



**Development & Heritage Standing Committee Meeting**

**Date: Monday, July 13, 2020**

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

**Members Present:**

**Councillors**

Ward 3 - Councillor Bortolin (Chairperson)

Ward 5 - Councillor Sleiman

Ward 7 - Vacant

Ward 10 - Councillor Morrison

**Councillors Regrets**

Ward 4 - Councillor Holt

**Members**

Member Baker

Member Bulmer

Member Foot

Member Fratangeli

Member Miller

Member Moore

Member Rondot

**Members Regrets**

Member Gyemi

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:**

Shelby Askin Hager, City Solicitor & Corporate Leader Public Safety & Economic Development

Jelena Payne, Community Development and Health Commissioner & Corporate Leader Social Development & Health

Thom Hunt, City Planner

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John Revell, Chief Building Official  
Wira Vendrasco, Deputy City Solicitor  
James Chacko, Senior Manager of Parks  
Michael Cooke, Manager of Planning Policy & Deputy City Planner  
Neil Robertson, Manager of Urban Design & Deputy City Planner  
Rob Vani, Manager of Inspections & Deputy Chief Building Official  
Kelly Goz, Manager of Homelessness & Housing Support  
Jeff Hagan, Transportation Planning Senior Engineer  
Patrick Winters, Development Engineer  
Sonia Bajaj, Coordinator of Housing Administration & Development  
George Robinson, Planner II – Revitalization & Policy Initiatives  
James Abbs, Planner III – Subdivisions  
Greg Atkinson, Planner III – Economic Development  
Justina Nwaesei, Planner III – Subdivisions  
Adam Szymczak, Planner III – Zoning  
Kristina Tang, Heritage Planner  
Ashley D'Alessandro, Clerk Steno Senior  
Sandra Gebauer, Council Assistant  
Anna Ciacelli, Supervisor of Council Services

### Delegations—participating via video conference

Item 7.1 & 7.3	Melanie Muir, Dillon Consulting
Item 7.1	Shane Potvin, Ford City BIA
Item 7.1	Robert Lessard, area resident
Item 7.2	Tracey Pillon-Abbs, Planner
Item 7.2	Andi Shallvari
Item 7.2	Cameron Reid
Item 7.3	William Good, Legal Counsel representing Rosati Construction
Item 7.3	Donald O'Neill, area resident
Item 7.3	Al Bertoia, area resident
Item 10.1	Fr. Nicolae Condrea
Item 10.1	David Ziraida, President Parish Council

## 1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:38 o'clock p.m.

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

None disclosed.

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## 3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

## 4. COMMUNICATIONS

None presented.

## 8. ADOPTION OF THE MINUTES

### 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held June 8, 2020

Moved by: Member Fratangeli

Seconded by: Member Foot

THAT the minutes of the Development & Heritage Standing Committee meeting held June 8, 2020 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 185/2020

Clerk's File: MB2020

## 9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

See Item 10.1.

## 10. HERITAGE ACT MATTERS

### 10.1. Descent of the Holy Ghost Romanian Orthodox Church, 2895 Seminole Street – Community Heritage Fund Request (Ward 5)

Kristina Tang, Heritage Planner, appears via video conference before the Development & Heritage Standing Committee regarding the administrative report Descent of the Holy Ghost Romanian Orthodox Church, 2895 Seminole Street – Community Heritage Fund Request (Ward 5) and indicates that the Descent of the Holy Ghost Romanian Orthodox Church was granted Community Heritage Funding in the amount of \$16,000 by City Council in the fall of 2019. Ms. Tang indicates that the funding was required for the replacement of the heritage attribute dome feature in order to resolve the repairs to the five domes that were experiencing leaks. Ms. Tang adds that it was originally thought that the cost of the project would be \$80,000; however, since Council's approval,

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the Church has learned about the requirements relating to the building permit application, and in order to meet the Building Code requirements, the Church must hire professional services for the permit application, which is the reason for the additional financial support requested at this time. Ms. Tang indicates that the Church is requesting \$21,357 to cover these additional unanticipated costs. Ms. Tang concludes by indicating that administration is recommending approval of the grant request as well as to delegate authority to the City Planner for the minor alterations as required and for the deletion of the conditions of the previous Council Resolution as those conditions would be fulfilled per the building permit application.

