

Development & Heritage Standing Committee Meeting

Date: Monday, December 06, 2021

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 Baker

Member Bulmer

Member Foot

Member Gyemi

Member Moore

Members Regrets

Member Fratangeli

Member Miller

Member Rondot

Clerk's Note: Members Baker, Foot, Gyemi, and Moore participated via video conference (Zoom), in accordance with Procedure By-law 98-2011 as amended, which allows for electronic participation during a declared emergency.

ALSO PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Tracy Tang, Planner II – Revitalization & Policy Initiatives

Kevin Alexander, Planner III – Special Projects

Greg Atkinson, Planner III – Economic Development

Justina Nwaesei, Planner III – Subdivisions

Adam Szymczak, Planner III – Zoning

Kristina Tang, Planner III – Heritage

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Rania Toufeili, Policy Analyst
Steven Payne, Student Planner
Minan Song, Student Planner
Marianne Sladic, Clerk Steno Senior
Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Thom Hunt, City Planner
Michael Cooke, Manager of Planning Policy / Deputy City Planner
Wira Vendrasco, Deputy City Solicitor – Legal & Real Estate
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

Delegations—participating via video conference

Item 7.1 & 7.2	Tracey Pillon-Abbs, Planner representing Applicant
Item 7.1	Paolo DiBartolomeo, Applicant; and Maria DiBartolomeo, Paul Mar Housing
Item 7.2	Lenn Curtis and Christine Oszter, Property Owners in Area
Item 7.3	Jackie Lassaline, Planning Consultant representing Deniz Orak
Item 7.3	Mark Nouhra, Area Resident
Item 10.1	Mark McCloskey, McCloskey Engineering
Item 10.2	Jason Grossi, Architect representing Southwestern Sales

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:32 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

4. COMMUNICATIONS

None presented.

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5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Minutes of the Development and Heritage Standing Committee Meeting (*Planning Act* Matters) held November 8, 2021

Moved by: Councillor Gill
Seconded by: Councillor Sleiman

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held November 8, 2021 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 373/2021
Clerk's File: MB2021

7. *PLANNING ACT* MATTERS

7.1. Zoning By-law Amendment Application for property known as 739 Bridge Avenue, south of Wyandotte Street West, west side of Bridge Ave.; Applicant: Paul Mar Housing; File No. Z-038/21, ZNG/6589; Ward 2

Moved by: Councillor Holt
Seconded by: Councillor Sleiman

Decision Number: **DHSC 349**

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of the land located on the west side of Bridge Ave., south of Wyandotte Street West, described as Plan 369, Lots 234 & 235 (PIN 01224-0375), from Residential District 1.3 (RD1.3) to Residential District 2.1 (RD2.1) in Zoning By-law 8600.

Carried.

Report Number: S 152/2021
Clerk's File: ZB/14030

7.2. AMENDMENTS to OFFICIAL PLAN and ZONING BY-LAW 8600; requested by 2800573 Ontario Inc. for the land municipally known as 3165 Walker Road; File Nos. OPA 151 (OPA/6502) and Z-027/21 (ZNG/6501); Ward 9

Moved by: Councillor Sleiman
Seconded by: Councillor Morrison

Decision Number: **DHSC 350**

I. THAT the City of Windsor Official Plan, Volume II, Part 1 – Special Policy Areas, **BE AMENDED** by adding a site specific policy as follows:

