

**Development & Heritage Standing Committee Meeting**

**Date: Monday, June 14, 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 Fratangeli

Member Gyemi

Member Miller

Member Rondot

**Members Regrets**

Member Moore

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:**

Jason Reynar, Chief Administrative Officer

Wira Vendrasco, Deputy City Solicitor

Thom Hunt, City Planner

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

Barbara Rusan, Manager of Policy & Regulatory Services

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Patrick Winters, Development Engineer  
Rania Toufeili, Transportation Planner I  
Melissa Gasic, Planner II – Development Review  
Tracy Tang, Planner II – Revitalization & Policy Initiatives  
James Abbs, Planner III – Subdivisions  
Kevin Alexander, Planner III – Special Projects  
Christopher Aspila, Planner III – Policy & Special Studies  
Greg Atkinson, Planner III – Economic Development  
Adam Szymczak, Planner III – Zoning  
Kristina Tang, Planner III – Heritage  
Augusta Ferguson, Waterloo—Co-op—Planning  
Marianne Sladic, Clerk Steno Senior  
Sandra Gebauer, Council Assistant  
Anna Ciacelli, Supervisor of Council Services

### Delegations—participating via video conference

Item 7.1 Settimo Vilardi, Owner’s Agent and Architect  
Item 7.1 Ron Davidson, Land Use Planning Consultant  
Item 7.1 Laura Fogolin, Area Resident  
Item 7.1 Bob Gerardi, representing his sister-in-law who resides in area  
Item 7.1 Brett Sinasac, Area Resident  
Item 7.3 Melanie Muir, Dillon Consulting, representing applicant J. Rauti Developments Inc.  
Item 7.3 Jeff Gignac, Area Resident  
Item 10.1 Settimo Vilardi, Architect  
Item 10.2 Jackie Lassaline, Planner  
Item 10.2 Rhys Wyn Trenhaile, Broker

## 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

Member Gyemi discloses an interest and abstains from voting on Item 7.1 being the report of the Planner II – Development Review regarding “Development Application – 0 Windsor Avenue (also known as 1517-1521 Windsor Avenue, south of 1515 Windsor Avenue) Z-034/20 [ZNG6218] to add use to a zoning category and permit site specific provisions - Ward 3,” as his firm is the architectural consultant for the applicant.

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Councillor Holt discloses an interest and abstains from voting on Item 11.5 being the report of the Senior Planner and Planner II – Revitalization & Policy Initiatives regarding “Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Edna (Windsor) Inc., Walkerville Commercial Centre Inc., 1206738 Ontario Limited, and Walkerville Walker Developments Inc for 0 Edna Street, 0 St. Luke Road, and part of 890 Walker Road (Ward 5),” as he owns the business directly abutting the property related to this application.

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

#### 11.1. Close and Convey the East/West Alley Between Pillette Road and Olive Road, North of Tecumseh Road E and South of Empress Street - Applicant: Dr. Walter Friedl - SAA/5956 - Ward 8

Moved by: Councillor Holt  
Seconded by: Councillor Morrison

THAT the report of the Senior Planner – Policy & Special Studies dated May 20, 2021 entitled “Close and Convey the East/West Alley Between Pillette Road and Olive Road, North of Tecumseh Road E and South of Empress Street - Applicant: Dr. Walter Friedl - SAA/5956 - Ward 8” **BE DEFERRED** to a future meeting of the Development & Heritage Standing Committee to allow for further discussion with Administration.

Carried.

Report Number: S 39/2021  
Clerk’s File: SAA2021

### 4. COMMUNICATIONS

None presented.

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

#### 5.1. Minutes of the Development and Heritage Standing Committee Meeting (*Planning Act* Minutes) held May 10, 2021

Moved by: Member Rondot  
Seconded by: Councillor Gill

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held May 10, 2021 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 178/2021  
Clerk’s File: MB2021

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## 7. PLANNING ACT MATTERS

### 7.1. Development Application – 0 Windsor Avenue (also known as 1517-1521 Windsor Avenue, south of 1515 Windsor Avenue) Z-034/20 [ZNG6218] to add use to a zoning category and permit site specific provisions - Ward 3

Moved by: Councillor Holt  
Seconded by: Councillor Morrison

Decision Number: **DHSC 287**

- I. THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED**, changing the zoning of LOT 27 and LOT 28 (PLAN 1232), Known Municipally as 0 Windsor Avenue (also known as 1517-1521 Windsor Avenue, south of 1515 Windsor Avenue); by adding the following Permitted Use and the following additional site-specific regulations:

**Use:** One Multiple Dwelling containing a maximum of 12 dwelling units

**Regulations:**

Lot Coverage – maximum 48%  
Front Yard Depth – minimum 2.4 m  
Side Yard Width – minimum 1.3 m

**Parking Area Regulations:**

Required Number of Parking Spaces – 7  
Visitor Parking Spaces – 0  
Parking area setback from an interior lot line – 0 m  
Parking area setback from an alley – 0 m  
Loading Space – 0

Ingress to a parking area from a street or alley or egress from a parking area to a street or alley shall be by way of an alleyway.

