



Development & Heritage Standing Committee Meeting

Date: Monday, January 10, 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 Gyemi

Member Moore

Member Rondot

Clerk's Note: Members participated via video conference, 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:

Thom Hunt, City Planner

Wira Vendrasco, Deputy City Solicitor – Legal & Real Estate

Michael Cooke, Manager of Planning Policy / Deputy City Planner

Neil Robertson, Manager of Urban Design / Deputy City Planner

Simona Simion, Planner II – Research & Policy Support

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

Rania Toufeili, Policy Analyst

Marianne Sladic, Clerk Steno Senior

Sandra Gebauer, Council Assistant

Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

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Delegations—participating via video conference

Item 7.1	Melanie Muir, Dillon Consulting representing Applicant
Item 7.1	Gerald Trottier, Legal Counsel for Applicant
Item 7.3	Mike Stamp, Consultant representing Property Owner
Item 11.1	Dr. Barry Emara, Applicant
Item 11.2	Gabe Valente and Amy Valente-Sarkis, Applicants
Item 11.4 & 11.5	Settimo Vilardi, Agent for the Owner

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:31 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.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. *Planning Act* Minutes from the Development and Heritage Standing Committee meeting held December 6, 2021

Moved by: Member Gyemi

Seconded by: Councillor Sleiman

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held December 6, 2021 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 404/2021

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7. PLANNING ACT MATTERS

7.1. Rezoning Application for properties known as 3945 and 3985 Dougall Avenue; Applicant: 2319576 Ontario Ltd.; File No. Z-014/19, ZNG/5898; Ward 1

Moved by: Councillor Sleiman
Seconded by: Councillor Holt

Decision Number: **DHSC 357**

- I. THAT an amendment to the Zoning By-law 8600 to change the zoning of Part of lots 133 and 134, RP 1478, located on the northwest corner of the intersection of Dougall Avenue and Roseland Drive East, and municipally known as 3945 and 3985 Dougall Avenue, from RD1.4 to CD1.3 **BE DENIED** for reasons noted in the report, particularly the following:
- The amendment is not consistent with the PPS;
 - The amendment does not conform with the Official Plan; and
 - Approval of the requested amendment is not good planning.

Carried.

Member Gyemi voting nay.

Report Number: S 39/2020
Clerk's File: ZB/13592

7.2. Rezoning - Chantelle Bayley - 2422 Rossini Blvd Z 035-21 [ZNG-6573] - Ward 5

Moved by: Councillor Sleiman
Seconded by: Member Gyemi

Decision Number: **DHSC 358**

THAT Zoning By-law 8600 **BE AMENDED** for Lot 81 and Pt Block I, Plan 1102 municipally known as 2422 Rossini Blvd, by adding a site-specific exception to Section 20(1) as follows:

431. EAST SIDE OF ROSSINI BOULEVARD, SOUTH OF YPRES STREET

For the lands comprising Lot 81 and Pt Block I, Plan 1102, one *multiple dwelling* with a maximum of three *dwelling units* shall be an additional permitted main use and shall be subject to the following additional provisions:

- Lot Width – minimum 15.0 m
- Lot Area – minimum 450.0 m²
- Lot Coverage – maximum 45.0%
- Main Building Height – maximum 10.0 m
- Front Yard Depth – minimum 6.0 m
- Side Yard Width – minimum 1.20 m

Carried.

Report Number: S 166/2021
Clerk's File: ZB/14252

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7.3. Rezoning - Brisson Property Management - 2920 Langlois - Z-033/21 ZNG/6544 - Ward 10

Moved by: Councillor Morrison
Seconded by: Member Moore

Decision Number: **DHSC 359**

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 5 & Part Lot 6, Registered Plan 1246 (known municipally as 2920 Langlois Avenue; Roll No 070-070-02200) situated on the east side of Langlois, south of Grand Marais Road East, from Residential District 1.1 (RD1.1) to Residential District 2.1 (RD2.1).

Carried.

