

**Development & Heritage Standing Committee Meeting**

Date: Tuesday, November 1, 2022

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

**Members Present:**

**Councillors**

Ward 3 - Councillor Bortolin (Chairperson)

Ward 4 - Councillor Holt

Ward 5 - Councillor Sleiman

Ward 7 - Councillor Gill

Ward 10 - Councillor Morrison

**Members**

Member Bulmer

Member Foot

Member Fratangeli

Member Gyemi

Member Miller

Member Moore

**Members Regrets**

Member Baker

Member Rondot

**Clerk's Note:** Councillor Gill, Member Moore, several members of Administration, and some members of the public participated via video conference (Zoom), in accordance with Procedure By-law 98-2011 as amended, which allows for electronic participation.

**PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:**

Marianne Sladic

Sandra Gebauer, Council Assistant

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### ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Commissioner – Economic Development & Innovation  
Thom Hunt, City Planner / Executive Director of Planning & Development  
Neil Robertson, Manager of Urban Design / Deputy City Planner  
Rob Vani, Manager of Inspections / Deputy Chief Building Official  
Wira Vendrasco, Deputy City Solicitor – Legal & Real Estate  
Rob Perissinotti, Development Engineer  
Brian Nagata, Planner II – Development Review  
Jim Abbs, Planner III – Subdivisions  
Greg Atkinson, Planner III – Economic Development  
Kristina Tang, Planner III – Heritage  
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

### Delegations—participating via video conference

Item 7.2 Tracey Pillon-Abbs  
Item 7.3 Anya Heath, Property Owner  
Item 11.1 Kevin Miller, Agent for Owner  
Item 11.1 Richard Hallet, Applicant  
Item 11.2 Frank Pugliese, Area Resident

### Delegations—participating in person

Item 7.1 Amy Farkas, Associate, Dillon Consulting  
Item 11.3 Robert Talford, Area Resident

## 1. CALL TO ORDER

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

## 2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

## 3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

See item 7.4.

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## 4. COMMUNICATIONS

None presented.

## 8. ADOPTION OF THE MINUTES

### 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held October 3, 2022

Moved by: Member Foot

Seconded by: Councillor Morrison

THAT the minutes of the Development & Heritage Standing Committee meeting held October 3, 2022 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 279/2022

## 10. HERITAGE ACT MATTERS

### 10.1. Removal of Heritage Easement conditions related to Heritage Incentives (City-wide)

Member Foot inquires whether there are any implications on existing easements with this application and should they be revisited. Kristina Tang, Heritage Planner, appears before the Development & Heritage Standing Committee regarding the administrative report "Removal of Heritage Easement conditions related to Heritage Incentives (City-wide)" and indicates that the easements referred to in this application refer to previous granted approvals for incentives. She adds that there are no implications on current existing heritage easements, except for the properties listed in this application.

Councillor Bortolin inquires whether Heritage easements will be abandoned moving forward. Ms. Tang indicates that administration is requesting approval to undertake a review of existing heritage easements, the process related to easements and perhaps different uses for these types of easements may be considered in the future.

Moved by: Councillor Holt

Seconded by: Member Foot

Decision Number: **DHSC 442**

- I. THAT Administration **BE DIRECTED** to review the various rules and guidelines for granting Heritage Grants and Incentives conditional on donation of a Heritage Easement.

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- II. THAT M18-2010 for the Frank H. Joyce House, at 3975 Riverside Drive East, **BE AMENDED** by deleting the condition for a Heritage Conservation Easement prior to release of the Community Heritage Fund grant.
- III. THAT M19-2010 for the former Holy Redeemer College at 925 Cousineau Road, **BE AMENDED** by deleting the condition for a Heritage Conservation Easement prior to release of the Community Heritage Fund grant.
- IV. THAT CR442/2017 for the St. Mary & St. Moses Coptic Orthodox Church, located at 1125 Ottawa Street, **BE AMENDED** by deleting the condition for a Heritage Conservation Easement prior to release of the Community Heritage Fund grant.
- V. THAT clause II.d of CR145/2021 for the former Edith Cavell School, 5955 Ontario Street **BE REPLACED** with “provision of Maintenance & Preservation Agreement to the City by Essex Condominium Corporation No. 98.”

