CITY OF WINDSOR MINUTES 03/04/2024

Development & Heritage Standing Committee Meeting

Date: Monday, March 4, 2024
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 Joseph Fratangeli
Member Daniel Grenier
Member John Miller
Member Charles Pidgeon
Member Robert Polewski
Member Khassan Saka
Member William Tape

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Commissioner, Economic Development
Shawna Boakes, Executive Director, Operations / Deputy City Engineer
Greg Atkinson, Deputy City Planner
Emilie Dunnigan, Deputy Treasurer Financial Planning
Rob Vani, Deputy Chief Building Official – Inspections

Patrick Winters, Manager, Development
Michael Cooke, Manager, Planning Policy / Deputy City Planner
Aaron Farough, Senior Legal Counsel
Clare Amicarelli, Transportation Planning Coordinator
Brian Nagata, Planner II – Development Review
Adam Szymczak, Planner III – Development
Kevin Alexander, Planner III – Special Projects
Kristina Tang, Planner III – Heritage
Tracy Tang, Planner III – Economic Development
Laura Strahl, Planner III – Special Projects
Ashley Porter, Administrative Assistant
Natasha McMullin, Clerk Steno Senior
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 7.1 & 7.2 – Tracey Pillon-Abbs, RPP, Principal Planner

Delegations—participating in person

Item 7.2 – Robert Smith, ward 2 resident
Item 10.1 – Cameron Adamson, Windsor Masonic Temple
Item 11.1 – Jay Shanmugam, M.Eng., P.Eng., Chief Development and Regeneration Officer, Windsor Essex Community Housing Corporation (CHC)

1. CALL TO ORDER

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 presented.

4. COMMUNICATIONS

None requested.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held February 5, 2024

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

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held February 5, 2024 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 51/2024

6. PRESENTATION DELEGATIONS (*PLANNING ACT* MATTERS)

See items 7.1 and 7.2

7. *PLANNING ACT* MATTERS

7.1. Zoning By-law Amendment Application for 3445 Church Street, Z-002/24 [ZNG-7165], Ward 1

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

Decision Number: **DHSC 591**

I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning for the lands located on the west side of Church Street between Liberty Street and Beals Street West, described as Lots 153 & 154 and Part of Closed Alley, Plan 1305 [PIN No. 01304-0854 LT], from Residential District 1.4 (RD1.4) to Residential District 1.2 (RD1.2), subject to additional regulations:

498. WEST SIDE OF CHURCH STREET BETWEEN LIBERTY STREET AND BEALS STREET WEST

For the lands comprising of Lots 153 & 154 and Part of Closed Alley, Plan 1305, PIN No. 01304-0854 LT, the following shall apply:

1. Notwithstanding Section 5.11.5, for a *single unit dwelling*, the maximum width of a *carport* or *garage* forming part of the *main building* shall not exceed 68.0% of the maximum permitted width of the *main building* on the *lot*.
[ZDM 8; ZNG/7165]

Carried.

Report Number: S 17/2024
Clerk's File: Z/14730

7.2. Rezoning – Sital Garha – 1350 Pelletier Street - Z-031/23 ZNG/7158 - Ward 2

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

Decision Number: **DHSC 592**
THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of the westerly half of Part Lot 72, Concession 1 Sandwich West (PIN: 01206-0266; Roll No: 040-430-04150), situated on the north side of Pelletier Street, east of McKay Avenue, and known municipally as 1350 Pelletier Street, further identified as Parts 2 and 4 on the draft reference plan attached as Appendix A to Report S 14/2024, from Manufacturing District 2.13 (MD2.13) to Residential District 2.2 (RD2.2).
Carried.

Report Number: S 14/2024
Clerk's File: Z/14721

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:06 o'clock p.m.

The Chairperson calls the *Heritage Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 5:09 o'clock p.m.