Report Number: S 168/2021
Clerk's File: ZB/14230

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 6:02 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 6:02 o'clock p.m.

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

See Items 11.1, 11.4, 11.5 & 11.2.

10. HERITAGE ACT MATTERS

None presented.

11. ADMINISTRATIVE ITEMS

11.1. Economic Revitalization Community Improvement Plan (CIP) application submitted by 2810859 Ontario Inc for 10700 Tecumseh Road East (Ward 7)

Dr. Barry Emara, Applicant

Dr. Barry Emara, Applicant, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report "Economic Revitalization Community

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Improvement Plan (CIP) application submitted by 2810859 Ontario Inc. for 10700 Tecumseh Road East (Ward 7)" and is available for questions.

Councillor Bortolin commends the applicant/owner and indicates that the CIP applications are garnering positive outcomes for the community; that these groups that are applying for the grants are taking time and ensuring that the heritage aspects of these properties are respected and are bringing good things to the neighbourhoods.

Moved by: Councillor Gill

Seconded by: Councillor Holt

Decision Number: **DHSC 360**

- I. THAT the request made by 2810859 Ontario Inc to participate in the Small Business Investment Grant Program **BE APPROVED** for the property located at 10700 Tecumseh Road East for up to 10 years or until 100% of the eligible costs are repaid pursuant to the City of Windsor Economic Revitalization Community Improvement Plan; and,
- II. THAT Administration **BE DIRECTED** to prepare an agreement between the City, 2810859 Ontario Inc, and/or persons or companies that have legally been assigned the right to receive grant payments, to implement the Small Business Investment Grant Program in accordance with all applicable policies, requirements, and provisions contained within the Economic Revitalization Community Improvement Plan to the satisfaction of the City Planner for content, the Commissioner of Legal Services as to legal form, and the CFO/City Treasurer as to financial implications; and,
- III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Small Business Investment Grant Program Agreement; and further,
- IV. THAT the approval to participate in the Small Business Investment Grant Program **EXPIRE** if the grant agreement is not signed by applicant and owner within one year following Council approval. The City Planner may extend the deadline for up to one year upon request from the applicant.

Carried.

Report Number: S 161/2021

Clerk's File: SPL/10759

11.4. Ford City/Building Facade Improvement CIP Application for 1093 Drouillard Road. Owner: Kyle McDonald – Ward 5

Settimo Vilardi, Agent for the Owner

Settimo Vilardi, agent for the owner, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report "Ford City/Building Facade

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Improvement CIP Application for 1093 Drouillard Road. Owner: Kyle McDonald – Ward 5” and is available for questions.

Councillor Sleiman inquires about two buildings being merged on title and incorporated into one address. Kevin Alexander, Senior Planner – Special Projects, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report “Ford City/Building Facade Improvement CIP Application for 1093 Drouillard Road. Owner: Kyle McDonald – Ward 5” and indicates that for this application the buildings will be treated as two separate applications and provides details related to the application. Mr. Alexander indicates that he anticipates that there will be two separate addresses.

Moved by: Councillor Sleiman

Seconded by: Councillor Gill

Decision Number: **DHSC 363**

- I. THAT the request for incentives under the Ford City CIP Financial Incentive Programs made by 2156567 Ontario Ltd., (c/o Kyle McDonald), owner of the property located at 1093 Drouillard Road **BE APPROVED**, for the following incentive programs:
 - i. Retail Investment Grant in the amount of \$15,000 for one (1) ground floor retail unit;
 - ii. Municipal Development Fees Grant Program in the amount of \$3,902;
 - iii. Building/Property Improvement Tax Increment Grant Program for 100% of the municipal portion of the tax increment for up to 10 years in the amount of +/- 1,040 per year.
- II. THAT subject to completion and review satisfactory to the City Planner, the request made by 2156567 Ontario Ltd., (c/o Kyle McDonald), owner of the property located at 1093 Drouillard Road **BE APPROVED** for grants totalling a maximum of \$15,000 in principle under the *Building Facade Improvement Program and Urban Design Guidelines for Main Streets Community Improvement Plan*; and,
- III. THAT Administration **BE AUTHORIZED** to prepare the agreement between the City and 2156567 Ontario Ltd. (c/o Kyle McDonald) to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications; and,
- IV. 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; and,
- V. THAT funds in the amount of \$15,000 for the *Retail Investment Grant Program* and \$3,902 for the *Municipal Development Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund to the Ford City CIP Fund (Project #7181046); and,

