

Planning, Heritage & Economic Development Standing Committee Meeting

Date: Tuesday, August 07, 2018

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

Members Present:

Councillors

Ward 4 – Councillor Holt

Ward 5 – Councillor Sleiman

Ward 7 – Councillor Kusmierczyk

Ward 8 – Councillor Marra (Chairperson)

Ward 9 – Councillor Payne

Members

Member Bjarneson

Member Moore

Member – Regrets

Member Gyemi

ALSO PRESENT ARE THE FOLLOWING FROM ADMINISTRATION:

Wira H.D. Vendrasco, Deputy City Solicitor

Michael Cooke, Manager, Planning Policy

Joe Baker, Manager, Permits

Laura Diotte, Planner III – Special Projects

Sahar Jamshidi, Planner II – Development Review

Patrick Winters, Development Engineer

Anna Ciacelli, Supervisor of Council Services

1. CALL TO ORDER

The Chairperson calls the meeting of the Planning, Heritage and Economic Development Standing Committee to order at 4:30 o'clock p.m.

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2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

4. COMMUNICATIONS

None.

5. ADOPTION OF THE PLANNING ACT MINUTES

5.1. Adoption of the Planning, Heritage & Economic Development Standing Committee meeting minutes held June 11, 2018

Moved by: Member Bjarneson

Seconded by: Councillor Holt

THAT the Minutes of the Planning, Heritage and Economic Development Standing Committee meeting (Planning Act Matters) meeting held July 9, 2018 **BE ADOPTED** as amended to include the following: Member Bjarneson's comments regarding item 7.1 from the July 9th meeting indicating:

To ensure communication with these new residential units is transparent and that this may not necessarily lead to affordable housing and that the committee obtain information related to Airbnb's.

Carried.

Report Number: SCM 298/2018

Clerk's File: MB2018

6. PRESENTATION & DELEGATIONS (PLANNING ACT MATTERS)

None.

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7. PLANNING ACT MATTERS

7.1. Request to Amend By-law 144-2017 to Adjust the Downtown Windsor Enhancement Strategy and Community Improvement Project Area

Laura Diotte, Planner III—Special Projects appears before the Planning, Heritage and Economic Development Standing Committee regarding the administrative report Annual Reporting on Implementation and Request to Amend the Downtown Windsor Enhancement Strategy and Community Improvement Project Area (By-law 144-2017) and provides an explanation of the report. Ms. Diotte adds that annual reporting is required and highlights the following:

- 179 new residential units proposed for Downtown Windsor.
- 7 new storefront retail units proposed.
- An average of \$7.89 of private sector investment made for every incentive dollar provided.
- 163 refurbished hotel units proposed.
- Approximately \$59,354,974 proposed new investment being made in Downtown Windsor.
- Estimated increase in assessment upon completion of the proposed projects is \$27,319,000.
- Estimated increase in annual property taxes upon completion of the proposed projects is \$671,209.
- If all applications approved by Council the balance of the City Centre Community Planning Fund would be \$276,127

Ms. Diotte explains that the request to expand the boundaries of the Community Improvement Project area was requested by the property owner Rob Piroli, Piroli Construction through a letter to the Planning Department and separate applications will be submitted for other planning approvals that will be required.

Robert Milson, representing Piroli Construction Inc.

Robert Milson, representing Piroli Construction Inc. appears before the Planning, Heritage and Economic Development Standing Committee regarding the administrative report Annual Reporting on Implementation and Request to Amend the Downtown Windsor Enhancement Strategy and Community Improvement Project Area (By-law 144-2017) and thanks members of the committee and administration for a great report. Mr. Milson provides some background of the project in terms of planning and indicates that the proposed building will be similar to the one Mr. Piroli constructed in Leamington and concludes by suggesting that the CIP would be a great benefit to move the project forward as full occupancy may be delayed and this would ensure the plan is viable.

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Rob Piroli, Piroli Construction Inc.

Rob Piroli, Piroli Construction Inc., appears before the Planning, Heritage and Economic Development Standing Committee regarding the administrative report Annual Reporting on Implementation and Request to Amend the Downtown Windsor Enhancement Strategy and Community Improvement Project Area (By-law 144-2017) and indicates that the property has been vacant for some time. Mr. Piroli adds he is a developer in the Essex County area and is very excited to start the project in Windsor. Mr. Piroli concludes by providing a brief history about the types of buildings he has constructed, the construction of this building in particular, as well as providing a listing of all the approvals he has already obtained and that he will be starting this project as soon as the authorization is provided.

The chairperson provides clarification to the committee in terms of what the decision on today that is required as per the administrative report which is whether an expansion to the CIP should be approved.

