

Final Consolidated Development & Heritage Standing Committee Meeting
Agenda

Date: Tuesday, April 2, 2024

Time: 4:30 o'clock p.m.

Location: Council Chambers, 1st Floor, Windsor City Hall

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

MEMBERS:

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)

Member Anthony Arbour

Member Joseph Fratangeli

Member Daniel Grenier

Member John Miller

Member Charles Pidgeon

Member Robert Polewski

Member Khassan Saka

Member William Tape

ORDER OF BUSINESS

Item # Item Description
1. CALL TO ORDER

READING OF LAND ACKNOWLEDGMENT

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

4. COMMUNICATIONS

5. ADOPTION OF THE PLANNING ACT MINUTES

5.1. Adoption of the Development & Heritage Standing Committee minutes (Planning Act) of its meeting held March 4, 2024 (**SCM 81/2024**)

6. PRESENTATION DELEGATIONS (PLANNING ACT MATTERS)

7.1. Zoning By-law Amendment Application for 3842 Woodward Boulevard, Z-030/23 [ZNG-7151], Ward 9 (**S 18/2024**)
Clerk's Note: Maria Inglesi, area resident, submitting the *previously distributed* email dated February 22, 2024 as a written submission; Barry Nantais, area resident, submitting the *attached* email dated April 1, 2024 as a written submission
a) Brian Nagata, Planner II – Development Review (PowerPoint)
b) Tracey Pillon-Abbs, RPP, Principal Planner, available for questions (via Zoom)

7. PLANNING ACT MATTERS

8. ADOPTION OF THE MINUTES

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

11.1. Windsor Sign By-law Billboard Review and Amendments (S 116/2024)

Clerk's Note: Administration submitting the *previously distributed* additional information memo to provide minor corrections to the report **(AI 4/2024)**

Clerk's Note: Nicholas Campney, Director, Leasing and Legislation, Pattison Outdoor Advertising submitting the *attached* letter dated March 28, 2024 as a written submission; Harry Froussios, Zelinka Priamo Ltd. on behalf of 1339536 Ontario Limited submitting the *attached* letter dated March 28, 2024 as a written submission

a) Stefan Fediuk, Landscape Architect / Acting Senior Urban Designer (PowerPoint)
b) David Meikle, Business Owner, Signal Out of Home, available for questions (in person)

c) Nicholas Campney, Director, Leasing and Legislation, Pattison Outdoor Advertising, Scott Stover, Leasing Representative, Pattison Outdoor Advertising, and Nathan Jankowski, Pattison Outdoor Advertising, available for questions (in person)

10. HERITAGE ACT MATTERS

11. ADMINISTRATIVE ITEMS

11.2. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by 1000506202 Ontario Inc. for 1567 Ouellette Avenue (Ward 3) (S 36/2024)

11.3. Sandwich Town CIP Application, 3573 Peter Street; Owner: Sarin Ty and Soknao Tieng (Ward 2) (S 34/2024)

12. COMMITTEE MATTERS

12.1. Minutes of the Property Standards Committee of its meeting held February 12, 2024 (SCM 57/2024)

13. QUESTION PERIOD

14. ADJOURNMENT

From: Barry Nantis
Sent: Monday, April 1, 2024 6:37 PM
To: Nagata, Brian <bnagata@citywindsor.ca>
Subject: 3842 Woodward blvd.

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

As you are probably aware, there is a meeting Tuesday April 02 for a zoning bylaw change to 3842 Woodward Blvd, Windsor.

My wife and I live directly across the street and are unable to attend the council meeting tomorrow but would like to be put on a list for appeals if this bylaw gets passed.

These are a few of my concerns.

1) There are no sidewalks on our street and no roadside parking. The plan is to have 4 parking spaces for 4 units....I do not feel that one space per unit is adequate, which will result in cars being parked on the shoulder of the roadway where people must walk, due to a lack of sidewalks. Recently a condo was put up at the corner of Woodward and Division and cars are constantly parked on the east side of Woodward at Division. Children are forced to walk in the roadway after school to get around the parked cars. Competing with rush hour traffic that likes to use Woodward as a "short cut" from eastbound Division to northbound Walker road. Many times I have been forced by speeding vehicles to run down into the ditch to protect my dogs while out walking.