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- VI. THAT funds in the amount of \$15,000 under the *Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP* **BE TRANSFERRED** from the CIP Reserve Fund to the new Building Facade Improvement Program – Main Streets CIP project fund; and,
- VII. THAT grants **BE PAID** to 2156567 Ontario Ltd. (c/o Kyle McDonald) upon completion of improvements to the interior/exterior of the Ford City CIP Fund (Project #7181046) and facade improvements through the new Building Facade Improvement Program – Main Streets CIP project fund to the satisfaction of the City Planner and Chief Building Official; and further,
- VIII. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** if the applicant has not completed the work and fulfilled the conditions within 3 years of the approval date.
- Carried.

Report Number: S 170/2021
Clerk's File: Z/13251

11.5. Ford City/Building Facade Improvement CIP Application for 2778 Richmond Street. Owner: Kyle McDonald – Ward 5

Settimo Vilardi, Agent for the Owner

Settimo Vilardi, agent for the owner, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report “Ford City/Building Facade Improvement CIP Application for 2778 Richmond Street. Owner: Kyle McDonald – Ward 5” and is available for questions.

Councillor Holt commends the agent and the owner for the application.

Councillor Bortolin commends the efforts by the agent and applicant to take advantage of the CIP funding that is available and to build something long-lasting and beneficial for the community.

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

Decision Number: **DHSC 364**

- I. THAT the request for incentives under the Ford City CIP Financial Incentive Programs made by 2156567 Ontario Ltd., (c/o Kyle McDonald), owner of the property located at 2778 Richmond Street **BE APPROVED**, for the following incentive programs:
- i. Retail Investment Grant in the amount of \$15,000 for one (1) ground floor retail unit;
 - ii. Municipal Development Fees Grant Program in the amount of \$40.00
 - iii. Building/Property Improvement Tax Increment Grant Program for 100% of the municipal portion of the tax increment for up to 10 years in the amount of +/- 1,275 per year.

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- II. THAT subject to completion and review satisfactory to the City Planner, the request made by 2156567 Ontario Ltd., (c/o Kyle McDonald), owner of the property located at 2778 Richmond Street **BE APPROVED** for grants totalling a maximum of \$15,000 in principle under the *Building Facade Improvement Program and Urban Design Guidelines for Main Streets* Community Improvement Plan; and,
- III. THAT Administration **BE AUTHORIZED** to prepare the agreement between the City and 2156567 Ontario Ltd. (c/o Kyle McDonald) to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications; and,
- IV. 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; and,
- V. THAT funds in the amount of \$15,000 under the *Retail Investment Grant Program* and funds in the amount of \$40.00 under the *Municipal Development Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund to the Ford City CIP Fund (Project #7181046); and,
- VI. THAT funds in the amount of \$15,000 under the *Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP* **BE TRANSFERRED** from the CIP Reserve Fund to the new Building Facade Improvement Program – Main Streets CIP project fund; and,
- VII. THAT grants **BE PAID** to 2156567 Ontario Ltd. (c/o Kyle McDonald) upon completion of improvements to the interior/exterior of the Ford City CIP Fund (Project #7181046) and facade improvements through the Building Facade Improvement Program – Main Streets CIP project fund to the satisfaction of the City Planner and Chief Building Official; and further,
- VIII. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** if the applicant has not completed the work and fulfilled the conditions within 3 years of the approval date.

Carried.