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-
1. X **WEST SIDE OF WALKER ROAD, BETWEEN E.C. ROW EXPRESSWAY AND SYDNEY AVENUE**
- 1.X.1 The property described as Lots 810 to 814, Pt Lot 809 and Pt Closed Alley, Registered Plan 1126, designated as Part 2 on Plan 12R-13004 and Parts 5 to 10 on Plan 12R-18422, (PIN 01345-0220 LT and PIN 01345-0470 LT), located on the west side of Walker Road, between the E.C. ROW Expressway and Sydney Avenue, municipally known as 3165 Walker Road, is designated on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.
- 1.X.2 Notwithstanding the policy in section 6.5.3.1 of the Official Plan, Volume I, *residential use in a combined use building* shall be an additional permitted use on the subject land and all residential units shall be located on the second floor above the non-residential uses on the main floor of a 2-storey building.
- II. THAT an amendment to the Zoning By-law 8600 **BE APPROVED** to change the zoning for the property described as Lots 810 to 814, Pt Lot 809 and Pt Closed Alley, Registered Plan 1126, designated as Part 2 on Plan 12R-13004 and Parts 5 to 10 on Plan 12R-18422, (PIN 01345-0220 LT and PIN 01345-0470 LT), located on the west side of Walker Road, between the E.C. ROW Expressway and Sydney Avenue, by adding the following site-specific zoning provisions to permit *dwelling units* in a *combined use building* as additional permitted use on the subject land:
- “437. WEST SIDE OF WALKER ROAD, BETWEEN E.C. ROW EXPRESSWAY AND SYDNEY AVENUE**

For the land comprising Lots 810 to 814, Pt Lot 809 and Pt Closed Alley, Registered Plan 1126, designated as Part 2 on Plan 12R-13004 and Parts 5 to 10 on Plan 12R-18422, (PIN 01345-0220 LT and PIN 01345-0470 LT) *Dwelling Units in a Combined Use Building* with any one or more of the commercial uses permitted in Section 16.2.1 except an existing *funeral establishment, existing gas bar, or existing service station*, shall be an additional permitted use and shall be subject to the following additional provisions:

- a) All *dwelling units*, not including entrances thereto, shall be located above the non-residential uses;
- b) Section 16.3.5 shall not apply to a *combined use building*;
- c) Building Height – Maximum – 10 m
- d) Building Setback from an Interior Lot Line – Minimum
 1. Where a *habitable room window* faces the *interior lot line* 6.0 m
 2. Where a *habitable room window* does not face the *interior lot line* 3.0 m from the west lot line; and 0 m for the north and south lot lines.
- e) Landscape Open Space Yard – Minimum – 30% of Lot Area
- f) Exposed flat concrete block walls or exposed flat concrete walls, whether painted or unpainted, are prohibited; and

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- g) *Parking spaces* for the *dwelling units* shall be clearly marked, assigned and set apart from other *parking spaces*.
[ZDM12; ZNG-6502]"

- III. THAT the parcel described as Lots 810 to 814, Pt Lot 809 and Pt Closed Alley, Registered Plan 1126, designated as Part 2 on Plan 12R-13004 and Parts 5 to 10 on Plan 12R-18422, located on the west side of Walker Road, between the E.C. ROW Expressway and Sydney Avenue, **BE EXEMPT** from the provisions of section 45(1.3) of the *Planning Act*, and
- IV. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following requirements and other requirements found in Appendix D of this Report, in the Site Plan Approval process and the Site Plan Agreement for the proposed development on the subject land:
- 1) Noise mitigation measures recommended by JJ Acoustic Engineering Ltd.
 - 2) Sanitary Sampling Manhole;
 - 3) Record of Site Condition;
 - 4) Parkland dedication;
 - 5) Stormwater management – underground storage required (stormwater chambers);
 - 6) Enbridge Gas minimum separation requirements;
 - 7) Adequate clearance from existing ENWIN's pole lines and power lines; and
 - 8) Canada Post requirements and guidelines for the proposed multi-unit.

Carried.

Report Number: S 158/2021
Clerk's File: ZO/14209 & ZB/14208

7.3. Rezoning - Orak - 1174 Curry - Z-019/21 ZNG/6443 - Ward 2

Moved by: Councillor Morrison

Seconded by: Member Gyemi

Decision Number: **DHSC 351**

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 36 to 37, Registered Plan 1168, (known municipally as 1174 Curry Avenue; Roll No. 040-430-12400; PIN 01217-0209) situated on the east side of Curry Avenue between Grove Avenue & Pelletier Street) from Residential District 1.3 (RD1.3) to Residential District 2.2 (RD2.2).