2) There are multiple houses in our neighbourhood that have experienced basement flooding due to improper drainage. More infrastructure work must be done in the area to eliminate this issue before adding 4 more homes. Some of the properties on Woodward have ditches that fill up fast in storms and back up into basements.

3) By replacing the house that is there currently with 2 duplexes and 4 parking spaces, they would be removing ALL the green space on the property.

4) This neighbourhood has always been single family dwelling homes and we would like to keep it that way.

5) The current landlords of the house on the property have refused to address any of the issues that the current renters are bringing to their attention.

6) The current owners are a property rental company, out of Toronto and are not available when needed, nor do they care or make an attempt to fix the current problems with the home. Recently a large branch fell on the house causing damage and an unsafe area around that corner of the house as they refused to send someone out to remove the large branch from the roof and repair the damage. When the current owners asked the "landlord" to come and take care of it, they were told that "all the trees were going to be cut down soon".

Thank you for your time.

Unfortunately due to a family emergency we are unable to attend the meeting, but would like our voices heard.

--Barry Nantis--



March 28th, 2024

Attn: Windsor Development & Heritage Standing Committee
350 City Hall Square West
Windsor, Ontario
N9A 6S1

Re: Proposed Changes to the Windsor Sign By-law

To the Chair and Members of the Development & Heritage Standing Committee,

I am writing to express our organization's support for the majority of the proposed changes to the City of Windsor's Sign By-law, as set out in Council Report: S 116/2023 – Item No. 11.1, related to static and electronic change copy billboards.

However, there are several recommendations contained in this Council Report which appear to contradict the primary areas of concern identified within the report.

First, this report recommends increasing the maximum permitted sign face area from 20 square metres up to 22 square metres. The justification for this change is that 22 square metres is an "industry-standard" size. Having operated in Windsor and across Canada since the 1960s, Pattison can attest that this is not accurate.

The industry-standard size for static and electronic billboards is a 10' by 20' display face, which translates to 18.6 square metres. The majority of Sign By-laws in Ontario limit billboards to 20 square metres or less, and we believe the existing size limit is more aligned with one of the primary concerns – minimizing sign clutter and over-saturation.

Second, introducing a five-year expiry on permits for any *new* signs approved after the recommended changes take effect, is a reasonable approach to ensuring compatibility with future development. However, implementing this same requirement on existing signs, which maintain "grandfathered" status, would create an unreasonable administrative burden and unnecessary costs for sign operators, as well as require significant resources from the City to monitor and administer this new process.

This five-year expiry is intended to "assist in enforcement related to health and safety concerns, by providing appropriate contact and insurance information." We would suggest that any signs deemed "unsafe" by the City be remedied on an individual basis, rather than creating a process which would apply to all signs – the majority of which have been built in accordance with the Ontario Building Code, and do not present any health and safety concerns.

Lastly, introducing a restriction on billboard signs at any property which has any existing First Party (business identification) sign or signs, significantly limits the opportunities for



new signage throughout the City. These proposed changes already introduce multiple new and more restrictive requirements, which will considerably minimize the number of properties where an off-premise sign can be considered. Requiring that a property have zero existing signage effectively acts as a prohibition for new advertising signs.

We strongly believe that the proposed changes to the Sign By-law should still allow the sign industry to seek approvals, and in turn help stimulate the economy by providing new opportunities for local and national businesses to connect and engage with both residents and visitors. The unnecessary hardships and administrative burden on sign operators that would result from the proposed changes outlined above are contrary to this outcome, and we kindly ask that this Committee / City Council remove these recommendations to ensure the industry retains some new opportunities going forward.

Sincerely,

A handwritten signature in black ink that reads "Nicholas Campney".

Nicholas Campney
Director of Leasing and Legislation
Pattison Outdoor Advertising

Sent via email

March 28, 2024

Development and Heritage Standing Committee
City of Windsor
350 City Hall Square West
Windsor, ON
N9A 6S1

Attention: City Clerk – Council Services (clerks@citywindsor.ca)

Re: Windsor Sign By-law Billboard Review and Amendments
City File: S 116/2023
Our File: STA/WIN/21-01

Zelinka Priamo Ltd., on behalf of 1339536 Ontario Ltd., is pleased to provide the following information as it relates to the above.

Our client is the owner of the lands located on the west side of Dougall Avenue, approximately 60 m south of the intersection with Ouellete Place/Avenue, and known municipally as 2595 Dougall Avenue (“subject lands”). The subject lands are triangular in shape and currently contain a service commercial use (take-out restaurant).