Report Number: S 169/2021

Clerk's File: Z/13251

11.2. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Amy-Lynn and Gabriel Valente for 10965 Riverside Drive East (Ward 7)

Gabe Valente and Amy Valente-Sarkis, Applicants

Gabe Valente and Amy Valente-Sarkis, Applicants, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report "Brownfield

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Redevelopment Community Improvement Plan (CIP) application submitted by Amy-Lynn and Gabriel Valente for 10965 Riverside Drive East (Ward 7)” and are available for questions.

Councillor Gill inquires about the funding for the Brownfield Redevelopment CIP.

Greg Atkinson, Senior Planner – Economic Development, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report “Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Amy-Lynn and Gabriel Valente for 10965 Riverside Drive East (Ward 7)” and indicates that the CIP reserve fund currently has \$682,341.52, and this does not include requests that are currently being considered by the standing committee or have been endorsed by the standing committee and are not yet approved by City Council.

Councillor Gill inquires about how the fund is replenished. Mr. Atkinson indicates that the fund is replenished by Council approval. Councillor Bortoloin provides some background related to when Council decides to replenish the account; it has been done through the budget process. Councillor Bortolin adds that administration will provide Council a report prior to the fund being depleted so that Council can decide to provide additional funding and that, in the past, the funding request has been dealt with through the budget process.

Moved by: Councillor Gill

Seconded by: Councillor Holt

Decision Number: **DHSC 361**

- I. THAT the request made by Amy-Lynn and Gabriel Valente to participate in the Environmental Site Assessment Grant Program **BE APPROVED** for the completion of a proposed Phase II Environmental Site Assessment Study and Remedial Work Plan for property located at 10965 Riverside Drive East pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan; and,
- II. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of \$25,000 based upon the completion and submission of a Phase II Environmental Site Assessment and Remedial Work Plan (if necessary) completed in a form acceptable to the City Planner and City Solicitor; and,
- III. THAT the grant funds in the amount of \$25,000 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; and further,
- IV. THAT should the proposed Phase II Environmental Site Assessment Study and Remedial Work Plan 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.

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Report Number: S 162/2021
Clerk's File: Z/8955

11.3. University Avenue and Wyandotte Street Community Improvement Plan (CIP) Application submitted by 2605385 Ontario Inc. on behalf of AIPL Holdings Inc. for 1200 University Avenue West (Ward 3)

Moved by: Councillor Holt
Seconded by: Councillor Gill

Decision Number: **DHSC 362**

- I. THAT the request made by 2605385 Ontario Inc. on behalf of AIPL Holdings Inc. for the redevelopment of 1200 University Avenue West to participate in the:
 - a. Commercial/Mixed Use Building Facade Improvement Program **BE APPROVED** for a 50% matching grant to a maximum amount of \$30,000 for eligible costs incurred after November 4, 2021 pursuant to the University Avenue and Wyandotte Street Community Improvement Plan;
 - b. Building/Property Improvement Tax Increment Grant Program **BE APPROVED** for 100% of the municipal portion of the tax increment resulting from the proposed development for five (5) years in accordance with the University Avenue and Wyandotte Street Community Improvement Plan;
 - c. Should 1200 University Avenue West be designated under Part IV of the *Ontario Heritage Act*, the Building/Property Improvement Tax Increment Grant Program **BE APPROVED** for 100% of the municipal portion of the tax increment resulting from the proposed development for an additional five (5) years for a total of ten (10) years in accordance with the University Avenue and Wyandotte Street Community Improvement Plan;
 - d. Municipal Development Fees Grant Program **BE APPROVED** for eligible municipal fees incurred after November 4, 2021 up to a maximum amount of \$50,000 pursuant to the University Avenue and Wyandotte Street Community Improvement Plan;
- II. THAT any replacement masonry unit samples **BE APPROVED** by the City to the satisfaction of the City Planner prior to installation; and,
- III. THAT the means, methods, and materials for cleaning of the brick and any historic masonry restoration/repair **BE COMMUNICATED** to the City for approval to the satisfaction of the City Planner prior to the work being undertaken; and,