Councillor Payne inquires as to the future implications of granting the change to the CIP area. Administration indicates that future requests will be handled individually as they come in.

Councillor Payne inquires about the feasibility of the project if the CIP grant were not approved. Mr. Millson indicates that approval of this grant would alleviate carrying costs.

Councillor Holt inquires about CIP's in other areas in the future. Administration indicates they are working on the Ford area CIP and other areas have been contemplated but nothing formally.

Michael Cooke, Manager Policy Planning appears before the Planning, Heritage and Economic Development Standing Committee regarding the administrative report Annual Reporting on Implementation and Request to Amend the Downtown Windsor Enhancement Strategy and Community Improvement Project Area (By-law 144-2017) and adds that the review period is built into all plans so that reflection on successes or the necessity to change programs can be determined in order to report back to Council. He adds that adjustments or tweaks may be necessary and this is a good catalyst to start it off.

Member Bjarneson inquires whether there is consideration to extend the CIP to Erie St. Administration indicates all requests for expansion of the CIP areas will be considered and brought forward for Committee/Council decision.

Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **PHED 596**

- I. THAT the Overview of Applications Received under the Downtown CIP contained in Appendix D **BE RECEIVED** for information by Council as the annual reporting required under the Downtown Windsor Enhancement Strategy and Community Improvement Plan.

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II. THAT By-law 144-2017 **BE AMENDED** to include the lands shown on Appendix A.
Carried.

Report Number: S 116/2018
Clerk's File: SPL/10759

8. ADOPTION OF THE MINUTES

None.

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE & ADMINISTRATIVE MATTERS)

See Item 7.1.

10. HERITAGE ACT MATTERS

None presented.

There being no further business the meeting of the Planning, Heritage and Economic Development Standing Committee (Planning Act Items) portion is adjourned at 5:07 o'clock p.m.

The Chairperson calls the Administrative Matters portion of the Planning, Heritage & Economic Development Standing Committee meeting to order at 5:07 o'clock p.m.

11. ADMINISTRATIVE ITEMS

11.1. Response to CQ 30-2016 regarding targeted financial incentive programs and/or rebates to increase occupancy of vacant commercial space

Laura Diotte, Planner III, appears before the Planning, Heritage and Economic Development Standing Committee regarding the administrative report Response to CQ30-2016 regarding targeted financial incentive programs and/or rebates to increase occupancy of vacant commercial space and provides an overview of the report including the programs offered by the City and how the programs provide incentives to occupy vacant commercial space as follows:

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Program	Description	How it targets occupancy of vacant commercial buildings
Upper Storey Residential Conversion (Downtown CIP)	Offers a \$5000 grant for every new residential unit created on the upper storey of existing mixed use buildings within the Downtown CIP Project Area.	To qualify for the grant the space must be vacant or underutilized space that has never been used for residential. Therefore this provides an incentive to reuse vacant commercial space as residential.
Retail Investment Grant Program (Downtown CIP)	Offers a 50% matching grant towards renovating interior of buildings for retail purposes within the Downtown CIP Project Area.	Encourages existing space to be renovated for retail purposes in the downtown provide that it has been vacant for the past six (6) months.
Building/Property Improvement Tax Increment Grant Program (Downtown CIP)	Offers an annual grant for 5 to 10 years in the amount of the municipal increase in taxes as a result of building/property improvements within the Downtown CIP Project Area.	Encourages existing buildings or vacant land downtown to be redeveloped and used for a productive use.
Commercial/Mixed Use Building Facade Improvement Grant Program (Downtown CIP)	Offers a 50% matching grant (maximum \$20,000 per property) towards eligible costs of improving the exterior of commercial/mixed use buildings.	Improving the facades of commercial buildings increases the opportunity for owners to attract tenants for commercial space.
Brownfield Redevelopment CIP	Provides grants towards feasibility studies, Environmental Site Assessments, property taxes, rehabilitation and development charges for the reuse of brownfields	Encourages the rehabilitation and reuse of brownfield sites and vacant buildings.
Economic Revitalization CIP	Offers annual grant for 10 years in the amount of the municipal increase in taxes as a result of business development, business retention and expansion, and small business investment for manufacturing and targeted sectors (including commercial uses such as, creative industries, corporate offices at	Providing incentives for targeted businesses can make the reuse of existing buildings more viable.

