planning Act* Matters)

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

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held August 1, 2023 **BE ADOPTED** as presented.

6. PRESENTATION DELEGATIONS (*PLANNING ACT* MATTERS)

See *Planning Act* Matters minutes.

7. *PLANNING ACT* MATTERS

7.2. Zoning By-law Amendment Application for 3335 Woodward Boulevard, Z-021/23 [ZNG-7066], Ward 9

Brian Nagata, Planner (author) is available for questions.

Councillor Kieran Mackenzie asks for clarification on the recommendation to maintain the Institutional District 1.1 (ID1.1) zoning in lieu of changing it to a Residential District 1.1 zoning for allowing a Single Unit Dwelling use. Mr. Nagata answers that the ID1.1 zoning is most appropriate for the proposal.

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

Decision Number: **DHSC 547**

I. THAT Zoning By-law 8600 **BE AMENDED** for the lands located on the southwest corner of Seymour Boulevard and Woodward Boulevard, described as Block A & Part of Block B, Plan 1513, by adding a site specific provision to permit *One Single Unit Dwelling* as an additional permitted use within the existing former St. Christopher's Parish Hall, subject to additional regulations:

485. SOUTHWEST CORNER OF SEYMOUR BOULEVARD AND WOODWARD BOULEVARD

(1) For the lands comprising of Block A & Part of Block B, Plan 1513, PIN No. 01561-2695 LT, *One Single Unit Dwelling* shall be an additional permitted use within the existing former St. Christopher's Parish Hall and the following shall apply:

1. Provisions in section 13.1.5

2. Gross Floor Area - Single Unit Dwelling - 400.0 m^2 maximum

[ZDM 12; ZNG/7066]

II. THAT the holding (H) symbol **BE REMOVED** when the applicant/owner submits an application to remove the holding (H) symbol and the following condition is satisfied:

a) The owner shall demonstrate that the existing former St. Christopher's Parish Hall will comply with the Noise Exposure Forecast/Noise Exposure Projection (NEF/NEP) limits set forth under *Table C-4 Indoor Aircraft Noise Limits (Applicable over 24-hour period)* of the Ministry of the Environment and Climate Change (MOECC) *Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300)* to the satisfaction of the Chief Building Official.

[ZDM 12; ZNG/7066]

Carried.

Report Number: S 95/2023
Clerk's File: Z/14605

7.1. Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5

Jim Abbs, Planner (author) presents application.

Melanie Muir, Agent (Dillon Consulting Limited) is available for questions.

Stephen Ducharme, area resident (address) has various concerns including; traffic and safety, historical value of the area, setback leaving no room for pedestrians.

Councillor Francis asks Mrs. Muir how many parking spaces will be provided. Mrs. Muir states that there will be 135 spaces in total and adds that this will be confirmed through Site Plan Control.

Councillor Francis asks for examples of residential buildings in the area similar to the development. Mr. Abbs provides examples, such as; Lifetimes (3375 Riverside Drive) is a 7-storey building, Hazel View Properties (3445 Riverside Drive) is an 8-storey building, Lions Manor (2030 Stranbane Road) is a 9-storey building.

Councillor Marignani asks if Alexander Park is 200 meters from proposed area. Mrs. Muir confirms that is correct.

Councillor Marignani asks if the power station is that the highest building in the area. Mrs. Abbs confirms that is correct.

Councillors Kieran Mackenzie asks if there will be bicycle parking. Mrs. Muir confirms that there will be bicycle parking on site.

Councillor Kieran Mackenzie asks if there are any environmental sustainability plans. Mrs. Muir answers that there are plans to have geo thermal heat, solar power and EV charging stations. Mrs. Muir adds that there are plans for a garden and patio.

Councillor Kieran Mackenzie asks for more information on what the outdoor space. Mrs. Muir answers that the garden and patio area would be located above the above the parking garage on the third level (on Pratt Street). The area would have a BBQ area, seating, a greenhouse and garden area for the residents. Mrs. Muir adds that is to make up for the reduction of landscaping on the ground level.