Carried.

Report Number: S 155/2021
Clerk's File: ZB/14135

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:25 o'clock p.m.

The Chairperson calls the *Heritage Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 5:25 o'clock p.m.

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8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held July 12, 2021

Moved by: Member Baker
Seconded by: Councillor Gill

THAT the minutes of the Development & Heritage Standing Committee meeting held July 12, 2021 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 234/2021
Clerk's File: MB2021

8.2. Adoption of the Development & Heritage Standing Committee minutes of its meeting held September 13, 2021

Moved by: Member Baker
Seconded by: Councillor Gill

THAT the minutes of the Development & Heritage Standing Committee meeting held September 13, 2021 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 297/2021
Clerk's File: MB2021

8.3. Adoption of the Development & Heritage Standing Committee minutes of its meeting held October 12, 2021

Moved by: Member Baker
Seconded by: Councillor Gill

THAT the minutes of the Development & Heritage Standing Committee meeting held October 12, 2021 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 348/2021
Clerk's File: MB2021

8.4. Adoption of the Development & Heritage Standing Committee minutes of its meeting held November 8, 2021

Moved by: Member Baker
Seconded by: Councillor Gill

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THAT the minutes of the Development & Heritage Standing Committee meeting held November 8, 2021 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 366/2021

Clerk's File: MB2021

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

See Items 10.1 and 10.2.

10. HERITAGE ACT MATTERS

10.1. Request for Partial Demolition of a Heritage Listed Property - 1200 University Avenue West, S.W.&A. East Car Barn (Ward 3)

Mark McCloskey, McCloskey Engineering

Mark McCloskey, McCloskey Engineering, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report "Request for Partial Demolition of a Heritage Listed Property - 1200 University Avenue West, S.W.&A. East Car Barn (Ward 3)" and is available for questions.

Moved by: Councillor Holt

Seconded by: Member Baker

Decision Number: **DHSC 352**

THAT Council **BE INFORMED** of the proposed partial demolition (deconstruction) and reconstruction of the exterior brick wall and reinforcement of the foundation on the east facade of 1200 University Avenue West, S.W.&A. East Car Barn.

Carried.

Report Number: S 154/2021

Clerk's File: MBA/11662

10.2. Request for Partial Demolition of a Heritage Listed Property- 10150 Riverside Drive East, Monarch Liqueurs / W.L. Webster Mfg. Ltd. (Ward 7)

Jason Grossi, Architect representing Southwestern Sales

Jason Grossi, Architect representing Southwestern Sales, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report "Request for

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Partial Demolition of a Heritage Listed Property- 10150 Riverside Drive East, Monarch Liqueurs / W.L. Webster Mfg. Ltd. (Ward 7)” and is available for questions.

Moved by: Member Foot

Seconded by: Member Baker

Decision Number: **DHSC 353**

THAT Council **BE INFORMED** of the proposed partial demolition of the one-storey addition at 10150 Riverside Drive East, Monarch Liqueurs / W.L. Webster Mfg. Ltd.

Carried.

Report Number: S 156/2021

Clerk’s File: MBA/14260

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 5:29 o’clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:29 o’clock p.m.

11. ADMINISTRATIVE ITEMS

11.3. Downtown CIP Grant Applications made by Roman Maev, owner of Tessonics Holding Corp. for 787 Ouellette, Ward 3

Councillor Bortolin inquires about other Community Improvement Plans (CIP) on corner lots that were able to access two portions of CIP grant funding and why that was not an option for this application. Kevin Alexander, Senior Planner – Special Projects, appears before the Development & Heritage Standing Committee via video conference regarding the administrative report “Downtown CIP Grant Applications made by Roman Maev, owner of Tessonics Holding Corp. for 787 Ouellette, Ward 3” and indicates that both portions could be included and it would be at Council’s discretion to increase the grant funding if the building is highly visible to another street, in this case, Elliott St. as well as Ouellette Ave.

