



CITY OF WINDSOR MINUTES 06/03/2020

Special Meeting of Council

Date: Wednesday, June 3, 2020

Time: 4:00 o'clock p.m.

Members Present:

Mayor

Mayor Dilkens

Councillors

Ward 1 - Councillor Francis

Ward 2 - Councillor Costante

Ward 5 - Councillor Sleiman

Ward 6 - Councillor Gignac

Ward 7 - Vacant

Ward 8 - Councillor Kaschak

Ward 10 - Councillor Morrison

Members Absent

Ward 3 - Councillor Bortolin

Ward 4 - Councillor Holt

Ward 9 - Councillor McKenzie

Clerk's Note: The Mayor and all members of Council participated via video conference (Zoom), in accordance with Procedure By-law 98-2011 as amended, which allows for electronic participation during a declared emergency.

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1. ORDER OF BUSINESS

2. CALL TO ORDER

The Mayor calls the meeting to order at 4:03 o'clock p.m.

Moved by: Councillor Gignac
Seconded by: Councillor Francis

Decision Number: CR296/2020

That Rule 3.3(c) of the Procedure By-law 98-2011 **BE WAIVED**, to allow for the Mayor to call a special meeting without 24 hours notice.

Carried.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

4. ADOPTION OF THE MINUTES

None presented.

5. NOTICE OF PROCLAMATIONS

None presented.

6. COMMITTEE OF THE WHOLE

Moved by: Councillor Francis
Seconded by: Councillor Gignac

That Council do now rise and move into Committee of the Whole with the Mayor presiding for the purpose of dealing with:

- (a) hearing requests for deferrals, referrals and/or withdrawals of any items of business;
- (b) hearing presentations and delegations;
- (c) consideration of business items;
- (d) consideration of by-law 81-2020.

Carried.

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9. REQUESTS FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

10. PRESENTATIONS AND DELEGATIONS

None.

11. REGULAR BUSINESS ITEMS

11.1. Rezoning - Borys Sozanski - 1035 California - Z-002/20 ZNG/6044 - Ward 2

Moved by: Councillor Sleiman
Seconded by: Councillor Kaschak

Decision Number: CR297/2020

That Rule 13.9 of the Procedure By-law regarding business not already before Council **BE WAIVED** to permit the introduction of a motion for reconsideration by Council without prior notice regarding "Rezoning – Borys Sozanski – 1035 California – Z-002/20 ZNG/6044".
Carried.

Moved by: Councillor Sleiman
Seconded by: Councillor Kaschak

Decision Number: CR298/2020

That the following motion adopted by City Council on June 1, 2020 **BE RECONSIDERED**:

Decision Number: CR281/2020

That the report of the Development and Heritage Standing Committee of its meeting held May 11, 2020 regarding "Rezoning – Borys Sozanski – 1035 California – Z-002/20 ZNG/6044" **BE DEFERRED** to allow for administration to prepare a report for Council's consideration regarding impacts and possible options available for controlling the increasing number of multiplex developments in the west-end.

Carried.

Moved by: Councillor Costante
Seconded by: Councillor Sleiman

Decision Number: CR299/2020

That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 23 and 24, Block D, Registered Plan 50, (known municipally as 1035 California Avenue; Roll No. 050-370-11600; PIN

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01221-0237), situated on the west side of California Avenue between Davis Street and Girardot Street, from Residential District 1.3 (RD1.3) to Residential District 2.2 (RD2.2) and by adding a site specific exception to Section 20(1) as follows:

“387. WEST SIDE OF CALIFORNIA AVENUE BETWEEN DAVIS STREET AND GIRARDOT STREET

For the lands comprising of Lots 23 and 24, Block D, Registered Plan 50, the following additional provisions shall apply to a *double duplex dwelling* or *multiple dwelling*:

- a) Lot Width - minimum 17.0 m
- b) Side Yard Width - minimum 1.20 m [ZDM 4; ZNG/6044]”; and further,

That a Double Duplex Dwelling or Multiple Dwelling **SHALL BE** subject to site plan control; and further,

That the Site Plan Approval Officer **SHALL CONSIDER** the following additional matters:

- 1) Improvements to the adjacent alley;
- 2) Enhancements to reduce the opportunities for crime, including, but not limited to, lighting; and further,

That Council **SHALL BE** the approval authority for any site plan application.
Carried.