### Fr. Nicolae Condrea

Fr. Nicolae Condrea appears via video conference before the Development and Heritage Standing Committee regarding the administrative report Descent of the Holy Ghost Romanian Orthodox Church, 2895 Seminole Street – Community Heritage Fund Request (Ward 5) and is available for questions.

Ms. Baker inquires about the additional funding request. Ms. Tang responds that the Church had difficulty in acquiring the right people to do the work at the right price. The contractor they selected was from Alberta who was unaware of the practices in Ontario; thus, they had to ensure everything was up to code through communication with the Building Department, which significantly added cost to the project.

Councillor Sleiman inquires about the funding request. David Ziraida, President Parish Council appears via video conference before the Development & Heritage Standing Committee regarding the administrative report Descent of the Holy Ghost Romanian Orthodox Church, 2895 Seminole Street – Community Heritage Fund Request (Ward 5) and responds by indicating that the change resulted in the costs associated with the building permit application and they were unaware that they had to pay for professional involvement in the process; as a result, the \$21,357 was unanticipated as they are a church doing this for the first time.

Moved by: Councillor Sleiman  
Seconded by: Member Foot

Decision Number: **DHSC 177**

- I. THAT the request by the Descent of the Holy Ghost Romanian Orthodox Church for a grant of an upset amount of \$21,357 from the Community Heritage Fund (Reserve Fund 157), for the Building Permit Services required for the roof dome replacement at 2895 Seminole Street, **BE APPROVED**, subject to:
  - a. Determination by the Chief Building Official and the City Planner that the work is completed to applicable codes and heritage conservation standards;
  - b. Owner's submission of paid receipts for work completed;

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- 
- c. That the Community Heritage Fund (Reserve Fund 157) grants approved shall lapse if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.
  - II. THAT any further changes determined to be minor that require Council Approval as per the approved Heritage Alteration Permit (CR 499/2019), **BE DELEGATED** to the City Planner for final approval.
  - III. THAT CR499/2020 **BE AMENDED** by deleting clauses II.a. and III. since it is not necessary to enter into a heritage conservation agreement and all determination of good work will be reviewed through the Building Permit Application.
- Carried.

Report Number: S 72/2020  
Clerk's File: MBA/10446

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act Matters*) portion is adjourned at 4:41 o'clock p.m.

The Chairperson calls the *Planning Act Matters* portion of the Development & Heritage Standing Committee meeting to order at 4:45 o'clock p.m.

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

### 5.1. Development & Heritage Standing Committee Minutes (*Planning Act Matters*) - June 8, 2020

Moved by: Member Moore  
Seconded by: Member Rondot

THAT the *Planning Act* Minutes of the Development & Heritage Standing Committee meeting held June 8, 2020 **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 197/2020  
Clerk's File: MB2020

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

See Items 7.1, 7.2, and 7.3.

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## 7. PLANNING ACT MATTERS

### 7.1. Interim Control By-law Exemption 2020-8 - 4207785 Canada Inc. - 2650 Metcalfe Street - Ward 5

Moved by: Councillor Sleiman  
Seconded by: Councillor Morrison

Decision Number: **DHSC 174**

THAT the request of 4207785 Canada Inc. for an exemption from the provisions of Interim Control By-law 78-2019 for the property at 2650 Metcalfe **BE DENIED**.

Carried.

Member Moore voting nay.

Report Number: S 51/2020  
Clerk's File: Z/13528

### 7.2. Rezoning - Green Smart Apartments Inc - 1091 California - Z-006/20 ZNG/6056 - Ward 2

Moved by: Councillor Morrison  
Seconded by: Councillor Sleiman

Decision Number: **DHSC 175**

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 42, Part of Lot 43, and Part of Alley, Block D, Registered Plan 50 (known municipally as 1091 California Avenue; Roll No. 050-370-10200; PIN 01221-0330), situated on the west side of California Avenue, north of Girardot Street, from Residential District 1.3 (RD1.3) to Residential District 2.1 (RD2.1) and by adding a site specific exception to Section 20(1) as follows:

#### 391. **WEST SIDE OF CALIFORNIA AVENUE, NORTH OF GIRARDOT STREET**

For the lands comprising of Lot 42, Part of Lot 43, and Part of Alley, Block D, Registered Plan 50, for a *Semi-Detached Dwelling* the minimum *lot width* shall be as existing .