Councillor Sleiman requests clarification related to a previous application, and Councillor Bortolin provides clarification as it was the building next door that had previously made an application. Thom Hunt, City Planner, appears before the Development & Heritage Standing Committee regarding the administrative report “Downtown CIP Grant Applications made by Roman Maev, owner of Tessonics Holding Corp. for 787 Ouellette, Ward 3” and indicates that in order to include the Elliott St. portion in the grant funding, a modification to the recommendation to include a \$10,000.00 increase to the grant funding would be required.

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Councillor Morrison requests clarification related to the visibility of the building to Elliott St. should another building occupy the current vacant portion next to this building. Mr. Hunt provides details related to this application and the guidelines of the Community Improvement Plan.

Moved by: Councillor Holt
Seconded by: Councillor Sleiman

Decision Number: **DHSC 356**

- I. THAT the request for incentives under the Downtown Windsor Enhancement Strategy and Community Improvement Plan (CIP) made by Roman Maev, owner of Tessonics Holding Corp. for the property located at 787 Ouellette Avenue **BE APPROVED** for the following programs:
 - i. *Commercial/Mixed Use Building Facade Improvement Program* for 50% of the eligible costs to a maximum of \$30,000 for improvements to the Ouellette Avenue and Elliott Street West facades;
- II. THAT funds in the amount of up to \$30,000 under the *Commercial/Mixed Use Building Facade Improvement Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Downtown Windsor Enhancement Strategy and CIP (#7011022) once the work is completed;
- III. THAT grants **BE PAID** to Roman Maev, owner of Tessonics Holding Corp., upon completion of the improvements to the existing three (3) storey building and property located at 787 Ouellette Avenue, from Downtown Windsor Enhancement Strategy Fund (Project # 7011022) to the satisfaction of the City Planner and Chief Building Official;
- IV. THAT should the project not be completed in two (2) years, City Council **AUTHORIZE** that the funds under the *Commercial/Mixed Use Building Façade Improvement Grant Program* for 787 Ouellette be uncommitted and made available for other applications.

Carried.

Report Number: S 157/2021
Clerk's File: Z/14259

11.1. **Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by 1762643 Ontario Inc. for 669 Tuscarora Street (Ward 4)**

Moved by: Councillor Holt
Seconded by: Councillor Gill

Decision Number: **DHSC 354**

- I. THAT the request made by 1762643 Ontario Inc. to participate in the Environmental Site Assessment Grant Program **BE APPROVED** for the completion of a proposed Phase II

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Environmental Site Assessment Study for property located at 669 Tuscarora Street pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan;

- II. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of \$14,175 based upon the completion and submission of a Phase II Environmental Site Assessment completed in a form acceptable to the City Planner and City Solicitor;
- III. THAT the grant funds in the amount of \$14,175 under the Environmental Site Assessment Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to Brownfield Strategy Remediation (project 7069003) when the eligible work is completed to the satisfaction of the City Planner;
- IV. THAT should the proposed Phase II Environmental Site Assessment Study not be completed within two (2) years of Council approval, the approval **BE RESCINDED** and the funds be uncommitted and made available for other applications.

Carried.