Councillor Marignani asks where the garbage containers will be located. Mrs. Muir answers that the garage containers will be located inside the building.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 546**

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

1.# South Side of Riverside Drive, between Belleview Avenue and Pratt Street

1.#.1 The property described as of Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue, is designated a special policy area on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.

1.#.2 Notwithstanding Section 6.3.2.1 of the Official Plan, Volume I, a High Profile Residential Building shall be permitted on the subject property.

THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED** changing the zoning of Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue, from Commercial District CD1.7 and Residential District RD2.2 to Residential District (RD) 3.3; and,

THAT subsection 1 of Section 20 of the City of Windsor Zoning By-law 8600 **BE AMENDED** for Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue by adding site specific regulations as follows:

483. South Side of Riverside Drive, between Belleview Avenue and Pratt Street

For the lands described as for Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue, the following regulations shall apply:

Building setback from an exterior lot line abutting Riverside Drive - 3m

Building setback from an exterior lot line abutting Riverside Drive or Pratt Place for that part of the building having a height of more than 12.5m - 7.5 m

Building setback from a lot line for that part of the building having a height of more than 12.5 m abutting any zone that permits single detached dwellings – 7.5 m

Parking spaces shall be prohibited on the first and second floor of any structure within 7.5 m of an exterior building wall adjacent to Riverside Drive;

Parking spaces shall be prohibited on the first floor of any structure within 7.5 m of an exterior building wall adjacent to Pratt Place

Amenity Area – Minimum - 420 m^2;

Lot Area - Minimum - 3,500 m^2;

Lot Coverage - Maximum - 66%;

Building Height – Maximum - 45.0m;

Landscaped Open Space - minimum - 20%;

Number of Dwelling units – maximum - 84

(ZDM 6; ZNG/6053)

THAT Lots 56 & 57, Plan 597; Lots 1 & 2 Plan 1563; and Part of Lot 101, Concession 1, in the City of Windsor, known municipally as 3251 Riverside Drive E & 222 Belleview Avenue, **BE CLASSIFIED** as a Class 4 area pursuant to Publication NPC-300 (MOECP Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning); and,

THAT the City Planner or their designate **BE DIRECTED** to provide a copy of the Council Resolution approving the Class 4 area classification and a copy of any development agreement or site plan agreement for the subject lands that incorporates noise mitigation measures to East Windsor Cogeneration Plant, Ford Motor Company Windsor Engine Plant, and Greco Aluminum Railings"; and,

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

Incorporating additional, or modify existing, mitigation measures including warning clauses required for a Class 4 designation pursuant to Publication NPC-300 in any future Site Plan Control agreement.

Carried.
Member Daniel Grenier discloses an interest and abstains from voting on this matter.

Report Number: S 93/2023
Clerk's File: Z/14347 & Z/14639

Councillor Jim Morrison leaves the meeting at 5:24 o'clock p.m. and Councillor Kirean McKenzie assumes the chair.

Councillor Jim Morrison returns to the meeting at 5:30 o'clock p.m. and Councillor Kirean mcKenzie returns to his seat at the council table.

7.3. Rezoning – Meo & Associates Inc. – 1646 Alexis Road – Z-043/22 ZNG/6940 - Ward 5

Justina Nwaesei, Planner - presents the application and makes note that she is not the author of the report.

Jackie Lassaline, Agent - presents application.

Ralph Meo, Developer - is available for questions.

Richard Gauvin, area resident – is not in support of the development and has concerns with the parking in the area as it is already an issue because of the soccer fields, new fire hall and new school. Mr. Gauvin mentions that people are already parking on the boulevards and sidewalks. Mr. Gauvin also states that over 300 invitations were sent out for the open house and he never received one.

Joe Tanguay, area resident (1596 Alexis Rd.) – is not in support of the development and has concerns with sewer capacity, flooding, traffic and parking. Mr.Tanguay has concerns with the height of the building and does not agree with shadow study.