[ZDM 4; ZNG/6056]

Carried.

Report Number: S 77/2020  
Clerk's File: ZB/13810

### 7.3. Z-007/20 ZNG/6057 - Rosati Development Corp -Part Lot 15, Concession 5 - 525-535 Cabana Road E - Ward 9

Moved by: Member Rondot  
Seconded by: Councillor Morrison

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Decision Number: **DHSC 176**

THAT an amendment to Zoning By-law 8600 **BE APPROVED** changing the zoning of Part Lot 15, Concession 5, situated on the south side of Cabana Road East, known municipally as 525-535 Cabana Road East, by deleting Section S.20(1)223 and replacing it with the following:

“223. For the lands comprising part of Lot 15, Concession 5, described as PIN 01298-0080 LT and 01298-0081 LT, situated on the south side of Cabana Road East, east of Howard Avenue, that a medical office, business office, pharmacy, professional studio, health studio, Personal Service Shop, restaurant and take-out restaurant with the exclusion of an outdoor patio and Drive Through shall be additional permitted uses and that the following regulations shall apply:

- (i) All parking spaces shall be located in the front yard and side yard. Parking spaces are prohibited in the rear yard.
- (ii) Maximum building height - one storey
- (iii) Maximum net floor area - 474 square metres
- (iv) Minimum rear yard setback - 3.0 metres
- (v) Minimum west side yard width - 0.0 metres
- (vi) Minimum east side yard width - 3.7 metres”

and,

THAT the site owner **UNDERTAKE** an affidavit to provide the other restrictions on the property;  
and,

THAT Legal **BE DIRECTED** to work with the proponent to finalize what would be listed on title to satisfy the concerns of the residents and **PREPARE** an additional information report for Council’s consideration to further explain the development restrictions proposed by the proponent.  
Carried.

Report Number: S 88/2020  
Clerk’s File: ZB/13809

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act Matters*) portion is adjourned at 5:56 o’clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:56 o’clock p.m.

## 11. ADMINISTRATIVE ITEMS

**11.1. Closure of the north/south alley south of Wyandotte Street E., abutting the east limit of Florence Avenue extension, and the closure of a remnant portion of the east/west alley south of Wyandotte Street E., east of Florence**

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### Avenue extension; Applicant – VGA INVESTMENTS INC.; File No. SAA/6063, Ward 7

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: **DHSC 178**

- I. THAT the 3.05 metres wide north-south alley located on the south side of Wyandotte Street, east side of Florence Avenue extension, between the south limit of Wyandotte Street right-of-way and the south limit of lot 45, Plan 1142, as shown on Drawing No. CC-1770 *attached* as Appendix “A”, **BE ASSUMED** for subsequent closure.
- II. THAT the 3.05 metres wide north-south alley located on the south side of Wyandotte Street, east side of Florence Avenue extension, between the south limit of Wyandotte Street right-of-way and the south limit of lot 45, Plan 1142, as shown on Drawing No. CC-1770 *attached* as Appendix “A”, **BE CLOSED AND CONVEYED** to the applicant, for the purpose of increasing the width of the proposed Florence Avenue Road allowance to conform to the Official Plan requirement (22m minimum width) per CR54/2020 DHSC 125 attached hereto as **Appendix “D”**.
- III. THAT the remnant unclosed portion of the 4.27 metre wide east-west alley south of Wyandotte Street East, east of Florence Avenue extension, described as PART 1 on Reference Plan 12R25749, **BE ASSUMED** for subsequent closure.
- IV. THAT the remnant unclosed portion of the 4.27 metre wide east-west alley south of Wyandotte Street East, east of Florence Avenue extension, described as PART 1 on Reference Plan 12R25749, **BE CLOSED AND CONVEYED** to the abutting property owners subject to easements as shown in Recommendation V below.
- V. THAT 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,
  - b) Cogeco Connexion, and
  - c) Owners of the lands fronting Wyandotte Street East, for the purpose of sewer installation and servicing through the alley.
- VI. THAT conveyance costs **BE SET** as follows:
  - a) For the remnant piece of the east-west alley, being PART 1, on Reference Plan 12R25749, abutting lands zoned DRD1.2: \$1.00 plus deed preparation and no survey costs.
  - b) For the subject north-south alley, abutting lands zoned DRD1.1 / HRD2.1: \$1.00 plus deed preparation, plus survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.