Report Number: S 150/2021

Clerk's File: Z/14257

11.2. Downtown CIP Grant Applications made by Jackie Lassaline for 493 University Avenue, Owner: 1233961 Ontario Ltd, Ward 3

Moved by: Councillor Morrison

Seconded by: Councillor Gill

Decision Number: **DHSC 355**

- I. THAT the request for incentives under the Downtown Windsor Enhancement Strategy and Community Improvement Plan (CIP) made by Jackie Lassaline Applicant for 2770722 ONTARIO Limited for the property located at 493 University Avenue West **BE APPROVED** for the following programs:
 - ii. *Commercial/Mixed Use Building Facade Improvement Program* for 50% of the eligible costs of the façade improvements, up to \$20,000 per property;
 - iii. *Building/Property Improvement Tax Increment Grant Program* for 100% of the municipal portion of the tax increment resulting from the proposed development for five (5) years in the amount of +/- \$2,715.85 annually;
 - iv. *Upper Storey Residential Conversion Grant Program* for \$15,000 (\$5000 per new upper storey residential unit created).
- II. THAT Administration **BE AUTHORIZED** to prepare the agreement between the City and 2770722 ONTARIO Limited to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the

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satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications;

- III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;
- IV. THAT funds in the amount of up to \$20,000 under the *Commercial/Mixed Use Building Facade Improvement Program*, and funds under the *Upper Storey Residential Conversion Grant Program* in the amount of \$15,000 **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Downtown Windsor Enhancement Strategy and CIP (#7011022) once the work is completed;
- V. THAT *Commercial/Mixed Use Building Facade Improvement Program* and *Upper Storey Residential Conversion Grant Program* grants **BE PAID** to 2770722 ONTARIO Limited, upon completion of the improvements to the existing two (2) storey building and property located at 493 University Avenue West, from Downtown Windsor Enhancement Strategy Fund (Project # 7011022) to the satisfaction of the City Planner and Chief Building Official;
- VI. THAT should the project not be completed in two (2) years, City Council **AUTHORIZE** that the funds under the *Commercial/Mixed Use Building Façade Improvement Grant Program* and *Upper Storey Residential Conversion Grant Program* for at 493 University Avenue West be uncommitted and made available for other applications;
- VII. 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;
- VIII. THAT the City Planner **BE DELEGATED** authority to approve the Site Plan Control application for at 493 University Avenue West.

Carried.

Report Number: S 124/2021
Clerk's File: Z/14258

12. COMMITTEE MATTERS

None presented.

13. QUESTION PERIOD

None registered.

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14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Matters) is adjourned at 5:39 o'clock p.m.
Carried.

Ward 3 - Councillor Bortolin
(Chairperson)

Deputy City Clerk / Supervisor
of Council Services

Development & Heritage Standing Committee
(Planning Act Matters)

Date: Monday, December 6, 2021
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 Regrets:

Member Rondot

Clerk's NOTE: Members Gyemi and Moore participated via video conference (Zoom), in accordance with Procedure By-law 98-2011 as amended, which allows for electronic participation during a declared emergency.

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Tracy Tang, Planner II – Revitalization & Policy Initiatives
Kevin Alexander, Planner III – Special Projects
Greg Atkinson, Planner III – Economic Development
Justina Nwaesei, Planner III – Subdivisions
Adam Szymczak, Planner III – Zoning
Kristina Tang, Planner III – Heritage
Rania Toufeili, Policy Analyst
Steven Payne, Student Planner
Minan Song, Student Planner
Marianne Sladic, Clerk Steno Senior
Sandra Gebauer, Council Assistant

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PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Thom Hunt, City Planner
Michael Cooke, Manager of Planning Policy / Deputy City Planner
Wira Vendrasco, Deputy City Solicitor – Legal & Real Estate
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 4:32 pm.

2. DISCLOSURES 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 November 8, 2021.

Moved by: Councillor Gill
Seconded by: Councillor Sleiman

THAT the Minutes of the Development & Heritage Standing Committee meeting (*Planning Act Matters*) meeting held November 8, 2021 **BE ADOPTED** as presented.

CARRIED, UNANIMOUSLY.