8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held December 4, 2023

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

THAT the minutes of the Development & Heritage Standing Committee meeting held December 4, 2023 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 341/2023

8.2. Adoption of the Development & Heritage Standing Committee minutes of its meeting held January 8, 2024

Moved by: Member William Tape

Seconded by: Member Joseph Fratangeli

THAT the minutes of the Development & Heritage Standing Committee meeting held January 8, 2024 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 7/2024

8.3. Adoption of the Development & Heritage Standing Committee minutes of its meeting held February 5, 2024

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

THAT the minutes of the Development & Heritage Standing Committee meeting held February 5, 2024 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 49/2024

10. *HERITAGE ACT* MATTERS

10.1. 986 Ouellette Avenue, Masonic Temple, Community Heritage Fund & Downtown Windsor Enhancement Strategy and Community Improvement Plan Grant Extension (Ward 3)

Cameron Adamson, Windsor Masonic Temple

Cameron Adamson, Windsor Masonic Temple appears before the Development & Heritage Standing Committee regarding the administrative report entitled “986 Ouellette Avenue, Masonic Temple, Community Heritage Fund & Downtown Windsor Enhancement Strategy and Community Improvement Plan Grant Extension (Ward 3)” and thanks administration for their assistance related to their application and is available for questions.

Councillor Kieran McKenzie inquires whether the project completion is within the timeline extension requested. Mr. Adamson indicates that there was a delay due to availability of materials and weather conditions and that the completion of the project is in sight.

Councillor Angelo Marignani asks Administration if there are any concerns with the extension from a City point of view. Kristina Tang, Heritage Planner, appears before the Development & Heritage Standing Committee Meeting regarding the administrative report “986 Ouellette Avenue, Masonic Temple, Community Heritage Fund & Downtown Windsor Enhancement Strategy and Community Improvement Plan Grant Extension (Ward 3)” and indicates that there has been constant

communication with the applicant, they are confident with the progress of the restoration, that completion of the work this construction season is likely and there is little risk with the extension.

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

Decision Number: **DHSC 593**
THAT Council Resolution CR120/2022, previously approved for grants under the Community Heritage Fund (Reserve Fund 157) and Downtown Windsor Enhancement Strategy and Community Improvement Plan (Downtown CIP), **BE AMENDED** to extend the deadline to one (1) year from the date of the Council approval of Report S19/2024; and,

THAT extensions **SHALL BE** given at the discretion of the City Planner to complete the approved work.
Carried.

Report Number: S 19/2024
Clerk's File: MBA/3304

10.2. Verbal Update to Municipal Heritage Register: Strategies in response to Provincial Bill 23 - City Wide

Kristina Tang, Heritage Planner III

Kristina Tang, Heritage Planner III appears before the Development & Heritage Standing Committee regarding a Verbal Update to Municipal Heritage Register: Strategies in response to Provincial Bill 23 - City Wide, and provides an overview of the heritage resources, public consultation, policy analysis and inventory listing within the Walkerville area. Ms. Tang indicates there have been challenges with sourcing qualified researchers. She adds that once the Walkerville area is completed, other areas with the strongest historical and cultural value will be evaluated. Ms. Tang indicates that designation through development review and incentive program is ongoing as development applications come through and protection of properties through the demolition control by-law as well as protection of city-owned heritage resources. There will be a communication piece coming forward in Q4 to highlight the council decision and expectation.

Councillor Kieran McKenzie inquires about the number of heritage properties that are listed. Ms. Tang indicates that there are over 800 properties listed.

Councillor Kieran McKenzie inquires that if the City doesn't complete assessments on all of the listed properties, what is the risk and what resources are available to help to get through that list. Ms. Tang indicates that going through each property on the register and designating all of them is not a feasible approach. Ms. Tang adds that not every property listed meets the provincial criteria for designation. In terms of quantifying those worthy of designation, Walkerville is being prioritized, then, concentration will be on properties that provide the most value to the community and areas of

the city, where there are many heritage properties, are being protected by the demolition control by-law. Jelena Payne, Commissioner, Economic Development appears before the Development & Heritage Standing Committee Meeting regarding the Verbal Update to Municipal Heritage Register: Strategies in response to Provincial Bill 23 - City Wide, and indicates that although we are expected to identify properties that we would like designated by the end of 2024, that process would not stop. Administration is in the process of identifying the most critical properties that we do not want to fall off that list, and administration was also directed to write to the provincial government to request an extension of the deadline date, which they did and continue to lobby and advocate for the same.