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- VII. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number. CC-1770, *attached* as Appendix "A".
- VIII. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- IX. 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.
- X. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.  
Carried.

Report Number: S 84/2020  
Clerk's File: SAA2020

### 11.2. Response to CQ 27-2019 regarding potential affordable housing incentives

Councillor Bortolin inquires about a decision to proceed with an affordable housing Community Improvement Plan (CIP); what would the next steps be; and what we would need to do legislatively.

Neil Robertson, Manager Urban Design/Deputy City Planner appears via video conference before the Development & Heritage Standing Committee regarding the administrative report Response to CQ 27-2019 regarding potential affordable housing incentives and indicates that in the past, there have been different processes associated with the CIP's, i.e. the Downtown CIP did a Downtown Planning Study. Mr. Robertson adds that some of the CIP's have had background documentation, and what administration has done is to build on that and to use the CIP as an implementation tool. He adds that in other instances, they have had to create that background document, i.e. the Downtown CIP, and in this particular case, Council recently adopted the Housing & Homelessness Master Plan and the CIP would be a tool to start to implement a number of those strategies. Mr. Robertson adds that administration may have to supplement a few additional things in terms of meeting the legislative requirements for the CIP, but for the most part, they have the background information. Mr. Robertson indicates that legislatively, they have the *Planning Act* requirements and they would have to provide enough time to prepare the plan. He adds that there are also some strategy notification requirements that must be met including a public hearing. Mr. Robertson adds that in terms of an overall timeline, this could be brought back in eight to ten months.

Councillor Bortolin refers to an Appendix in the report that refers to other municipalities and CIP's and requests that Ms. Payne provide comments regarding the success rates that other municipalities have had as it relates to CIP's for affordable housing. Jelena Payne, Community Development and Health Commissioner, appears via video conference before the Development & Heritage Standing Committee regarding the administrative report Response to CQ 27-2019 regarding potential affordable housing incentives and indicates that one of the things they know is that affordable housing is needed across the entire country. Ms. Payne adds that there is much discussion about ending homelessness in communities and the direct link to homelessness is housing. Ms. Payne indicates that any tools that are available to developers, landlords, investors

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and individuals who are looking to purchase housing or to be able to access affordable housing definitely helps address the affordable housing issue.

Kelly Goz, Manager, Homelessness and Housing Support appears via video conference before the Development & Heritage Standing Committee regarding the administrative report Response to CQ 27-2019 regarding potential affordable housing incentives and indicates that there was a Council Question proposed at the Standing Committee meeting held in February 2020 that requested that Housing Services look to find comparative municipalities, i.e. analysis and success they have had utilizing various affordable housing programs. Ms. Goz indicates that once that analysis is completed, this information will be provided to the Standing Committee and Council with a recommendation outlining the successes that other communities have had with regard to CIP's.

Mr. Robertson indicates they will work with Housing Services to determine what is needed in terms of the incentives and the different parameters of the program.

Moved by: Councillor Morrison  
Seconded by: Councillor Sleiman

Decision Number: **DHSC 179**

THAT Administration **BE DIRECTED** to begin the process for the creation of an Affordable Housing Community Improvement Plan.

Carried.

Report Number: S 86/2020  
Clerk's File: GH/6905

### **11.3. Response to Council Question CQ20-2019 regarding inclusionary zoning (City-wide)**

Councillor Bortolin inquires whether there is anything changing in the near future that would allow the city the ability to create inclusionary zoning bylaws.

Thom Hunt, City Planner appears via video conference before the Development & Heritage Standing Committee regarding the administrative report Response to Council Question CQ20-2019 regarding Inclusionary Zoning (City Wide) and indicates that recently the Province announced some sweeping changes relative to the COVID-19 recovery. Mr. Hunt adds that he is not sure what they will see in the way of housing reform, but it is expected to see something in terms of the ways in which they want the economy to recover.