Report Number: SCM 373/2021
Clerk's File: MB2021

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6. PRESENTATION & DELEGATIONS (*PLANNING ACT MATTERS*) – participating via video conference

Item 7.1 & 7.2	Tracey Pillon-Abbs, Planner representing Applicant
Item 7.1	Paolo DiBartolomeo, Applicant; and Maria DiBartolomeo, Paul Mar Housing
Item 7.2	Lenn Curtis and Christine Oszter, Property Owners in Area
Item 7.3	Jackie Lassaline, Planning Consultant representing Deniz Orak
Item 7.3	Mark Nouhra, Area Resident

7. PLANNING ACT MATTERS

7.1 Z-038/21 [ZNG/6598] – Paul Mar Housing 739 Bridge Ave – Rezoning Ward 2

Minan Song, Co-Op Student (author) with Justina Nwaesei (co-author), Planner III – Subdivisions

Ms Song provides a brief presentation of the report.

Tracey Pillon-Abb – Pillon Abbs Inc (agent) is in support of the recommendations and is available for questions.

Paolo DiBartolomeo (applicant) is available for questions.

Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **DHSC 349**

RECOMMENDATIONS

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of the land located on the west side of Bridge Ave., south of Wyandotte Street West, described as Plan 369, Lots 234 & 235 (PIN 01224-0375), from Residential District 1.3 (RD1.3) to Residential District 2.1 (RD2.1) in Zoning By-law 8600.

Motion CARRIED UNANIMOUSLY.

Report Number: S 152/2021
Clerk's File: ZB/14030

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7.2 Z-027/21 [ZNG/6501] & OPA 151 [OPA/6502] – 2800573 Ontario Ltd 3165 Walker Rd – Rezoning & Official Plan Amendment Ward 9

Justina Nwaesei (author), Planner III – Subdivisions

Ms Nwaesei provides a brief presentation of the report.

Tracey Pillon-Abbs – Pillon Abbs Inc (agent) requests an amendment to the wording of the recommendation such that there are no windows on the north and south sides and the required minimum building setback to be 0 metres. The applicant is willing to work with Site Plan and can easily move the balcony to the opposite side. Most concerns can and will be addressed during Site Plan Control. Ms. Pillon-Abbs is available for questions.

Lenn Curtis & Christine Foster (residents) – notes concern over the parking situation. They get many people parking on their property who are not visiting their establishments. Also concern over crime (drugs & break-ins/theft) in the area.

Moved by: Councillor Sleiman

Seconded by: Councillor Morrison

Decision Number: **DHSC 350**

RECOMMENDATIONS

I. THAT the City of Windsor Official Plan, Volume II, Part 1 – Special Policy Areas, **BE AMENDED** by adding a site specific policy as follows:

1. X **WEST SIDE OF WALKER ROAD, BETWEEN E.C. ROW EXPRESSWAY AND SYDNEY AVENUE**

1.X.1 The property described as Lots 810 to 814, Pt Lot 809 and Pt Closed Alley, Registered Plan 1126, designated as Part 2 on Plan 12R-13004 and Parts 5 to 10 on Plan 12R-18422, (PIN 01345-0220 LT and PIN 01345-0470 LT), located on the west side of Walker Road, between the E.C. ROW Expressway and Sydney Avenue, municipally known as 3165 Walker Road, is designated on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.

1.X.2 Notwithstanding the policy in section 6.5.3.1 of the Official Plan, Volume I, *residential use in a combined use building* shall be an additional permitted use on the subject land and all residential units shall be located on the second floor above the non-residential uses on the main floor of a 2-storey building.

II. THAT an amendment to the Zoning By-law 8600 **BE APPROVED** to change the zoning for the property described as Lots 810 to 814, Pt Lot 809 and Pt Closed Alley, Registered Plan 1126, designated as Part 2 on Plan 12R-13004 and Parts 5 to 10 on Plan 12R-18422, (PIN 01345-0220 LT and PIN 01345-0470 LT), located on the west side of Walker Road, between the E.C.