Minimum width of the parking aisle located, in whole or in part, within an alley shall be the width of the alley plus additional 1.0 m width accommodated at the rear of the property.

- II. THAT By-law 103-20 (Residential Interim Control By-law) **BE AMENDED TO EXEMPT** LOT 27 and LOT 28 (PLAN 1232), Known Municipally as 0 Windsor Avenue (also known as 1517-1521 Windsor Avenue, south of 1515 Windsor Avenue); subject to rezoning Z-034/20 ZNG/6218.

Carried.

Member Gyemi discloses an interest and abstains from voting on this matter.  
Councillor Gill voting nay.

Report Number: S 46/2021  
Clerk's File: ZP/13999

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### 7.2. Rezoning - Devon & Katie Shepley - 1119-1121 Langlois Avenue - Z-010/21 ZNG/6361 - Ward 4

Moved by: Councillor Holt  
Seconded by: Councillor Sleiman

Decision Number: **DHSC 288**

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 149 and 150, Registered Plan 357, (known municipally as 1119-1121 Langlois Avenue; Roll No. 030-270-02300; PIN 01155-0469), situated on the west side of Langlois Avenue between Erie Street East and Giles Boulevard East, from Residential District 2.1 (RD2.1) to Residential District 2.2 (RD2.2) and deleting and substituting Section 20(1)339 as follows:

#### 339. WEST SIDE OF LANGLOIS AVENUE BETWEEN ERIE STREET EAST AND GILES BOULEVARD EAST

For the lands comprising of Lots 149 and 150, Plan 357 the following additional provisions shall apply:

- a) For any *dwelling* within the existing *building*, the minimum *front yard depth* and minimum north *side yard width* shall be as existing on April 21, 2017. Any addition to the existing *building* shall comply with the applicable provisions in Section 11.2.5.
- b) For a *double duplex dwelling* or a *multiple dwelling* with a maximum of four *dwelling units*, a *parking space*, visitor parking space, or accessible parking space is permitted in a required *front yard*.

[ZDM 7; ZNG/5010; ZNG/6361]

(ADDED B/L 47-2017 Apr 21/2017)

Carried.

Report Number: S 59/2021  
Clerk's File: ZB/14085

### 7.3. Development Application – J Rauti Developments - 3871 Howard Ave. Z 011/21 [ZNG6362] To permit a Multiple Dwelling Development - Ward 9

Moved by: Councillor Sleiman  
Seconded by: Councillor Holt

Decision Number: **DHSC 289**

THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED**, changing the zoning of Lot 6, Concession 4, designated as Part 1 on Reference Plan 12R 10242, in the City of Windsor, known municipally as 3871 Howard Ave, from Residential District 1.4 (RD1.4) to Residential District (RD) 2.5 with the following site specific regulations:

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Lot Area – Minimum -	133m <sup>2</sup> /unit, to a Maximum of 12 units
Front Yard Depth- Minimum	4.0 m
Rear Yard Depth - Minimum	3.0 m
Building Height – Maximum	10.0 m

THAT Part of Lot 6, Concession 4 in the City of Windsor, known municipally as 3871 Howard Ave; subject to rezoning Z 011/21 [ZNG6362] **BE EXEMPT** from Interim Control By-law 103-2020.  
Carried.

Report Number: S 61/2021  
Clerk's File: ZB/14111

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 6:34 o'clock p.m.

The Chairperson calls the *Heritage Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 6:35 o'clock p.m.

## 8. ADOPTION OF THE MINUTES

### 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held May 10, 2021

Moved by: Member Foot  
Seconded by: Member Baker

THAT the minutes of the Development & Heritage Standing Committee meeting held May 10, 2021 **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 170/2021  
Clerk's File: MB2021

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

See Items 10.1 and 10.2.