Greg Atkinson, Senior Planner appears via video conference before the Development & Heritage Standing Committee regarding the administrative report Response to Council Question CQ20-2019 regarding Inclusionary Zoning (City Wide) and indicates there is nothing on the horizon that they are aware of, however, the report does speak to some of the requirements that are set out in legislation should Windsor become a municipality that is able to create inclusionary zoning policies. Mr. Atkinson adds that this would include a fair bit of analysis that looks at housing supply, demand

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and economics of what the market can support. Mr. Atkinson indicates that the only example is the City of Toronto who has completed the analysis and they have determined only the strongest markets would support a small inclusionary zoning component, as a result the City of Toronto is likely to do this, and however, they are not certain their market will support it. Mr. Hunt indicates that they will provide any updates/communications from the Province to City Council.

Councillor Sleiman requests clarification related to condo units and inclusionary zoning and how it would work as far as keeping a percentage of units for affordable housing.

Mr. Hunt responds that this is one of the difficulties in trying to incorporate various tenure within certain development agreements. Mr. Hunt indicates that they have tried to cleave some of that out of private ownership so that it does not escalate as real estate costs increase and the market fluctuates. Mr. Hunt adds that what generally happens is that they are held by a not for profit that keeps the inflationary aspects of the real estate costs out of the equation so that they are affordable over time and that there are many legal agreements and mechanisms to allow for that to happen. Mr. Hunt adds that it would depend on the ownership model that is chosen and how those individual units are separated legally from the rest of the development file.

Moved by: Councillor Sleiman  
Seconded by: Councillor Morrison

Decision Number: **DHSC 180**

THAT the report of the Senior Planner dated June 24, 2020 entitled "Response to Council Question CQ20-2019 regarding Inclusionary Zoning (City-wide)" **BE RECEIVED** for information.

Carried.

Report Number: S 46/2020

Clerk's File: Z2020

### **11.4. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Rose City Mini Storage for 1867 Tecumseh Road East (Ward 10)**

Moved by: Councillor Morrison  
Seconded by: Councillor Sleiman

Decision Number: **DHSC 181**

- I. THAT the request made by Rose City Mini Storage Inc. to participate in the Environmental Site Assessment Grant Program **BE APPROVED** for the completion of the proposed Phase II Environmental Site Assessment Study at 1867 Tecumseh Road West 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 \$15,000 based upon the completion and submission of a Phase II Environmental Site Assessment Study completed in a form acceptable to the City Planner and City Solicitor.

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- III. THAT the request made by Rose City Mini Storage Inc. to participate in the Brownfield Tax Assistance Program **BE APPROVED** for the proposed remediation and redevelopment at 1867 Tecumseh Road West for up to 3 years pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan.
- IV. THAT the request made by Rose City Mini Storage Inc. to participate in the Brownfield Rehabilitation Grant Program **BE APPROVED** for 70% of the municipal portion of the tax increment resulting from the proposed redevelopment at 1867 Tecumseh Road West for up to 10 years or until 100% of the eligible costs are repaid pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan.
- V. THAT, Administration **BE DIRECTED** to prepare a tax cancellation by-law to implement the Brownfield Tax Assistance Program in accordance with the *Municipal Act* and that the appropriate information and material be sent to the Minister of Finance requesting relief from the education portion of the taxes for 1867 Tecumseh Road West in accordance with the Provincial Brownfield Financial Tax Incentive Program.
- VI. THAT, Administration **BE DIRECTED** to prepare an agreement between Rose City Mini Storage Inc. and the City to implement the Brownfield Tax Assistance and Rehabilitation Grant Programs in accordance with all applicable policies, requirements, and provisions contained within the Brownfield Redevelopment Community Improvement Plan 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.
- VII. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Brownfield Tax Assistance and Rehabilitation Grant Agreements.
- VIII. THAT the approval to participate in Brownfield Tax Assistance and Rehabilitation Grant Programs **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 79/2020

Clerk's File: Z/8955

### **11.5. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by 1362279 Ontario Ltd. for 840 Wyandotte Street East (Ward 4)**

Moved by: Councillor Sleiman

Seconded by: Councillor Morrison

Decision Number: **DHSC 182**

- I. THAT the request made by 1362279 Ontario Ltd. to participate in the Brownfield Tax Assistance Program **BE APPROVED** for the proposed remediation and redevelopment at 840 Wyandotte

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## Development & Heritage Standing Committee

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Street East for up to 3 years pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan.