Carried.

Report Number: S 121/2022  
Clerk's File: MBA2022

Member Fratangeli expresses his thanks to the outgoing members of the Committee and commends all the members of the Committee for a successful term and a job well done.

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act Matters*) portion is adjourned at 4:36 o'clock p.m.

The Chairperson calls the *Planning Act Matters* portion of the Development & Heritage Standing Committee meeting to order at 4:37 o'clock p.m.

## 5. ADOPTION OF THE *PLANNING ACT* MINUTES

### 5.1. Minutes of the Development and Heritage Standing Committee Meeting (*Planning Act Matters*) held October 3, 2022

Moved by: Councillor Gill

Seconded by: Councillor Sleiman

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held October 3, 2022 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 285/2022

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## 7. PLANNING ACT MATTERS

### 7.4. Zoning Bylaw Amendment –Z 022-22 [ZNG-6787] & OPA 161 [OPA-6788] Passa Assoc 3821 King St - Ward 2

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

THAT the report of the Senior Planner dated October 13, 2022 entitled “Zoning Bylaw Amendment –Z 022-22 [ZNG-6787] & OPA 161 [OPA-6788] Passa Assoc 3821 King St - Ward 2” **BE DEFERRED** to a future meeting of the Development & Heritage Standing Committee to allow for further discussion with Administration to take place.

Carried.

Report Number: S 124/2022

Clerk’s File: Z/14428

### 7.1. Zoning Bylaw Amendment Z 023-22 [ZNG-6789] VGA Investment Inc, South Side Wyandotte St E, East of Florence Ave- 0 Wyandotte St E to permit a Multiple Dwelling Development - Ward 7

Moved by: Councillor Holt

Seconded by: Councillor Morrison

Decision Number: **DHSC 439**

I. THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED** for the lands at Lots 32 to 34, Registered Plan 1142, PIN 01596-0081 (known municipally as 0 Wyandotte Street East) by changing the zone category from Development Reserve District (DRD) 1.1 to Residential District (RD) 2.5 with the following site specific regulations:

Front Yard Depth- Minimum 4.0 m

II. THAT a Hold provision **BE APPLIED** to the lands at Lots 32 to 34, Registered Plan 1142, PIN 01596-0081 (known municipally as 0 Wyandotte Street East) to be removed when the following conditions are met:

- a) An application for the removal of hold is received;
- b) Access to the future Florence Avenue right of way is available to the site.

Carried.

Report Number: S 126/2022

Clerk’s File: Z/14431

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### 7.2. Zoning By-Law Amendment – Jian Lu – 3829-3831 Seminole Street - Z 020/22 [ZNG-6783] - Ward 5

Moved by: Councillor Holt  
Seconded by: Councillor Morrison

Decision Number: **DHSC 440**

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 164, 166 & Pt Lot 162, Registered Plan 768 (known municipally as 3829 and 3831 Seminole Street; Roll No. 010-280-00100-0000), from Commercial District 1.1 (CD1.1) to Residential District 3.1 (RD3.1) with a site specific exception to Section 20(1) as follows:

#### 4XX. SOUTHEAST CORNER OF SEMINOLE STREET AND WESTCOTT ROAD

For the lands comprising of Lots 164, 166 & Pt Lot 162, Registered Plan 768, a *Multiple-Dwelling* shall be subject to the applicable provisions in Section 12.1.5, except for the following site specific regulation:

Parking Area Separation from a Street	Minimum – 1.57 m
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[ZDM11; ZNG/6783]

Carried.

Councillor Sleiman was absent from the meeting when the vote was taken on this matter.

Report Number: S 122/2022  
Clerk's File: Z/14457

### 7.3. Zoning By-Law Amendment 5335 Wyandotte Street East Z 024-22 [ZNG-6794] - Ward 4

Moved by: Councillor Gill  
Seconded by: Member Gyemi

Decision Number: **DHSC 441**

THAT Zoning By-law 8600 **BE AMENDED** for Registered Plan 709; Lots 1 to 4 inclusive and municipally known as 5335 Wyandotte Street East, by adding a site-specific exception to Section 20(1) as follows:

#### 431. SOUTHEAST CORNER OF WYANDOTTE STREET EAST AT FORD BOULEVARD

For the lands comprising Plan 709; Lots 1 to 4, one new *dwelling unit* shall be subject to the following additional provisions:

- |    |                               |                    |
|----|-------------------------------|--------------------|
| a) | Unit Size – minimum           | <i>As Existing</i> |
| b) | Parking Requirement – minimum | <i>As Existing</i> |

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[ZDM10; ZNG/6794]

Carried.