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### 10. HERITAGE ACT MATTERS

#### 10.1. Request for Heritage Alteration Permit - 3150 Sandwich Street - Sandwich HCD (Ward 2)

Kristina Tang, Heritage Planner, appears via video conference before the Development & Heritage Standing Committee regarding the administrative report “Request for Heritage Alteration Permit - 3150 Sandwich Street - Sandwich HCD (Ward 2)” and indicates that the property is a designated property as part of the Sandwich Heritage Conservation District and therefore subject to the Sandwich HCD Plan. Ms. Tang adds that recently it was observed that the replacement window was not reinstalled into the previous opening as per approved drawings and was instead filled in with concrete blocks. Administration communicated with the owner through his agent and encouraged the plans to return to what had been approved or that the other option was for the submission of a Heritage Alteration Permit Application to remove the window without replacement, which was preferred by the owner. Ms. Tang indicates that Administration is recommending that a window be supplied regardless of which option is chosen and recommends that a consistent finish be applied to the portion of the wall that has been covered with the new cement blocks.

#### Settimo Vilardi, Architect

Settimo Vilardi, Architect, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report “Request for Heritage Alteration Permit - 3150 Sandwich Street - Sandwich HCD (Ward 2)” and provides the following information:

- The property was heavily dilapidated with numerous structural issues.
- Slides depicting the condition of the exterior and the interior before and after are provided, i.e. the removal of the corrugated shed structure, old signage and old brick along with a slide, which shows a newly renovated space, much larger windows and a completely restructured exterior face.
- Accessibility upgrades were undertaken.
- Retention of significant architectural features.
- The washroom window located on east wall of building is detrimental to the space and does not add character or architectural heritage to the building.
- The owner’s intent is to provide a consistent surface to this wall and is considering adding a mural to this wall to coincide with the extensive renovations.
- It would be a financial hardship to the owner to deconstruct the walls in order to restore a window that does not function for the interior space.
- Requesting that the issue of this window not be included and be reconsidered in lieu of the lack of architectural heritage merit to the building.

Councillor Holt inquires that the delegate comment on when they realized that there was a mistake and how that issue was addressed. Mr. Vilardi indicates that it was not necessarily a mistake, but that they were working on the interior/exterior areas independently. Mr. Vilardi adds that during the

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final renovation and the final design rendition, including the floor plans ultimately at that time, they should have readjusted the Heritage Alteration Permit.

Councillor Holt indicates that the building permit was submitted to the city that showed a bathroom with a window, and he asks if anyone was aware that the shower was up against the window. Mr. Vilardi indicates that it was a timing issue and that the original installation saw the window being removed and replaced with a smaller, narrower window, and that was in the original application in the report. Once it was realized that the narrower window would have to become even narrower because it had to fit between the shower door and the toilet shelving, it was determined that this was not feasible.

Councillor Holt asks Administration to comment on the communications between the City, the contractors, and the building owners. Councillor Bortolin asks Administration to advise when the applicant should have applied for a renewed building permit as part of this process. Ms. Tang indicates that Administration was not provided with earlier notice regarding the window removal change and it was discovered when it was filled in.

Councillor Holt inquires whether the Heritage Planner was provided with the interior renovation plans and the Building Permit. Thom Hunt, City Planner, appears via video conference before the Development & Heritage Standing Committee regarding the administrative report "Request for Heritage Alteration Permit - 3150 Sandwich Street - Sandwich HCD (Ward 2)" and indicates that the official permits that were included in the application to both the Building Department and the Heritage area as well as Council's approval for the facade illustrations that were provided, clearly showed the window. Mr. Hunt adds that there is a provision in the bylaw that allows the City Planner to make an exception where issues need minor adjustments, but the official permits to the Building Department as well as the facade drawings shown to the Heritage Committee and Council showed the window in its location. For full transparency, Administration wanted this matter to come back to the Committee, so this has nothing to do with the proponent or the architect. Administration does not contest the issues that they are finding in the interior space.

Councillor Holt inquires what the consistent finish would look like. Ms. Tang indicates that the term "consistent finish" refers to making the appearance consistent with the rest of the wall. Mr. Vilardi indicates that the owner is working to get commercial tenants into the ground floor and residential tenants onto the second floor. Mr. Vilardi adds that the intent is to have some sort of esthetic finishing and the entire wall will be painted one solid colour in the short term; and in the long term, they are looking at a wall mural or options that could include stucco, or some kind of durable material.

Councillor Morrison inquires that if the wall is painted now with a consistent finish established for the future, does Administration concur with this direction. Ms. Tang indicates that Administration is leaning towards finishing the facade with stucco to make it consistent and the concept of a mural is a longer term discussion.



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Member Baker refers to this matter as a “slippery slope” and adds that there are rules to be followed, as this property is located within a Heritage Conservation District. She indicates that countless mistakes have been made in the past by the proponents.

Member Miller indicates that he disagrees with the changes to the window.