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- IV. THAT the reconstruction of the east wall and a sample of the work **BE REVIEWED** and **BE APPROVED** by the City to the satisfaction of the City Planner prior to the reconstitution of the entire wall face; and,
- V. THAT any further building and property signage designs not shown in Appendix 2 (Proposed Facade Improvements) **BE REVIEWED** and **BE APPROVED** to the satisfaction of the City Planner; and,
- VI. THAT Grant funds in the amount of \$30,000 under the Commercial/Mixed Use Building Facade Improvement Program and funds under the Municipal Development Fees Grant Program **BE TRANSFERRED** from the CIP Reserve Fund to a new Project for the University Avenue and Wyandotte Street Planning Fund when the work is completed;
- VII. THAT the Commercial/Mixed Use Building Facade Improvement grant **BE PAID** to 2605385 Ontario Inc. or any person or corporation that has been legally assigned the right to receive grant payments upon satisfying recommendations II through V as well as completion of the facade improvements as shown in Appendix B to Report S 163/2021 to the satisfaction of the City Planner and Chief Building Official; and,
- VIII. THAT should the eligible work not be completed within two (2) years, City Council **AUTHORIZE** that the funds under the Commercial/Mixed Use Building Facade Improvement Program be uncommitted and made available for other applications; and,
- IX. THAT Administration **BE DIRECTED** to prepare a Building/Property Improvement Tax Increment Grant agreement between the City, AIPL Holdings Inc., 2605385 Ontario Inc. or any person or corporation that has been legally assigned the right to receive grant payments to implement the grant program in accordance with all applicable policies, requirements, and provisions contained within the University Avenue and Wyandotte Street Community Improvement Plan to the satisfaction of the City Planner as to content, the Commissioner of Legal and Legislative Services as to legal form, and the CFO/City Treasurer as to financial implications; and,
- X. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Building/Property Improvement Tax Increment Grant Agreement; and further,
- XI. 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.

Carried.

Report Number: S 163/2021
Clerk's File: Z/14007

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12. COMMITTEE MATTERS

12.1. Minutes of the Property Standards Committee of its meeting held October 6, 2021

Moved by: Councillor Holt
Seconded by: Councillor Gill

Decision Number: **DHSC 365**

THAT the minutes of the Property Standards Committee of its meeting held October 6, 2021 **BE RECEIVED.**

Carried.

Report Number: SCM 378/2021
Clerk's File: MB2021

13. QUESTION PERIOD

None registered.

14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Matters) is adjourned at 6:14 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, January 10, 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
Member Rondot

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

ALSO PRESENT ARE THE FOLLOWING FROM ADMINISTRATION:

Thom Hunt, City Planner
Wira Vendrasco, Deputy City Solicitor – Legal & Real Estate
Michael Cooke, Manager of Planning Policy / Deputy City Planner
Neil Robertson, Manager of Urban Design / Deputy City Planner
Simona Simion, Planner II – Research & Policy Support
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
Rania Toufeili, Policy Analyst
Marianne Sladic, Clerk Steno Senior
Sandra Gebauer, Council Assistant
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

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CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:31 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 December 6, 2021.

Moved by: Member Gyemi

Seconded by: Councillor Sleiman

THAT the Minutes of the Development & Heritage Standing Committee meeting (*Planning Act Matters*) meeting held December 6, 2021 **BE ADOPTED** as presented.

CARRIED, UNANIMOUSLY.

Report Number: SCM 404/2021

Clerk's File:

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

Delegations—participating via video conference

- Item 7.1 Melanie Muir, Dillon Consulting representing Applicant
- Item 7.1 Gerald Trottier, Legal Counsel for Applicant
- Item 7.3 Mike Stamp, Consultant representing Property Owner

7. PLANNING ACT MATTERS

7.1 Z-014/19 [ZNG/5896] – 2319576 Ontario Ltd 3985 & 3945 Dougall Ave – Rezoning Ward 1

Justina Nwaesei, author, Planner III – Subdivisions

Ms Nwaesei provides a brief presentation of the application noting recommendation to deny approval.