Report Number: SCM 163/2020 & S 66/2020
Clerk’s File: ZB/13760

11.2. Rezoning - Al Shipley - 955 California - Z-003/20 ZNG/6045 - Ward 2

Moved by: Councillor Sleiman
Seconded by: Councillor Kaschak

Decision Number: CR300/2020

That Rule 13.9 of the Procedure By-law regarding business not already before Council **BE WAIVED** to permit the introduction of a motion for reconsideration by Council without prior notice regarding “Rezoning – Al Shipley – 955 California – Z-003/20 ZNG/6045”.
Carried.

Moved by: Councillor Sleiman
Seconded by: Councillor Kaschak

Decision Number: CR301/2020

That the following motion adopted by City Council on June 1, 2020 **BE RECONSIDERED**:

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Decision Number: CR282/2020

That the report of the Development and Heritage Standing Committee of its meeting held May 11, 2020 regarding "Rezoning – Al Shipley – 955 California – Z-003/20 ZNG/6045" BE DEFERRED to allow for administration to prepare a report for Council's consideration regarding impacts and possible options available for controlling the increasing number of multiplex developments in the west-end.

Carried.

Moved by: Councillor Costante

Seconded by: Councillor Gignac

Decision Number: CR302/2020

That Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 50, Block C, Registered Plan 50 and Parts 1 and 2, Plan 12R-21775 (known municipally as 955 California Avenue; Roll No. 050-370-13200; PIN 01221-0254 & 01221-0316), situated on the west side of California Avenue at Davis Street, from Residential District 1.3 (RD1.3) to Residential District 2.2 (RD2.2) and by adding a site specific exception to Section 20(1) as follows:

"389. WEST SIDE OF CALIFORNIA AVENUE AT DAVIS STREET

For the lands comprising of Lot 50, Block C, Registered Plan 50 and Parts 1 and 2, Plan 12R-21775, the following additional provisions shall apply to a *multiple dwelling*:

- a) Lot Coverage – maximum 50%
- b) Side Yard Width – minimum 1.20 m
- c) Dwelling Units – maximum 6
- d) Notwithstanding Section 24.26.5, a maximum of two *parking spaces* are permitted in the *required front yard* and Section 24.28 shall be modified to include a *multiple dwelling*.
- e) Section 25 shall not apply to any *parking spaces* in the *required front yard*, save and except that the *parking spaces* shall be paved with a hard surface consisting of paving brick or block, asphalt, concrete or any combination thereof, and shall be maintained in good condition.
- f) For any *parking area* in the *rear yard*, the minimum separation from a building wall containing a habitable room window shall be 2.0 m.

[ZDM 4; ZNG/6045]"; and,

That the Site Plan Approval Officer **SHALL CONSIDER** the following additional matters:

- 1) Implementation of low impact development practices to manage stormwater runoff and drainage, where possible;
- 2) Improvements to the adjacent alley; and
- 3) Enhancements to reduce the opportunities for crime, including, but not limited to, lighting; and further,

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That Council **SHALL BE** the approval authority for any site plan application.
Carried.

Report Number: SCM 164/2020 & S 67/2020
Clerk's File: ZB/13759

13. BY-LAWS (First and Second Readings)

Moved by: Councillor Gignac
Seconded by: Councillor Sleiman

That the following By-law No. 81-2020 be introduced and read a first and second time:

81-2020 A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS SPECIAL MEETING HELD ON THE 3RD DAY OF JUNE, 2020.

Carried.

14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Kaschak
Seconded by: Councillor Costante

That the Committee of the Whole does now rise and report to Council respecting the business items considered by the Committee:

- 1) Items Deferred
Items Referred
- 2) Consideration of the Balance of Business Items (as amended)
- 3) By-law given first and second readings (as presented).

Carried.

16. THIRD AND FINAL READING OF THE BY-LAWS

Moved by: Councillor Morrison
Seconded by: Councillor Sleiman

That the By-law No. 81-2020 having been read a first and second time be now read a third time and finally passed and that the Mayor and Clerk **BE AUTHORIZED** to sign and seal the same notwithstanding any contrary provision of the Council.

Carried.

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21. ADJOURNMENT

Moved by: Councillor Sleiman
Seconded by: Councillor Morrison

That this Council meeting stand adjourned until the next regular meeting of Council or at the call of the Mayor.

Carried.

Accordingly, the meeting is adjourned at 4:20 o'clock p.m.

Mayor

City Clerk