- II. THAT the request made by 1362279 Ontario Ltd. to participate in the Brownfield Rehabilitation Grant Program **BE APPROVED** for 70% of the municipal portion of the tax increment resulting from the proposed redevelopment at 840 Wyandotte Street East for up to 10 years or until 100% of the eligible costs are repaid pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan.
- III. THAT, Administration **BE DIRECTED** to prepare a tax cancellation by-law to implement the Brownfield Tax Assistance Program in accordance with the *Municipal Act* and that the appropriate information and material be sent to the Minister of Finance requesting relief from the education portion of the taxes for 840 Wyandotte Street East in accordance with the Provincial Brownfield Financial Tax Incentive Program.
- IV. THAT, Administration **BE DIRECTED** to prepare an agreement between 1362279 Ontario Ltd. and the City to implement the Brownfield Tax Assistance and Rehabilitation Grant Programs in accordance with all applicable policies, requirements, and provisions contained within the Brownfield Redevelopment Community Improvement Plan 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.
- V. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Brownfield Tax Assistance and Rehabilitation Grant Agreements.
- VI. THAT the approval to participate in the Business Retention and Expansion 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 80/2020

Clerk's File: Z/8955

### **11.6. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Duo Fratres Inc. for 1370 Argyle Road (Ward 4)**

Moved by: Councillor Sleiman

Seconded by: Councillor Morrison

Decision Number: **DHSC 183**

- I. THAT the request made by Duo Fratres Inc. to participate in the Feasibility Study Grant Program **BE APPROVED** for the completion of the proposed structural feasibility study for the building located at 1370 Argyle Road pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan.

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- II. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of \$7,500 based upon the completion and submission of a structural feasibility study completed in a form acceptable to the City Planner and City Solicitor.
- III. THAT the request made by Duo Fratres Inc. 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 1370 Argyle Road pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan.
- IV. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of \$24,000 based upon the completion and submission of up to two eligible studies (e.g. initial Phase II Environmental Site Assessment, Phase II Delineation Study, and/or Remedial Work Plan) completed in a form acceptable to the City Planner and City Solicitor.

Carried.

Report Number: S 85/2020  
Clerk's File: Z/8955

## 12. COMMITTEE MATTERS

### 12.1. Report No. 48 of the International Relations Committee - Twin City Initiatives

Moved by: Councillor Morrison  
Seconded by: Councillor Sleiman

Decision Number: **DHSC 184**

THAT Report No. 48 of the International Relations Committee – Twin City Initiatives indicating:  
That APPROVAL BE GIVEN to an expenditure in the upset amount of \$5,000 for the You + Me Sculpture Project and, in lieu of the \$25,000 conditional commitment for the Sculpture Project, that Administration BE REQUESTED to report back on the costs associated with the Sister City Post and options for a permanent twin city exhibit at City Hall.

**BE APPROVED.**

Carried.

Report Number: SCM 98/2020  
Clerk's File: MB2020

### 12.2. Minutes of the Property Standards Committee of its meeting held May 19, 2020

Moved by: Councillor Morrison  
Seconded by: Councillor Sleiman

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Decision Number: **DHSC 185**

THAT the minutes of the Property Standards Committee of its meeting held May 19, 2020 **BE RECEIVED** for information.

Carried.

Report Number: SCM 182/2020

Clerk's File: MB2020

### 12.3. Minutes of the International Relations Committee of its meeting held June 18, 2020

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: **DHSC 186**

THAT the minutes of the International Relations Committee of its meeting held June 18, 2020 **BE RECEIVED** for information.

Carried.

Report Number: SCM 195/2020

Clerk's File: MB2020

### 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 6:23 o'clock p.m.

Carried.

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Ward 3 - Councillor Bortolin  
(Chairperson)

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Supervisor of Council Services

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

Date: Monday, July 13, 2020  
Time: 4:30 o'clock p.m.