Councillor Sleiman inquires whether the owner contacted Administration during this process regarding the window. Ms. Tang responds that discussions were held with the architect regarding the type of window and it was agreed that the double-hung window would be acceptable and that this occurred prior to the issuance of the building permits.

Member Fratangeli remarks that the focus should be on the issue at hand – information was submitted which has now changed. He expresses concern that future projects will come forward and will then be altered.

Member Foot inquires how the decision was made to remove the window and to fill it in with masonry block on a solid brick building undergoing extensive renovation and why brick was not chosen to match with the existing materials. Mr. Vilardi responds that there was an understanding that the window was eliminated and the building facade does not have a brick exterior veneer; it is a hodgepodge of stucco and plywood on that wall. Mr. Vilardi adds that the owner is dedicated to upgrading the building and to provide a consistent surface. Mr. Vilardi indicates that there was no intent to circumvent the process and they have been working with the city.

Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **DHSC 290**

- I. THAT the Heritage Alteration Permit for the removal of the window on the east elevation (of drawing) at 3150 Sandwich Street **BE APPROVED** as indicated on the plans attached as Appendix A.
- II. THAT a consistent finish **BE APPLIED** to the east wall as a condition of the approval.
- III. THAT the City Planner or his designate **BE DELEGATED** the authority to approve further minor changes to the heritage alterations for this property.

Carried.

Members Baker, Foot, Fratangeli & Miller voting nay.

Report Number: S 62/2021  
Clerk’s File: MBA/9191

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### **10.2. Request for Heritage Alteration Permit - 716 Pelissier St. & 703-719 Ouellette Ave., Knights of Columbus / Auditorium Building (Ward 3)**

Kristina Tang, Heritage Planner, advises that this property is listed on the Heritage Register as the Knights of Columbus and individually designated with exterior and interior heritage attributes. Ms. Tang provides a brief description of the application indicating that the current owner is looking to redevelop and rehabilitate the property into two commercial units at Ouellette Street but proposing a change in the majority of use to 28 residential units, which would mean expanding the building envelope by adding one storey above. Ms. Tang adds that this project is broken into two phases of work with the first phase limited to interior demolition and remediation work while phase two would be everything else in all of the exterior scope. Ms. Tang indicates that the request before the Committee is for phase one only. Ms. Tang indicates that the owner is requesting to remove the interior heritage attributes that is the wood plank flooring and the arched plaster ceiling. Administration is recommending that the removal be granted along with delegated approval for the first phase of work, which is the interior scope of work. If the removals were granted, then the Designation Bylaw would need to be amended to remove those two attributes.

#### **Jackie Lassaline, Planner**

Jackie Lassaline, Planner, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report "Request for Heritage Alteration Permit - 716 Pelissier St. & 703-719 Ouellette Ave., Knights of Columbus / Auditorium Building (Ward 3)" and provides a visual of what the interior looks like now and the reasons why they have requested in phase one to remove the heritage features. Ms. Lassaline indicates that the building has been neglected and vacant for a number of years; weathering has occurred on the inside and resulted in the degradation of the existing features which are no longer retrievable back to a usable state.

#### **Rhys Wyn Trenhaile, Broker**

Rhys Wyn Trenhaile, Broker, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report "Request for Heritage Alteration Permit - 716 Pelissier St. & 703-719 Ouellette Ave., Knights of Columbus / Auditorium Building (Ward 3)" and is available for questions.

Member Baker inquires as to how long the building has been empty and if it was once intended to be the film camp for kids. Mr. Trenhaile responds that there was an attempt to make something happen there which was not successful and the building has been empty for approximately 13 or 14 years.

Member Foot inquires if it is the intent to raise an additional floor above and will that go the entire width of the building from Ouellette to Pelissier and will it be set back slightly to preserve the original existing envelope. Mr. Trenhaile responds that there will be a setback on the new floor at the back of the auditorium. Ms. Lassaline adds that the plans are currently being finalized and the visual will be brought back to this Committee for their consideration.

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Moved by: Member Foot

Seconded by: Member Baker

Decision Number: **DHSC 291**

- I. THAT a Heritage Alteration Permit at the Knights of Columbus / Auditorium Building, 716 Pelissier St., and 703-719 Ouellette Ave., for the removal of the interior heritage attributes of the flooring and arched plaster ceiling of the auditorium on main floor, **BE GRANTED**; and,
- II. THAT the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with, and requested for in the proposed scope of work in Phase One of the redevelopment project; and,
- III. THAT at the appropriate time, in consultation with the City Planner and designate, the City Clerk **BE AUTHORIZED** to give Notice of Amendments to Designation Bylaw 190-2013, Knights of Columbus/Auditorium Building, at 716 Pelissier Street & 703-717 Ouellette Avenue, in accordance with Part IV of the *Ontario Heritage Act*.