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	tourist attractions, etc.).	
Revitalization Grant Program (Sandwich Towne CIP)	Offers annual grant equal to 70% of the increase in City property taxes for up to 10 years after project completion in Sandwich Towne.	Encourage existing buildings or vacant land in Sandwich Towne to be redeveloped.
Commercial Core Feasibility Study Grant Program (Sandwich Towne CIP)	Offers a grant to 50% of the cost of an eligible feasibility study (max. grant of \$5,000) in Sandwich Towne.	This grant offers owners and prospective investors to undertake feasibility in the commercial core of Sandwich Towne which may involve the reuse of vacant commercial space.
Development Charges and Development and Building Fees Grant Programs (Sandwich Towne CIP)	Offers a grant equal to between 50% and 100% of the City Development Charge paid and grant equal to 100% of the fees paid for a wide range of development application and building permit types in Sandwich Towne.	By offsetting some of the costs of development or redevelopment the reuse of vacant commercial space can become more viable.
Changes to the Vacancy Tax Rebate Program	As of 2017, vacant ground floor commercial properties within the Downtown Windsor Business Improvement Area can only apply for one year for the full vacancy tax rebate of 30%, followed by 15% vacancy tax rebate in the next year, then 0% vacancy tax rebate thereafter. Previously, owners of vacant ground floor commercial buildings downtown could apply for a 30% vacancy tax rebate year after year.	The change in the vacancy tax rebate program is a way to encourage property owners to find tenants for their vacant commercial buildings. Administration will report back to Council regarding implementation of the changes and options to eliminate certain discounts on classes of vacant lands in late summer/early fall.

Councillor Holt thanks administration for a good summary report. He inquires whether updates periodically will still be received. Administration indicates that all the programs require annual reporting and more detailed financial information can be provided when the report goes to Council.

Councillor Payne comments that there are many programs on the list but questions whether the public is aware of them. Administration indicates that the programs are on the website and they garner some media attention. Administration indicates they will work with the communications team at the City to explore ways to bring some of the less active programs to the forefront.

Moved by: Councillor Holt

Seconded by: Councillor Kusmierczyk

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Decision Number: **PHED 597**

THAT the report of the Planner III dated August 7, 2018 entitled Response to CQ 30-2016 regarding targeted financial incentive programs and/or rebates to increase occupancy of vacant commercial space **BE RECEIVED** for information.

Carried.

Report Number: S 114/2018

Clerk's File: ST2018

11.2. (ACSP) Closure of alley system between E.C. Row Ave., Sydney Ave., West of Turner Rd. and East of Byng Rd. - Ward 9

Moved by: Councillor Kusmierczyk

Seconded by: Councillor Payne

Decision Number: **PHED 598**

- I. That the alley system having the width of 4.27m, located between E.C. Row Ave. and Sydney Ave., West of Turner Rd. and East of Byng Rd., as shown on Drawing CC-1736 attached hereto as Appendix "A", **BE ASSUMED** for subsequent closure.
- II. That the alley system having the width of 4.27m, located between E.C. Row Ave. and Sydney Ave., West of Turner Rd. and East of Byng Rd., as shown on Drawing CC-1736 attached hereto as Appendix "A", **BE CLOSED AND CONVEYED** to the abutting property owners subject to the following:
 - i. Easements, subject to their being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
 - a. Bell Canada, Managed Network Systems Inc., COGECO CONNEXION Inc. and Enwin Utilities Ltd., The Windsor Utilities Commission, Union Gas Limited
 - ii. Conveyance Cost **BE SET** as follows:
 - Abutting properties zoned RD1.1:
 1. \$1.00 plus alley subsidy cost of \$99.00 during the alley subsidy program;
 2. \$1.00 plus alley subsidy cost of \$99.00 after the expiration of the alley subsidy program

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- III. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number CC-1736, *attached* hereto as Appendix "A".
- IV. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- V. 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.
- VI. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
- VII. If there are existing alley approaches, and these approaches become obsolete after the alley closure, the City shall remove existing alley approaches in the future when budget funds exist. Alternatively should property owners that abut the approaches to the closed alley wish to retain the alley approaches as driveways, permits from Public Works shall **BE REQUIRED**.

Carried.

Report Number: S 115/2018
Clerk's File: SAA2018

12. COMMITTEE MATTERS

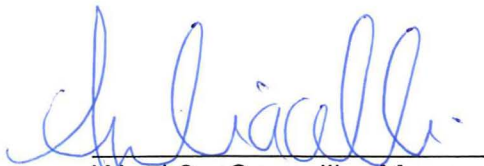
None.

13. QUESTION PERIOD

None requested.

14. ADJOURNMENT

There being no further business the meeting of the Planning, Heritage and Economic Development Standing Committee is adjourned at 5:24 o'clock p.m.



Ward 8—Councillor Marra
(Chairperson)



Supervisor of Council Services