A Sign Permit for a Billboard Sign on the subject lands was issued by the City on June 19, 2020. However, our client is in the process of requesting permission to convert the approved static Billboard Sign to an Electronic Changing Copy Billboard Ground Sign on the subject lands. We have engaged in several discussions with City Staff regarding our client’s request, and have submitted an application to amend the Windsor Sign By-law prior to the initiation of the Sign By-law Review process. We expect that our application will be considered after the conclusion of the Sign By-law Review process.

Upon review of the proposed amendments to the Sign By-law we have the following comments on behalf of our client:

We appreciate the efforts of City Staff to provide more clarity in the Sign By-law regarding the various sign classifications and their applicable regulations, in addition to making some regulations more permissive.

However, with respect to Table 6.3.1 (Prohibited location for erecting ELECTRONIC CHANGING COPY BILLBOARDS), while we appreciate that the proposed revisions to this Table would result in reduced setback requirements from the Stop Line, we believe that the TAC guidelines are unnecessarily restrictive, and further reductions are warranted and should be considered based on examples from other municipalities that have employed smaller setbacks from traffic signals with no known adverse impacts. Appendix A to this correspondence provides several examples of municipalities that

have adopted less restrictive setback requirements from traffic signals, for your consideration.

We thank you for the opportunity to provide the above comments on behalf of our client. If we can be of any assistance, please do not hesitate to contact the undersigned.

Yours very truly,

ZELINKA PRIAMO LTD.



Harry Froussios, BA, MCIP, RPP
Principal Planner

cc. 1339536 Ontario Ltd.
Target Outdoor Signs
Stefan Fediuk – City of Windsor

APPENDIX A

Target Outdoor / Paul Bhullar (Property Owner)
 Traffic Study for Billboard Installation at 0 Wilkinson Road Brampton
 January 2022



Jurisdiction	Distance Requirements from Traffic Signals, Property Lines, and Public Right-Of-Way and Sign Characteristics.
	<p>signs, there are some prohibitions with respect to intersections based on the roadway classification. For intersections of an arterial road with any other road or intersection of two collector roads, signs are not permitted within 15 m daylight triangle at the intersection. For other streets, this requirement is 7.5 m.</p> <ul style="list-style-type: none"> • The maximum height of a Static Electronic Message Board from the ground is 6.3 m. • The minimum setback of a ground sign from property lines is 1.5 m. • Minimum message dwell time of 30 seconds, and message transition shall be instantaneous with no effects. <p>(By-Law 2018-153, Part 8, Table 8.1)</p>
City of Ottawa	<ul style="list-style-type: none"> • As per the City of Ottawa sign by-law, a digital billboard must not be situated in the prohibited area at signalized intersections, pedestrian crossings, and railway crossings. The prohibited area is based on the speed limit and distance before and after the stop line. The distance requirements for digital billboards are 85 m before the stop line and 110 m after the stop line at 60 km/h. • The maximum height of a digital billboard is 8 m. • Setback from a property line abutting a street is a minimum 2 m, and setback from a driveway is a minimum 1.5 m. • Minimum dwell time of less than 10 seconds for any image and transition time between images no more than 1 second. <p>(By-Law 2016-326, 166 (2), Table 5, and Table 6(B))</p>
City of Mississauga	<ul style="list-style-type: none"> • As per the City of Mississauga sign by-law, the display of billboard signs with changing copy sign faces, commonly referred to as electronic billboards, is not permitted. However, the City has a variance process to approve such signs. As per this process, where the posted speed limit is 80 km/h or less, a billboard sign with an electronic changing copy can not be erected within 120 m of a traffic signal. • The maximum height of a digital billboard is 7.62 m. • The minimum setback from the closest travel lane (street line) is 7.5 m. • The minimum display duration of a billboard with an electronic changing copy shall be 10 seconds. • The maximum interval between successive displays on a billboard with an electronic changing copy shall be 0.1 seconds. <p>(Guidelines for the Review of Sign Variance Applications for Billboard Signs with Electronic Changing Copy, Section 3.5)</p>