Report Number: S 123/2022  
Clerk's File: Z/14426

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 4:49 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 4:49 o'clock p.m.

### 11. ADMINISTRATIVE ITEMS

#### 11.1. Closure of east portion of east/west alley between Meighen Road and Meldrum Road, Ward 5, SAA-6823

##### Kevin Miller, Agent for Owner

Kevin Miller, agent for owner, appears before the Development & Heritage Standing Committee regarding the administrative report "Closure of east portion of east/west alley between Meighen Road and Meldrum Road, Ward 5, SAA-6823" and inquires about the easement and whether the requested easement is for the entirety of the alley or just the requested closure portion.

##### Richard Hallet, Applicant

Richard Hallet, applicant, appears before the Development & Heritage Standing Committee regarding the administrative report "Closure of east portion of east/west alley between Meighen Road and Meldrum Road, Ward 5, SAA-6823" and is available for questions.

Councillor Holt inquires about the easement and what portion of the alley it covers. Rob Perissinotti, Development Engineer, appears before the Development & Heritage Standing Committee regarding the administrative report "Closure of east portion of east/west alley between Meighen Road and Meldrum Road, Ward 5, SAA-6823" and indicates an easement is required for the full width of alley and utility easements will also be determined. Councillor Sleiman inquires about the application and the neighbours portions. Brian Nagata, Planner II – Development Review, appears before the Development & Heritage Standing Committee regarding the administrative report "Closure of east portion of east/west alley between Meighen Road and Meldrum Road, Ward 5, SAA-6823" and provides details related to the intent of the closure application and consolidating two properties. Details related to access and alley closure policy criteria is provided.

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Moved by: Councillor Sleiman

Seconded by: Councillor Morrison

Decision Number: **DHSC 443**

- I. THAT the 33.79 metre portion of the 5.49 metre wide east/west alley located between Meldrum Road and the west side lot line of the property known municipally as 3277 Tecumseh Road East (legally described as Lots 204 & 205, Plan 1109), and shown on Drawing No. CC-1820 *attached* hereto as Appendix "A", **BE ASSUMED** for subsequent closure;
- II. THAT the 33.79 metre portion of the 5.49 metre wide east/west alley located between Meldrum Road and the west side lot line of the property known municipally as 3277 Tecumseh Road East (legally described as Lots 204 & 205, Plan 1109), and shown on Drawing No. CC-1820 *attached* hereto as Appendix "A", **BE CLOSED AND CONVEYED** to the owner of the abutting property known municipally as 3277 and 3295 Tecumseh Road East (legally described as Lots 203 to 205, Plan 1109) 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 and EnWin Utilities Ltd. Aboveground Hydro Easement Diagram *attached* hereto as Appendix "F", **BE GRANTED** to:
    - i. Bell Canada to protect existing aerial facilities;
    - ii. Enbridge Gas to protect existing underground infrastructure;
    - iii. EnWin Utilities Ltd to accommodate the poles, anchors and existing overhead plant; and
    - iv. MNSi for access for aerial plant maintenance;
  - b. 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. The Corporation of The City of Windsor for access to service and maintain the existing 200 millimetre PVC sanitary sewer with manhole.
- III. THAT the Applicant/Owner **PRIOR TO** the conveyance of the 33.79 metre portion of the 5.49 metre wide east/west alley located between Meldrum Road and the west side lot line of the property known municipally as 3277 Tecumseh Road East (legally described as Lots 204 & 205, Plan 1109), and shown on Drawing No. CC-1820, **OBTAIN** a Driveway Permit to keep and maintain the Meldrum Road driveway approach to City of Windsor Standard Engineering Drawing AS-204.
- IV. THAT Conveyance Cost **BE SET** as follows:
  - a. For alley conveyed to abutting lands zoned CD2.1: \$20.00 per square foot without easements and \$10.00 per square foot with easements.
- V. THAT the City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1820, *attached* hereto as Appendix "A".