**Members Present:**

**Councillors**

Ward 3 - Councillor Bortolin (Chairperson)  
Ward 5 - Councillor Sleiman  
Ward 7 - Vacant  
Ward 10 - Councillor Morrison

**Councillors Regrets**

Ward 4 - Councillor Holt

**Members**

Member Baker  
Member Bulmer  
Member Foot  
Member Fratangeli  
Member Miller  
Member Moore  
Member Rondot

**Members Regrets**

Member Gyemi

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:**

Shelby Askin Hager, City Solicitor & Corporate Leader Public Safety & Economic Development  
Jelena Payne, Community Development and Health Commissioner & Corporate Leader Social Development & Health



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Thom Hunt, City Planner  
John Revell, Chief Building Official  
Wira Vendrasco, Deputy City Solicitor  
James Chacko, Senior Manager of Parks  
Michael Cooke, Manager of Planning Policy & Deputy City Planner  
Neil Robertson, Manager of Urban Design & Deputy City Planner  
Rob Vani, Manager of Inspections & Deputy Chief Building Official  
Kelly Goz, Manager of Homelessness & Housing Support  
Jeff Hagan, Transportation Planning Senior Engineer  
Patrick Winters, Development Engineer  
Sonia Bajaj, Coordinator of Housing Administration & Development  
George Robinson, Planner II – Revitalization & Policy Initiatives  
James Abbs, Planner III – Subdivisions  
Greg Atkinson, Planner III – Economic Development  
Justina Nwaesei, Planner III – Subdivisions  
Adam Szymczak, Planner III – Zoning  
Kristina Tang, Heritage Planner  
Ashley D’Alessandro, Clerk Steno Senior  
Sandra Gebauer, Council Assistant  
Anna Ciacelli, Supervisor of Council Services

### Delegations—participating via video conference

Item 7.1 & 7.3	Melanie Muir, Dillon Consulting
Item 7.1	Shane Potvin, Ford City BIA
Item 7.1	Robert Lessard, area resident
Item 7.2	Tracey Pillon-Abbs, Planner
Item 7.2	Andi Shallvari
Item 7.2	Cameron Reid
Item 7.3	William Good, Legal Counsel representing Rosati Construction
Item 7.3	Donald O’Neill, area resident
Item 7.3	Al Bertoia, area resident

### 1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:45 pm.

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

None

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

None

### 4. COMMUNICATIONS

None

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

#### 5.1. Development & Heritage Standing Committee Minutes (*Planning Act Matters*) - June 8, 2020

Moved by: Member Moore

Seconded by: Member Rondot

THAT the *Planning Act* Minutes of the Development & Heritage Standing Committee meeting held June 8, 2020 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 197/2020

Clerk's File: MB2020

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

See Items 7.1, 7.2, and 7.3.

### 7. *PLANNING ACT MATTERS*

#### 7.1. Interim Control By-law Exemption 2020-8 - 4207785 Canada Inc. - 2650 Metcalfe Street - Ward 5

Adam Szymczak (author), Senior Planner - presents the application.

Melanie Muir (agent), Dillon Consulting - is available for questions.

Shane Potvin (chair), Ford City BIA – does not support the application due to safety concerns such as; location, noise, pollution and dust.

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Robert Lessard (resident) – Does not support the application due to concerns such as; dust, disruptive noise, roads, vehicle damages and traffic concerns.

Councillor Morrison asks if the property will be paved. Mrs. Muir answers that the driveway will be fully paved, parking for employees and vehicles will also be paved. Mrs. Muir states that the rest is permitted to be gravel and requirements can be added though Site Plan Control.

Member Moore asks if this application is denied will the applicant be able to return in the future. Mr. Szymczak answers that it depends what the study recommends.

Member Moore asks if there is something that tells community what is being negotiated. Mr. Szymczak states that we can circulate to the neighbors and residents through Site Plan Control. There is a recommendation that they can inform the residents.

Member Rondot asks if the Interim Control By-Laws have a 1 year timeframe. Mr. Szymczak states that the original time frame was 1 year but that it was recently extended by one more year.

Moved by: Councillor Sleiman  
Seconded by: Councillor Morrison

Decision Number: **DHSC 174**

THAT the request of 4207785 Canada Inc. for an exemption from the provisions of Interim Control By-law 78-2019 for the property at 2650 Metcalfe **BE DENIED**.

Carried.

Member Moore voting nay.

Report Number: S 51/2020

Clerk's File: Z/13528

### **7.2. Rezoning - Green Smart Apartments Inc - 1091 California - Z-006/20 ZNG/6056 - Ward 2**

Adam Szymczak (author), Senior Planner - presents the application.