Jurisdiction	Distance Requirements from Traffic Signals, Property Lines, and Public Right-Of-Way and Sign Characteristics.
<p>City of Kingston</p>	<ul style="list-style-type: none"> • There is no traffic signal-specific requirement in the by-law. However, billboard signs can not be installed within 100 m of an intersection. • The maximum height of a billboard sign shall not exceed 15.2 m measured from grade. • The minimum setback from the street line is 9.1 m for billboard signs with 400 square feet area. • The minimum setback from any property line other than a street line is 1.5 m. <p>(By-Law 2009-140, Schedule "B-1" 6 and chart B-1.)</p>
<p>City of Markham</p>	<ul style="list-style-type: none"> • No ground sign, which can be an electronic billboard, shall be located within 15.0 m of a traffic light. <p>(By-law 2002-94, 5.3.7)</p>
<p>City of London</p>	<ul style="list-style-type: none"> • Billboards (third-party signs) can be ground or facial signs. Billboards can be electronic changing copy. No part of any ground sign shall be less than 15.0 m from the base or support of any traffic signal or traffic control device. • The maximum height of a billboard in the commercial zone is 8 m. • Setback from the street line is 6.0 m, and setback from the property line of an adjacent lot is 8 m. <p>(Sign By-law – S.-5868-183, 6.1)</p>
<p>City of Brockville</p>	<ul style="list-style-type: none"> • Electronic message boards are permitted with a fascia sign, ground sign or standard sign. Electronic Message Boards are not permitted within 15.0 m of a traffic light/signal. • The maximum height of a ground sign erected in commercial and industrial zones shall not exceed 9 m. • The minimum display time for any electronic message without movement or change in colour shall be 8 seconds. <p>(By-law No. 84-89, 5.10 (e), Section 8)</p>
<p>Town of Ajax</p>	<ul style="list-style-type: none"> • Electronic Message Boards are permitted for pylon signs. The by-law does not specifically mention the use of electronic message boards for billboards. However, a general provision in the by-law suggests that a sign shall not be erected within 15 m of a traffic light standard, stop sign or other traffic control devices. • The maximum height of a pylon sign is 8 m, where street frontage is greater than 30 m. • The minimum setback distance from the property line is 3 m. • A sign shall not be erected within 3 m of any driveway where it intersects the highway.

4.1. Review of Sign By-laws

The sign by-laws of various jurisdictions were reviewed to understand how comparable the City's requirements are relative to other jurisdictions with respect to the installation of electronic billboards. The findings are summarized in Table 4.

Table 4: Findings of Jurisdiction Scan for Electronic Sign By-laws

Jurisdiction	Distance Requirements from Traffic Signals, Property Lines, and Public Right-Of-Way and Sign Characteristics.
<p>City of Toronto</p>	<ul style="list-style-type: none"> • Any third-party signs, including electronic signs, can not be erected within 30 m of the intersection of a major street with any other street. With respect to the proximity of traffic signals, the by-law specifically mentions electronic overhanging structure signs and electronic projecting signs. These signs are not permitted within 30 m of the intersection of two streets where traffic lights control the flow of traffic. • The maximum height of a third-party electronic ground sign shall not exceed 10.0 m. • Electronic ground signs are not permitted within 2 meters of any property lines. • For any third-party electronic signs, the message duration shall not be less than 10 seconds, and the message transition shall not exceed 1 second. <p>(Toronto Municipal Code Chapter 694-17, 694-14, and 694-25)</p>
<p>City of Hamilton</p>	<ul style="list-style-type: none"> • Digital billboards are not permitted within 30 m from an intersection. Ground signs are not permitted within 15 m of a traffic control signal or traffic control device. In the by-law, ground signs do not include billboards or digital billboards. There is no specific requirement for billboards with respect to traffic signals. Therefore, the 30 m requirement from an intersection applies. • The maximum height for each face of a digital billboard shall not exceed 6.1 m. • Digital billboards are not permitted within 3.5 m of any property lines. • Minimum message dwell time shall be 6 seconds, and maximum transition time shall be 1 second <p>(By-Law 10-197, 5.10A (n))</p>
<p>Town of Oakville</p>	<ul style="list-style-type: none"> • The prohibition requirement in the vicinity of traffic signals is only for static electronic message boards. A static electronic message board is a sign that does not contain copy that is full-motion video or otherwise gives the appearance of animation or movement and does not display third-party advertising. The third-party advertising signs are not permitted to have static electronic message boards. For static electronic message Boards, the minimum setback from a signalized intersection is 20.0 m. For all