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ROW Expressway and Sydney Avenue, by adding the following site-specific zoning provisions to permit *dwelling units in a combined use building* as additional permitted use on the subject land:

“437. WEST SIDE OF WALKER ROAD, BETWEEN E.C. ROW EXPRESSWAY AND SYDNEY AVENUE

For the land comprising Lots 810 to 814, Pt Lot 809 and Pt Closed Alley, Registered Plan 1126, designated as Part 2 on Plan 12R-13004 and Parts 5 to 10 on Plan 12R-18422, (PIN 01345-0220 LT and PIN 01345-0470 LT) *Dwelling Units in a Combined Use Building* with any one or more of the commercial uses permitted in Section 16.2.1 except an existing *funeral establishment, existing gas bar, or existing service station*, shall be an additional permitted use and shall be subject to the following additional provisions:

- a) All *dwelling units*, not including entrances thereto, shall be located above the non-residential uses;
- b) Section 16.3.5 shall not apply to a *combined use building*;
- c) Building Height – Maximum – 10 m
- d) Building Setback from an Interior Lot Line – Minimum
 1. Where a *habitable room window* faces the *interior lot line* 6.0 m
 2. Where a *habitable room window* does not face the *interior lot line* 3.0 m from the west lot line; and 0 m from the north and south lot lines.
- e) Landscape Open Space Yard – Minimum – 30% of Lot Area
- f) Exposed flat concrete block walls or exposed flat concrete walls, whether painted or unpainted, are prohibited; and
- g) *Parking spaces* for the *dwelling units* shall be clearly marked, assigned and set apart from other *parking spaces*.
[ZDM12; ZNG-6502]”

III. THAT the parcel described as Lots 810 to 814, Pt Lot 809 and Pt Closed Alley, Registered Plan 1126, designated as Part 2 on Plan 12R-13004 and Parts 5 to 10 on Plan 12R-18422, located on the west side of Walker Road, between the E.C. ROW Expressway and Sydney Avenue, **BE EXEMPT** from the provisions of section 45(1.3) of the *Planning Act*, and

IV. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following requirements and other requirements found in Appendix D of this Report, in the Site Plan Approval process and the Site Plan Agreement for the proposed development on the subject land:

- 1) Noise mitigation measures recommended by JJ Acoustic Engineering Ltd.
- 2) Sanitary Sampling Manhole;
- 3) Record of Site Condition;
- 4) Parkland dedication;
- 5) Stormwater management – underground storage required (stormwater chambers);
- 6) Enbridge Gas minimum separation requirements;
- 7) Adequate clearance from existing ENWIN's pole lines and power lines; and

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8) Canada Post requirements and guidelines for the proposed multi-unit.
Motion CARRIED UNANIMOUSLY.

Report Number: S 158/2021
Clerk's File: ZO/14209 & ZB/14208

7.3 Z-019/21 [ZNG/6443] – Deniz Orak 1174 Curry Ave – Rezoning Ward 2

Adam Szymczak (author), Planner III – Zoning

Mr. Szymczak gives a brief presentation of the report and is available for any questions.

Jackie Lassaline – Lassaline Planners (consultant) is in agreement with the recommendations and is available for any questions.

Mark Nouhra (resident) – notes concerns over street congestion, parking and density. Addressed by Ms. Lassaline.

Moved by: Councillor Morrison
Seconded by: Member Gyemi

Decision Number: **DHSC 351**

RECOMMENDATIONS

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 36 to 37, Registered Plan 1168, (known municipally as 1174 Curry Avenue; Roll No. 040-430-12400; PIN 01217-0209) situated on the east side of Curry Avenue between Grove Avenue & Pelletier Street) from Residential District 1.3 (RD1.3) to Residential District 2.2 (RD2.2).

Motion CARRIED UNANIMOUSLY.

Report Number: S 155/2021
Clerk's File: ZB/14135

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8. ADJOURNMENT

There being no further business, the meeting of the Development & Heritage Standing Committee (Planning Act Matters) is adjourned at 5:25 p.m.

Ward 3 – Councillor Bortolin
(Chairperson)

Thom Hunt
(Secretary)