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

Andi Shellvari (applicant) – is available for questions.

Cameron Reid – is available for questions.

Member Rondot asks if the development will it include parking. Mr. Szymczak states it would include two parking spaces. There will be no alley at this location, therefore just front yard parking will be available.

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Moved by: Councillor Morrison  
Seconded by: Councillor Sleiman

Decision Number: **DHSC 175**

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 42, Part of Lot 43, and Part of Alley, Block D, Registered Plan 50 (known municipally as 1091 California Avenue; Roll No. 050-370-10200; PIN 01221-0330), situated on the west side of California Avenue, north of Girardot Street, from Residential District 1.3 (RD1.3) to Residential District 2.1 (RD2.1) and by adding a site specific exception to Section 20(1) as follows:

**391. WEST SIDE OF CALIFORNIA AVENUE, NORTH OF GIRARDOT STREET**

For the lands comprising of Lot 42, Part of Lot 43, and Part of Alley, Block D, Registered Plan 50, for a *Semi-Detached Dwelling* the minimum *lot width* shall be as existing .

[ZDM 4; ZNG/6056]

Carried.

Report Number: S 77/2020  
Clerk's File: ZB/13810

### **7.3. Z-007/20 ZNG/6057 - Rosati Development Corp -Part Lot 15, Concession 5 - 525-535 Cabana Road E - Ward 9**

Jim Abbs (author), Senior Planner - presents the application.

Melanie Muir (agent), Dillon Consulting – presents the application and is available for questions.

William Good – is available for questions.

Donald O'Neil – states he accepts affidavit.

Al Bertoia – states he accepts affidavit.

Mr. Abbs states that the Zoning By-Law does not pertain to the items listed on the affidavit, such as; music, hours etc. and anything else would be an agreement between the applicant and the neighbors.

Mrs. Muir states that personal service use was added to the application.

Member Rondot asks if we are able to move without public process. Mr. Abbs answers that the Committee can if the Committee desires to do so.

Member Rondot would like to move with a motion that Site Plan Control notes the addition of personal service shop, exclusion of patio and drive through and recognize the affidavit on the other restrictions.

Chair Bortollin asks if we can we make the motion putting stimulations on the title that Mrs. Muir raised. Mrs. Vandrascio answers that it can be added in as additional information or the Committee can defer.

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Chair Bortollin states that the Committee support the recommendation and direct legal to work with the applicant to finalize and satisfy the concerns.

Moved by: Member Rondot

Seconded by: Councillor Morrison

Decision Number: **DHSC 176**

THAT an amendment to Zoning By-law 8600 **BE APPROVED** changing the zoning of Part Lot 15, Concession 5, situated on the south side of Cabana Road East, known municipally as 525-535 Cabana Road East, by deleting Section S.20(1)223 and replacing it with the following:

“223. For the lands comprising part of Lot 15, Concession 5, described as PIN 01298-0080 LT and 01298-0081 LT, situated on the south side of Cabana Road East, east of Howard Avenue, that a medical office, business office, pharmacy, professional studio, health studio, Personal Service Shop, restaurant and take-out restaurant with the exclusion of an outdoor patio and Drive Through shall be additional permitted uses and that the following regulations shall apply:

- (i) All parking spaces shall be located in the front yard and side yard. Parking spaces are prohibited in the rear yard.
- (ii) Maximum building height - one storey
- (iii) Maximum net floor area - 474 square metres
- (iv) Minimum rear yard setback - 3.0 metres
- (v) Minimum west side yard width - 0.0 metres
- (vi) Minimum east side yard width - 3.7 metres”

and,

THAT the site owner **UNDERTAKE** an affidavit to provide the other restrictions on the property; and,

THAT Legal **BE DIRECTED** to work with the proponent to finalize what would be listed on title to satisfy the concerns of the residents and **PREPARE** an additional information report for Council's consideration to further explain the development restrictions proposed by the proponent.

Carried.

Report Number: S 88/2020

Clerk's File: ZB/13809

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### 8. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:56 o'clock p.m.

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Ward 3 – Councillor Bortolin  
(Chairperson)

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Thom Hunt  
(Secretary)