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- VI. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- VII. 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.
- VIII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.  
Carried.

Report Number: S 117/2022  
Clerk's File: SAA2022

### 11.2. Closure of east/west alley between Olive Road and 4850 Seminole Street, Ward 8, SAA-6586

#### Frank Pugliese, Area Resident

Frank Pugliese, area resident, appears before the Development & Heritage Standing Committee regarding the administrative report "Closure of east/west alley between Olive Road and 4850 Seminole Street, Ward 8, SAA-6586" and requests that the committee approve the closure application.

Moved by: Councillor Morrison  
Seconded by: Councillor Holt

Decision Number: **DHSC 444**

- I. THAT the 5.49 metre wide east/west alley located between Olive Road and the property known municipally as 4850 Seminole Street (legally described as Part of Lots 270 & 480 and Part of Closed Alley, Plan 1063; Parts 3 & 4, Plan 12R-20195), and shown on Drawing No. CC-1800 *attached* hereto as Appendix "A", **BE ASSUMED** for subsequent closure;
- II. THAT the 5.49 metre wide east/west alley located between Olive Road and the property known municipally as 4850 Seminole Street (legally described as Part of Lots 270 & 480 and Part of Closed Alley, Plan 1063; Parts 3 & 4, Plan 12R-20195), and shown on Drawing No. CC-1800 *attached* hereto as Appendix "A", **BE CLOSED AND CONVEYED** to the owner of the abutting property known municipally as 1480 Olive Road (legally described as Lot 269 & Part of Closed Alley, Plan 1063) 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 and EnWin Utilities Ltd. Aboveground Hydro Easement Diagram *attached* hereto as Appendix "F", be granted to:
- Bell Canada to protect existing aerial facilities;
  - EnWin Utilities Ltd to accommodate the existing overhead plant; and
  - MNSi for existing aerial infrastructure.

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- III. THAT the Applicant/Owner **PRIOR TO** the conveyance of the 5.49 metre wide east/west alley located between Olive Road and the property known municipally as 4850 Seminole Street (legally described as Part of Lots 270 & 480 and Part of Closed Alley, Plan 1063; Parts 3 & 4, Plan 12R-20195), and shown on Drawing No. CC-1800 *attached* hereto as Appendix "A", **OBTAIN** a Driveway Permit to complete and maintain the Olive Road right-of-way to City of Windsor Standard Engineering Drawing AS-222.
- IV. THAT Conveyance Cost **BE SET** as follows:
- a. For alley conveyed to abutting lands zoned RD1.2: \$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.
- V. THAT the City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1800, *attached* hereto as Appendix "A".
- VI. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- VII. 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.
- VIII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.  
Carried.

Report Number: S 118/2022  
Clerk's File: SAA2022

### 11.3. Closure of portion of north/south alley between Reginald Street and Seminole Street, Ward 5, SAA-6600

#### Robert Talford, Area Resident

Robert Talford, area resident, appears before the Development & Heritage Standing Committee regarding the administrative report "Closure of portion of north/south alley between Reginald Street and Seminole Street, Ward 5, SAA-6600" and requests confirmation of the proposed closure location and whether it would be the entire alley or only up to 1527 Albert Road.

Councillor Bortolin provides clarification indicating that the application request was for entire alley closure, but administration's recommending only the portion be closed up to 1527 Albert Road.

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

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## Development & Heritage Standing Committee Tuesday, November 1, 2022

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Decision Number: **DHSC 445**

- I. THAT the 192.9 metre portion of the north/south alley located between Reginald Street and the property known municipally as 1527 Albert Road (legally described as Lot 8, Plan 803), and shown on Drawing No. CC-1802 *attached* hereto as Appendix "A", **BE ASSUMED** for subsequent closure;
- II. THAT the 192.9 metre portion of the north/south alley located between Reginald Street and the property known municipally as 1527 Albert Road (legally described as Lot 8, Plan 803), and shown on Drawing No. CC-1802 *attached* hereto as Appendix "A", **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. 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 to protect existing aerial facilities;
    - ii. Enbridge Gas to protect existing infrastructure;
    - iii. EnWin Utilities Ltd to accommodate existing 16kV primary and 120/240v secondary overhead hydro distribution pole line; and
    - iv. MNSi for existing aerial infrastructure.
- III. THAT Conveyance Cost **BE SET** as follows:
  - a. For alley conveyed to abutting lands zoned RD1.3: \$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; and
  - b. For alley conveyed to abutting lands zoned ID1.1: \$2.50 per square foot without easements and \$1.25 per square foot with easements, plus deed preparation fee and proportionate share of the survey cost 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-1802, *attached* hereto as Appendix "A".
- 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 matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.  
Carried.