Paul Michaud, area resident (1609 Alexis) – is not in support of the development and has concerns with the size for the neighborhood, the shadow study and privacy. Mr. Michaud is also concerned about losing the character of the area.

Alan Hodare, area resident (1595 Chandler Rd.) – is not in support of the development and has concerns with running the sewer on to Reginald St. because it is only an only 11inch sewer.

Paul Bartolo, President Windsor Soccer Club – has concerns with traffic, accessibility and noise. Mr. Bartolo believes that the potential residents moving into the development should be aware of soccer events and light pollution.

Carol Guimond, area resident – is not in support of the development and is concerned with potential of leaking oils into the soil (the nearby school used oil to heat building). Ms. Guimond has concerns with drainage, traffic, privacy, shadows and the value of homes being depreciated.

Ron Jenkins, area resident (Chandler Rd.) – has concerns with traffic and parking.

Karen Dory, area resident (1742 Chandler Rd.) – has concerns with parking and traffic and asks if there is a Traffic Study.

Councillor Mark Mackenzie asks if a Traffic Study has been done. Ms. Amicarelli responds that the development did not meet the criteria to initiate a Traffic Impact Study.

Councillor Mark Mackenzie asks if there was discussion on the placement of the buildings and asks why they were not placed on the East side. Ms. Lassaline answers that they are trying to preserve the heritage of the school. Placing the building on the east side would complicate the view of the school.

Councillor Marignani asks if the height of the building can be reduced. Mr. Meo answers that the development proposal cannot be altered.

Member Arbour asks if the parking can be changed to add more lots and why a Traffic Study cannot be done. Mr. Meo answers that additional underground parking was looked at but it raises the cost of the units and the building would have to be higher. Mr. Meo states that parking is an issue in the area because the Ford Test Track parking is not being utilized as it should be and residents are choosing to park along the streets.

Councillor Kieran Mackenzie asks Ms. Lassaline for clarification on the Shadow Study. Ms. Lasalline answers the only negative impact from the Shadow Study is during the winter season which would affect 3-4 houses.

Councillor Kieran Mackenzie asks for clarification on the sewer hookups and drainage concerns. Mr. Perissinotti answers as per the Functional Serving Study, the development will not have impact on the sewer system on Reginald St. Mr. Perissinotti also adds that the trunk sewer cannot be used because it is not abutting the property therefore, there would be no access to it. Reginald St. would be utilized for storm and sanitary. Councillor Kieran Makenzie asks that given the scope of the development, is there sufficient capacity. Mr. Perissinotti answers that there is sufficient capacity for both sanitary and sewer.

Councillor Kieran Mackenzie asks what type of impact will the development have on the street as it is now. Ms. Amicarelli answers as per the IT manual, factors are taken in and a number is generated. The numbers for this development were 42 new trips in the morning and 60 new trips in the evening. The numbers did not warrant a TIS (which is above 100). Ms. Amicarelli adds that they look at the how the traffic would affect the surrounding intersections and based on the review, it was not expected to affect the existing transportation network.

Councillor Kieran Mackenzie asks how the heritage of the area was incorporated into the development. Ms. Lassaline answers that they wanted to design something that complements the Gordon McGregor School.

Councillor Mark Mackenzie asks to defer the application.

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

THAT the report of the Senior Planner dated September 11, 2023 entitled “Rezoning – Meo & Associates Inc. – 1646 Alexis Road – Z-043/22 ZNG/6940 - Ward 5” BE DEFERRED to a future meeting of the Development & Heritage Standing Committee to allow time to address concerns brought forward by the residents.

The motion is **put** and **lost**.

Aye votes: Councillors Mark McKenzie, Fred Francis, and Member Anthony Arbour.

Nay votes: Councillors Jim Morrisson, Kieran McKenzie, Angelo Marignani, and Member Daniel Grenier.
Absent: Member Robert Polewski
Abstain: None.