Melanie Muir – Dillon Consulting (agent) – disagrees with the recommendation and provides a brief presentation of her own.

Gerald Trottier (attorney for applicant) is in agreement with the proposal provided by Ms. Muir and is available for questions.

Member Gyemi seeks clarification that the report is the same as previously presented. Members Gyemi, Moore & Rondot and Councillors Morrison & Sleiman seek further clarification with respect to Commercial uses in the Provincial Policy Statement, OP designation, OP policy regarding extension of Commercial Corridor, clarification of the role of vacancy rate in the Planning Justification, parking requirements and provisions. The Chair advises that some of the inquiries relate to Site Plan Control and those issues will be addressed at that time.

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

Decision Number: **DHSC 357**

RECOMMENDATIONS

- I. THAT an amendment to the Zoning By-law 8600 to change the zoning of Part of lots 133 and 134, RP 1478, located on the northwest corner of the intersection of Dougall Avenue and Roseland Drive East, and municipally known as 3945 and 3985 Dougall Avenue, from RD1.4 to CD1.3 **BE DENIED** for reasons noted in the report, particularly the following:
 - a. The amendment is not consistent with the PPS;
 - b. The amendment does not conform with the Official Plan; and
 - c. Approval of the requested amendment is not good planning.

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Motion CARRIED
Member Gyemi voting nay.

Report Number: S 39/2020
Clerk's File: ZB/13592

7.2 Z-035/21 [ZNG/6573] – Chantelle Bayley 2422 Rossini Blvd – Rezoning Ward 5

Steven Payne & Simona Simion, Authors, Coop Student & Planner III – Research & Policy Support

Ms Simion provides a brief presentation of the application.

Moved by: Councillor Sleiman
Seconded by: Member Gyemi

Decision Number: **DHSC 358**

RECOMMENDATIONS

THAT Zoning By-law 8600 **BE AMENDED** for Lot 81 and Pt Block I, Plan 1102 municipally known as 2422 Rossini Blvd, by adding a site-specific exception to Section 20(1) as follows:

431. **EAST SIDE OF ROSSINI BOULEVARD, SOUTH OF YPRES STREET**

For the lands comprising Lot 81 and Pt Block I, Plan 1102, one *multiple dwelling* with a maximum of three *dwelling units* shall be an additional permitted main use and shall be subject to the following additional provisions:

- | | | |
|----|--------------------------------|----------------------|
| a) | Lot Width – minimum | 15.0 m |
| b) | Lot Area – minimum | 450.0 m ² |
| c) | Lot Coverage – maximum | 45.0% |
| d) | Main Building Height – maximum | 10.0 m |
| e) | Front Yard Depth – minimum | 6.0 m |
| g) | Side Yard Width – minimum | 1.20 m |

Motion CARRIED UNANIMOUSLY.

Report Number: S 166/2021
Clerk's File: ZB/14252

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7.3 Z-033/21 [ZNG/6544] – Brisson Property Management Inc 2920 Langlois Ave – Rezoning Ward 10

Adam Szymczak, Author – Planner III – Zoning

Mr. Szymczak provides a brief presentation of the application.

Mike Stamp (agent) is in agreement with Administration's recommendations and is available for questions.

Moved by: Councillor Morrison
Seconded by: Member Moore

Decision Number: **DHSC 359**

RECOMMENDATIONS

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 5 & Part Lot 6, Registered Plan 1246 (known municipally as 2920 Langlois Avenue; Roll No 070-070-02200) situated on the east side of Langlois, south of Grand Marais Road East, from Residential District 1.1 (RD1.1) to Residential District 2.1 (RD2.1).

Motion CARRIED UNANIMOUSLY.

Report Number: S 168/2021
Clerk's File: ZB/14230

8. ADJOURNMENT

There being no further business, the meeting of the Development & Heritage Standing Committee is adjourned at 6:02 p.m.

Ward 3 – Councillor Bortolin
(Chairperson)

Thom Hunt
(Secretary)