Councillor Kieran McKenzie asks Administration to identify the risks for municipal assets and whether a by-law can be enacted related to any municipal assets currently listed, be treated as a heritage asset, despite no longer being listed. Aaron Farough, Senior Legal Counsel appears before the Development & Heritage Standing Committee Meeting regarding the Verbal Update to Municipal Heritage Register: Strategies in response to Provincial Bill 23 - City Wide and indicates that planning could be consulted to develop a by-law as a mitigation strategy to protect municipally owned listed properties, and are at liberty to treat assets however, that would be done at the direction of council.

Councillor Kieran McKenzie asks Administration in terms of private heritage listed assets, if it would make more sense to focus on those that are listed that could be affected by the timeline. Mr. Farough indicates that they have much less control over privately held lands once they fall off the list and enter the restriction period for which they cannot be relisted for a period of time.

Michael Cooke, Manager Planning Policy, Deputy City Planner, appears before the Development & Heritage Standing Committee Meeting regarding the Verbal Update to Municipal Heritage Register: Strategies in response to Provincial Bill 23 - City Wide, and indicates that there is a risk of knowing that not every property on the list can be evaluated and determined worthy of designation within the time frame. The higher risk properties have been identified as part of the strategy that has been adopted. If properties do come off the list, they can still go through the designation process if the owner is willing.

Councillor Angelo Marignani inquires whether there are other tools that may be used to save some of these heritage properties. Ms. Tang indicates that 7 strategies within the original report were comprehensively reviewed and brought forward to determine what would be most suitable and feasible.

Councillor Angelo Marignani inquires whether there may be a possibility for an extension of the deadline. Ms. Tang indicates that there has been a request for extension made, but there has not been any positive response from the province in that regard. Heritage conservation districts are another tool we have used, such as in Walkerville.

Member William Tape inquires as to how the City can prevent people from completing poor heritage restoration or mutilating important heritage aspects and elements of the building. Ms. Tang indicates that types of alterations are allowed through the heritage permit process, but only if

the property is designated. There is no legislation for alterations of listed properties. Alterations are out of the City's control and the only way to prevent them is through designation.

Member William Tape inquires whether there is any mechanism to stave off this type of work while the City works through the process. Ms. Tang indicates that they have no way of regulating modifications unless the property is designated. At that time, a permit process must be adhered to.

Moved by: Councillor Kieran McKenzie
Seconded by: Member William Tape

Decision Number: **DHSC 594**
THAT the verbal update to Municipal Heritage Register: Strategies in response to Provincial Bill 23 provided by the Heritage Planner **BE RECEIVED**; and,

THAT the Heritage Planner **BE DIRECTED** to report back to a future Development & Heritage Standing Committee meeting on the viability of a bylaw for Council consideration aimed at protecting existing Municipal Heritage assets beyond the Province's 2024 deadline; and that should a bylaw be determined viable, **TO PROPOSE** within the response appropriate language and to report back prior to the Provincial deadline elapsing.
Carried.

Clerk's File: ACO2024

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 5:51 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:52 o'clock p.m.

11. ADMINISTRATIVE ITEMS

11.1. Sandwich Town CIP Application, 3431, 3433, 3435 Bloomfield Road; Agent Vaibhav Desai (Windsor Essex Community Housing Corporation) (Ward 2)

Jay Shanmugam, M.Eng., P.Eng., Chief Development and Regeneration Officer, Windsor Essex Community Housing Corporation (CHC)

Jay Shanmugam, M.Eng., P.Eng., Chief Development and Regeneration Officer, Windsor Essex Community Housing Corporation (CHC), appears via video conference before the Development & Heritage Standing Committee and is available for questions.