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

Decision Number: **DHSC 548**

1. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part of Lot 100, Concession 1 (McNiff's Survey) Sandwich East, (1646 Alexis Road; Roll No. 010-290-02610; PIN 01122-0505), situated on the east side of Alexis Road between Reginald Street and Alice Street, further identified as Part 2 on Appendix F – Severance Plan to Report S 96/2023, from Institutional District 1.1 (ID1.1) to Residential District 3.2 (RD3.2) and by adding a site specific exception as follows:

486. EAST SIDE OF ALEXIS ROAD BETWEEN REGINALD ST & ALICE ST

For the lands comprising Part of Lot 100, Concession 1 (McNiff's Survey) Sandwich East, the following additional provisions shall apply:

1. For a *multiple dwelling*, the following additional provisions shall apply:
   a) THAT the lands be deemed a *corner lot*
   b) Building Setback – minimum
      from Alexis Road 6.0 m
      from Reginald Street 4.5 m
   c) Landscaped Open Space Yard – minimum 28% of *lot area*

[ZDM 7, 11; ZNG/6940]

2. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following into site plan approval of the required site plan control agreement:
   a) Requirements of the City of Windsor - Engineering Department in Appendix G to Report S 96/2023, subject to the approval of the City Engineer;
   b) Requirements of the City of Windsor – Transportation Planning in Appendix G to Report S 96/2023, subject to the approval of the City Engineer; and to review and consider the comments from municipal departments and external agencies in Appendix G to Report S 96/2023; and,

3. THAT administration **BE REQUESTED** to conduct a traffic analysis of the immediate surrounding neighbourhood and to come forward with recommendations for Councils consideration to address parking concerns and general traffic issues.

Carried.

Councilors Mark McKenzie, Fred Francis and Member Arbour voting nay.

Report Number: S 96/2023
Clerk's File: Z/14603

486. EAST SIDE OF ALEXIS ROAD BETWEEN REGINALD ST & ALICE ST

For the lands comprising Part of Lot 100, Concession 1 (McNiff's Survey) Sandwich East, the following additional provisions shall apply:

2. For a *multiple dwelling*, the following additional provisions shall apply:
   a) THAT the lands be deemed a *corner lot*
   b) Building Setback – minimum
      from Alexis Road 6.0 m
      from Reginald Street 4.5 m
   c) Landscaped Open Space Yard – minimum 28% of *lot area*

[ZDM 7, 11; ZNG/6940]

2. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following into site plan approval of the required site plan control agreement:
   a) Requirements of the City of Windsor - Engineering Department in Appendix G to Report S 96/2023, subject to the approval of the City Engineer;
   b) Requirements of the City of Windsor – Transportation Planning in Appendix G to Report S 96/2023, subject to the approval of the City Engineer; and to review and consider the comments from municipal departments and external agencies in Appendix G to Report S 96/2023; and,

4. THAT administration **BE REQUESTED** to conduct a traffic analysis of the immediate surrounding neighbourhood and to come forward with recommendations for Councils consideration to address parking concerns and general traffic issues.

Carried.

Councilors Mark McKenzie, Fred Francis and Member Arbour voting nay.

Report Number: S 96/2023
Clerk's File: Z/14603

7.4. Revision to Zoning By-law 8600 – University Residential Land Corp. – 0 Huron Church – Ward 2

Pablo Golob, Planner (author) is available for questions.

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

Decision Number: **DHSC 549**

1. THAT Zoning By-law 8600 **BE AMENDED** by revising the following Section 20(1) site-specific provision as follows:

477. For the lands comprising of Pt Lot 63 & 64, Concession 1; further described as 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 - 40.0 m

[ZDM 4; ZNG/6736]
Carried.

Report Number: S 101/2023
Clerk's File: Z/10891

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 7:05 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 7:05 o'clock p.m

14. ADJOURNMENT

There being no further business, the meeting of the Development & Heritage Standing Committee is adjourned at 7:05 o'clock p.m.

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