Report Number: S 119/2022  
Clerk's File: SAA2022

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### 12. COMMITTEE MATTERS

None presented.

### 13. QUESTION PERIOD

Councillor Bortolin thanks committee members for their contributions to the Development & Heritage Standing Committee, and commends all members' dedication to the committee and is grateful for their continued hard work, noting the great number of applications coming through and approved by the committee. Councillor Bortolin congratulates committee members for their great work, thanks administration, and provides well wishes for the future.

Councillor Morrison acknowledges the outgoing committee members for their assistance, guidance and education related to the committee and thanks them for their leadership, wishing them the best for the future.

### 14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Matters) is adjourned at 5:03 o'clock p.m.  
Carried.

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Ward 3 - Councillor Bortolin  
(Chairperson)

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Deputy City Clerk / Supervisor  
of Council Services

**Development & Heritage Standing Committee  
(Planning Act Matters)**

**Date: November 1, 2022  
Time: 4:30 pm**

**MEMBERS PRESENT:**

**Councillors:**

Ward 3 - Councillor Bortolin (Chair)  
Ward 4 - Councillor Holt  
Ward 5 - Councillor Sleiman  
Ward 7 - Councillor Gill  
Ward 10 - Councillor Morrison

**Members:**

Member Gyemi  
Member Moore

**Members Absent:**

Member Rondot

**Clerk's Note:** Councillor Gill, Member Moore, several members of Administration, and some members of the public participated via video conference (Zoom), in accordance with Procedure By-law 98-2011 as amended, which allows for electronic participation.

**PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:**

Marianne Sladic, Clerk Steno Senior  
Sandra Gebauer, Council Assistant

**ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:**

Jelena Payne, Commissioner – Economic Development & Innovation  
Thom Hunt, City Planner / Executive Director of Planning & Development  
Neil Robertson, Manager of Urban Design / Deputy City Planner  
Rob Vani, Manager of Inspections / Deputy Chief Building Official  
Wira Vendrasco, Deputy City Solicitor – Legal & Real Estate  
Rob Perissinotti, Development Engineer

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Brian Nagata, Planner II – Development Review  
Jim Abbs, Planner III – Subdivisions  
Greg Atkinson, Planner III – Economic Development  
Kristina Tang, Planner III – Heritage  
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

### 1. CALL TO ORDER

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

### 2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None

### 3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

See item 7.4

### 4. COMMUNICATIONS

None

### 5. ADOPTION OF THE PLANNING ACT MINUTES

#### 5.1 Minutes of the Development & Heritage Standing Committee (*Planning Act Matters*) minutes held October 3, 2022.

Moved by: Councillor Gill

Seconded by: Councillor Sleiman

THAT the Minutes of the Development & Heritage Standing Committee meeting (*Planning Act Matters*) meeting held October 3, 2022 **BE ADOPTED** as presented.

CARRIED, UNANIMOUSLY.

Report Number: SCM 285/2022

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

### Delegations—participating via video conference

- Item 7.2 Tracey Pillon-Abbs
- Item 7.3 Anya Heath, Property Owner

### Delegations—participating in Council Chambers

- Item 7.1 Amy Farkas, Associate, Dillon Consulting

## 7. PLANNING ACT MATTERS

### 7.4. Zoning Bylaw Amendment –Z 022-22 [ZNG-6787] & OPA 161 [OPA-6788] Passa Assoc 3821 King St - Ward 2

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

THAT the report of the Senior Planner dated October 13, 2022 entitled “Zoning Bylaw Amendment –Z 022-22 [ZNG-6787] & OPA 161 [OPA-6788] Passa Assoc 3821 King St - Ward 2” **BE DEFERRED** to a future meeting of the Development & Heritage Standing Committee to allow for further discussion with Administration to take place.