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

Decision Number: **DHSC 595**

I. THAT the request for incentives under the Sandwich Incentive Program made by Windsor Essex Community Housing Corporation, owners of the properties located at 3431, 3433, 3435 Bloomfield Road, **BE APPROVED** for the following programs when all work is complete:

   i. *Development and Building Fees Grant* for 100% of the Development and Building Fees identified in the Sandwich CIP to an estimated amount of (**$74,985.91**);

   ii. *Revitalization Grant Program* for 70% of the municipal portion of the tax increment for up to 10 years (estimated at **$27,014.40** per year); and,

II. THAT the CFO/City Treasurer **BE DELEGATED** the authority to adjust the amounts granted to the upset costs of this Council Decision, on the basis that the total amount of all grants and funding received by Windsor Essex Community Housing Corporation by all levels of government, cannot exceed the approved eligible costs for the project; and,

III. THAT Administration **BE AUTHORIZED** to prepare the Sandwich Incentive Program Agreement for the *Revitalization Grant* in accordance with all applicable policies, requirements, and provisions contained within the Olde Sandwich Towne Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implication; and,

IV. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the agreement between the City and Windsor Essex Community Housing Corporation to implement the *Revitalization Grant Program* in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications; and,

V. THAT funds in the estimated amount of **$74,985.91** under the *Development and Building Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the *Sandwich Community Development Plan Fund* (Account 7076176) when the work is complete; and,

VI. THAT subject to Recommendation II, grants **BE PAID** to Windsor Essex Community Housing Corporation upon completion of three (3) buildings with a total of eighteen (18) units, each building consisting of a two (2) storey, six (6) unit multiple dwelling from the *Sandwich Community Development Plan Fund* (Account 7076176) to the satisfaction of the City Planner and Chief Building Official; and,

VII. THAT grants approved **SHALL LAPSE** if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date. Extensions **SHALL BE** given at the discretion of the City Planner.

Carried.

Report Number: S 171/2023
Clerk's File: Z/14644

11.2. Downtown Community Improvement Plan Applications made by 1000287003 Ontario Inc. for 28, 34, and 36 Chatham Street East, Ward 3

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

Decision Number: **DHSC 596**

I. THAT the request made by 1000287003 Ontario Inc. (c/o Robert Peters) for the proposed development at 28, 34 and 36 Chatham Street East to participate in the Commercial/Mixed Use Building Facade Improvement Program **BE APPROVED,** subject to the applicant submitting brick samples to the satisfaction of the City Planner, for a grant up to 50% of the eligible costs of the facade improvements, to a maximum of $20,000; and,

II. THAT the City Treasurer **BE AUTHORIZED** to issue payment of $20,000 for grants under the Commercial/Mixed Use Building Facade Improvement Grant Program for 28, 34 and 36 Chatham Street East to 1000287003 Ontario Inc. upon completion of facade improvements subject to the satisfaction of the City Planner and Chief Building Official; and,

III. THAT Grant funds in the amount of $20,000 under the Commercial/Mixed Use Building Facade Improvement Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to the City Centre Community Development Planning Fund (Project #7011022) when work is complete; and,

IV. THAT should the facade improvements not be completed within two (2) years of Council approval of Report 23/2024, City Council **AUTHORIZE** that the funds under the Commercial/Mixed Use Building Facade Improvement Program be uncommitted and made available for other applications.

Carried.

Report Number: S 23/2024
Clerk's File: SPL2024

11.3. Downtown Community Improvement Plan Application made by 58 Chatham Street West Corp. for 46, 52, 58 Chatham Street West, Ward 3

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

Decision Number: **DHSC 597**

I. THAT the request made by 58 Chatham Street West Corp. for the proposed development at 46, 52 and 58 Chatham Street West, to participate in the 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 plus an additional five (5) years as a catalyst project or until 100% of the eligible costs are repaid pursuant to the Downtown Windsor Enhancement Strategy and Community Improvement Plan; and,

II. THAT Administration **BE DIRECTED** to prepare the agreements between the City and 58 Chatham Street West Corp. to implement the Building/Property Improvement Tax Increment Grant Programs at 46, 52 and 58 Chatham Street West in accordance with all applicable policies, requirements, and provisions contained within the Downtown Windsor Enhancement Strategy and Community Improvement Plan; and,

III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Building/Property Improvement Tax Increment Grant Program agreements at 46, 52 and 58 Chatham Street West to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications; and,

IV. 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 25/2024
Clerk's File: SPL2024

12. COMMITTEE MATTERS

12.1. Report No. 51 of the International Relations Committee - Draft Twin City/Friendship City Policy

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

Decision Number: **DHSC 598**
THAT Report No. 51 of the International Relations Committee indicating:

THAT the Draft Twin City/Friendship City Policy for the City of Windsor, attached as Appendix "A" BE ADOPTED AS AMENDED.

BE APPROVED.
Carried.

Report Number: SCM 25/2024
Clerk's File: MB2024

12.2. Minutes of the International Relations Committee of its meeting held January 17, 2024

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

Decision Number: **DHSC 599**
THAT the minutes of the International Relations Committee meeting held January 17, 2024 **BE RECEIVED**.
Carried.

Report Number: SCM 26/2024

13. QUESTION PERIOD

None registered.

14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Items Matters) is adjourned at 5:54 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on Tuesday, April 2, 2024.
Carried.

Ward 10 – Councillor Jim Morrison (Chairperson)	Deputy City Clerk / Supervisor of Council Services

Development & Heritage Standing Committee Meeting

(Planning Act Matters)

Date: Monday, March 4, 2024
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 Joseph Fratangeli
Member Daniel Grenier
Member John Miller
Member Charles Pidgeon
Member Robert Polewski
Member Khassan Saka
Member William Tape

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Commissioner, Economic Development
Shawna Boakes, Executive Director, Operations / Deputy City Engineer

Greg Atkinson, Deputy City Planner
Emilie Dunnigan, Deputy Treasurer Financial Planning
Rob Vani, Deputy Chief Building Official – Inspections
Patrick Winters, Manager, Development
Michael Cooke, Manager, Planning Policy / Deputy City Planner
Aaron Farough, Senior Legal Counsel
Clare Amicarelli, Transportation Planning Coordinator
Brian Nagata, Planner II – Development Review
Adam Szymczak, Planner III – Development
Kevin Alexander, Planner III – Special Projects
Kristina Tang, Planner III – Heritage
Tracy Tang, Planner III – Economic Development
Laura Strahl, Planner III – Special Projects
Ashley Porter, Administrative Assistant
Natasha McMullin, Clerk Steno Senior
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 7.1 & 7.2 – Tracey Pillon-Abbs, RPP, Principal Planner

Delegations—participating in person

Item 7.2 – Robert Smith, ward 2 resident
Item 10.1 – Cameron Adamson, Windsor Masonic Temple
Item 11.1 – Jay Shanmugam, M.Eng., P.Eng., Chief Development and Regeneration Officer, Windsor Essex Community Housing Corporation (CHC)

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock pm.

2. DISCLOURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None

4. COMMUNICATIONS

None

5. ADOPTION OF THE PLANNING ACT MINUTES

5.1 Minutes of the Development & Heritage Standing Committee (*Planning Act Matters*) minutes held February 5, 2024.

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

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held February 5, 2024 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 51/2024

6. PRESENTATION & DELEGATIONS (*PLANNING ACT MATTERS*)

See items 7.1 and 7.2

7. PLANNING ACT MATTERS

7.1. Zoning By-law Amendment Application for 3445 Church Street, Z-002/24 [ZNG-7165], Ward 1

Brian Nagata (author), Planner II – Development Review – presents application.

Tracey Pillon-Abbs (agent), Pillon-Abbs Inc. is available for questions.

Councillor Marignani asks what the main concern during the open house. Mrs. Pillon-Abbs states that the public wanted a better understanding of the proposal and had various questions like; yard setback, garage relief, short term rentals and the public wanted to review the floor plans.

Councillor Marignani asks for confirmation that the increase of maximum garage width is .8 meters. Mr. Nagata confirms that the increase of .8 metres is correct.