Carried.

Report Number: S 124/2022

Clerk’s File: Z/14428

### 7.1 Z-023/22 [ZNG/6789] – VGA Investment Inc South Side Wyandotte St E, East of Florence – Rezoning Ward 7

Jim Abbs (author), Planner III – Subdivisions

Amy Farkas – Dillon Consulting (agent) was available for questions.

Moved by: Councillor Holt

Seconded by: Councillor Morrison

Decision Number: **DHSC 439**

### RECOMMENDATIONS

- I. THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED** for the lands at Lots 32 to 34, Registered Plan 1142, PIN 01596-0081 (known municipally as 0 Wyandotte Street East) by changing the zone category from Development Reserve District (DRD) 1.1 to Residential District (RD) 2.5 with the following site specific regulations:

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Front Yard Depth- Minimum 4.0 m

- II. THAT a Hold provision **BE APPLIED** to the lands at Lots 32 to 34, Registered Plan 1142, PIN 01596-0081 (known municipally as 0 Wyandotte Street East) to be removed when the following conditions are met:
- a) An application for the removal of hold is received;
  - b) Access to the future Florence Avenue right of way is available to the site.

Motion CARRIED UNANIMOUSLY.

Report Number: S 126/2022  
Clerk's File: Z/14431

### 7.2 Z-020/22 [ZNG/6783] – Jian Lu 3829-3831 Seminole St – Rezoning Ward 5

Pablo Golob (author) – Planner II – Development Review

Tracey Pillon-Abbs – Pillon Abbs Inc (agent) was available for questions.

Moved by: Councillor Holt  
Seconded by: Councillor Morrison

Decision Number: **DHSC 440**

#### RECOMMENDATIONS

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 164, 166 & Pt Lot 162, Registered Plan 768 (known municipally as 3829 and 3831 Seminole Street; Roll No. 010-280-00100-0000), from Commercial District 1.1 (CD1.1) to Residential District 3.1 (RD3.1) with a site specific exception to Section 20(1) as follows:

#### 4XX. SOUTHEAST CORNER OF SEMINOLE STREET AND WESTCOTT ROAD

For the lands comprising of Lots 164, 166 & Pt Lot 162, Registered Plan 768, a *Multiple-Dwelling* shall be subject to the applicable provisions in Section 12.1.5, except for the following site specific regulation:

Parking Area Separation from a Street Minimum – 1.57 m

[ZDM11; ZNG/6783]

Motion CARRIED.

Councillor Sleiman was absent from the meeting when the vote was taken on this matter.



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Report Number: S 122/2022  
Clerk's File: Z/14457

## 7.3 Z-024/22 [ZNG/6794] – 2737512 Ontario Inc 5335 Wyandotte St E – Rezoning Ward 4

Sam Switzer (Planning Assistant) & Jim Abbs (author) – Planner III – Subdivisions

Any Heath (applicant) was available for questions.

Moved by: Councillor Gill

Seconded by: Member Gyemi

Decision Number: **DHSC 441**

### RECOMMENDATIONS

THAT Zoning By-law 8600 **BE AMENDED** for Registered Plan 709; Lots 1 to 4 inclusive and municipally known as 5335 Wyandotte Street East, by adding a site-specific exception to Section 20(1) as follows:

#### 431. SOUTHEAST CORNER OF WYANDOTTE STREET EAST AT FORD BOULEVARD

For the lands comprising Plan 709; Lots 1 to 4, one new *dwelling unit* shall be subject to the following additional provisions:

- a) Unit Size – minimum *As Existing*
- b) Parking Requirement – minimum *As Existing*

[ZDM10; ZNG/6794]

Motion CARRIED UNANIMOUSLY.

Report Number: S 123/2022  
Clerk's File: Z/14426

## 8. ADJOURNMENT

# MINUTES

**Development & Heritage Standing Committee  
Tuesday, November 1, 2022**

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There being no further business, the meeting of the Development & Heritage Standing Committee is adjourned at 4:49 pm.

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Ward 3 – Councillor Bortolin  
(Chairperson)

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Thom Hunt  
(Secretary)