Councillor Kieran McKenzie asks for clarification on the number of lots. Mr. Nagata answers that it is 1 parcel of land consisting of 2 underlying lots on a plan of subdivision, registered in 1928. Mr. Nagata adds the underlying still exist and can be transferred without having to obtain a Consent from the Committee of Adjustment. Councillor Kieran MacKenzie asks if the whole parcel is proposed to be zoned RD1.2. Mr. Nagata confirms that the RD1.2 zoning is correct

Councillor Marignani asks if the parcel is on a rural cross section. Mr. Winters answers that there are no curb and gutters on the street but there are sewers. Councillor Marignani asks if there are any plans to do a Local Improvement on this section of the road. Mr. Winters answers that there are no plans currently as they are prioritizing areas that lack sanitary sewers.

Councillor Morrison asks if the applicants are going to close the alley. Mr. Nagata answer that the alley is already closed.

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

Decision Number: **DHSC 591**

I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning for the lands located on the west side of Church Street between Liberty Street and Beals Street West, described as Lots 153 & 154 and Part of Closed Alley, Plan 1305 [PIN No. 01304-0854 LT], from Residential District 1.4 (RD1.4) to Residential District 1.2 (RD1.2), subject to additional regulations:

498. WEST SIDE OF CHURCH STREET BETWEEN LIBERTY STREET AND BEALS STREET WEST

For the lands comprising of Lots 153 & 154 and Part of Closed Alley, Plan 1305, PIN No. 01304-0854 LT, the following shall apply:

1. Notwithstanding Section 5.11.5, for a *single unit dwelling*, the maximum width of a *carport* or *garage* forming part of the *main building* shall not exceed 68.0% of the maximum permitted width of the *main building* on the *lot*.
[ZDM 8; ZNG/7165]

Carried.

Report Number: S 17/2024
Clerk's File: Z/14730

7.2. Rezoning – Sital Garha – 1350 Pelletier Street - Z-031/23 ZNG/7158 – Ward 2

Adam Szymczak (author), Planner III – Development – presents application.

Tracey Pillon-Abbs (agent), Pillon-Abbs Inc. is available for questions.

Robert Smith (resident) - 1500 Pelletier St. - has concerns with parking and maintenance of sidewalks and grass not being done.

Member Arbour asks if the land is suitable to build on. Mr. Szymczak answers that no concerns regarding that matter were brought up during the liaison or consultation stage. Mr. Szymczak adds that a Record of Site Condition can be requested during the Site Plan Control stage.

Councillor Marignani asks Mr. Smith if parking is his main concern. Mr. Smith answers that parking is his primary concern

Councillor Marignani asks Administration if the restaurant will be remaining. Mr. Szymczak answers that the building will remain and there are no changes to the existing uses.

Councillor Kierran Mackenzie asks if there will be a curb cut and asks for confirmation on width of the driveway. Mr. Szymczak answers that there will be a curb cut and the driveway will be approximately 10 feet.

Councillor Kieran Mackenzie asks about noise concerns given the proximity to the railway. Mr. Szymczak answers that the applicant provided a Noise Study and the only measures that were necessary was a warning clause.

Councillor Mark Mackenzie asks if the area residents could be contacted to discuss permit parking. Mrs. Boakes answers that the residents can to call 311 and put in the request for permit parking.

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

Decision Number: **DHSC 592**
THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of the westerly half of Part Lot 72, Concession 1 Sandwich West (PIN: 01206-0266; Roll No: 040-430-04150), situated on the north side of Pelletier Street, east of McKay Avenue, and known municipally as 1350 Pelletier Street, further identified as Parts 2 and 4 on the draft reference plan attached as Appendix A to Report S 14/2024, from Manufacturing District 2.13 (MD2.13) to Residential District 2.2 (RD2.2). Carried.

Report Number: S 14/2024
Clerk's File: Z/14721

8. ADJOURNMENT

There being no further business, the meeting of the Development & Heritage Standing Committee is adjourned at 5:09 o'clock.

Ward 10 – Councillor Jim Morrison (Chairperson)	Deputy City Clerk / Supervisor of Council Services