Carried.

Report Number: S 63/2021  
Clerk's File: MBA/11739

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act Matters*) portion is adjourned at 7:36 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 7:36 o'clock p.m.

## 11. ADMINISTRATIVE ITEMS

### 11.2. Close and Convey Part of the North/South Alley Between Tourangeau Rd and Rossini Blvd, North of Franklin St and South of the VIA Rail Corridor - SAA 6317 - Applicant: Olivia Construction Homes Inc. - Ward 5

Moved by: Councillor Sleiman

Seconded by: Councillor Gill

Decision Number: **DHSC 292**

- I. THAT the portion of the 4.88 metre wide north/south alley between Tourangeau Rd and Rossini Blvd, north of Franklin St and south of the VIA Rail corridor, and shown as "Part 1" on Drawing No. CC-1787 *attached as Appendix 'A'*, **BE ASSUMED** for subsequent closure;
- II. THAT the portion of the 4.88 metre wide north/south alley between Tourangeau Rd and Rossini Blvd, north of Franklin St and south of the VIA Rail corridor, and shown as "Part 1" on Drawing No. CC-1787 *attached as Appendix 'A'*, **BE CLOSED AND CONVEYED** in

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equal halves, along the centre of the subject alley, to the abutting property owners, and adjusted as necessary by the City Planner subject to the following:

- a) Easement, subject to their being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
  - Bell Canada, Enwin Utilities Ltd;
- b) Where the property abutting the alley is owned by the City of Windsor, that the equal half **BE RETAINED FOR MUNICIPAL PURPOSES**;

III. THAT the portion of the 6.1 metre wide east/west alley between Franklin St and the VIA Rail corridor, east of Tourangeau Rd and west of Rossini Blvd, and shown as "Part 2" on Drawing No. CC-1787 *attached as Appendix 'A'*, **BE ASSUMED** for subsequent closure;

IV. THAT the portion of the 6.1 metre wide east/west alley between Franklin St and the VIA Rail corridor, east of Tourangeau Rd and west of Rossini Blvd, and shown as "Part 2" on Drawing No. CC-1787 *attached as Appendix 'A'*, **BE CLOSED AND CONVEYED** in equal halves, along the centre of the subject alley, to the abutting property owners, and adjusted as necessary by the City Planner subject to the following:

- a) Easement, subject to their being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
  - Bell Canada and Enwin Utilities Ltd;

V. THAT the portion of the 4.88 metre wide east/west alley between Franklin St and the VIA Rail corridor, east of Tourangeau Rd and west of Rossini Blvd, and shown as "Part 3" on Drawing No. CC-1787 *attached as Appendix 'A'*, **BE RETAINED FOR MUNICIPAL PURPOSES**;

VI. THAT Conveyance Cost **BE SET** as follows:

- a. For alleys abutting lands zoned Residential RD1.2: \$1 plus proportion of survey costs plus deed preparation fees;

VII. THAT the City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number. CC-1787, *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; and,

X. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.  
Carried.

Report Number: S 58/2021  
Clerk's File: SAA2021

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### 11.3. Ford City/Building Facade Improvement CIP Application for 1012 Drouillard Road, Owner: 2609998 Ontario Inc.. C/O Nicole Baillargeon and Sinisa Simic

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

Decision Number: **DHSC 293**

- I. THAT the request for incentives under the Ford City CIP Financial Incentive Programs made by Nicole Baillargeon and Sinisa Simic (2609998 Ontario Inc.), the owners of the property located at 1012 Drouillard Road **BE APPROVED**, for the following incentive programs:
  - i. *Retail Investment Grant in the maximum amount of \$15,000 for one (1) ground floor retail unit;*
  - ii. *Municipal Development Fees Grant Program (if necessary)*
  - 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 +/-2,972 per year.*
- II. THAT subject to completion and review satisfactory to the City Planner, the request made by Nicole Baillargeon and Sinisa Simic (2609998 Ontario Inc.), the owners of the property located at 1012 Drouillard Road **BE APPROVED** for grants totalling a maximum of \$22,500 in principle under the *Building Facade Improvement Program and Urban Design Guidelines for Main Streets Community Improvement Plan*;
- III. THAT the CAO and City Clerk **BE AUTHORIZED** to prepare the agreement between the City and Nicole Baillargeon and Sinisa Simic (2609998 Ontario Inc.) 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;
- 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;
- V. THAT funds in the amount of \$15,000 under the *Retail Investment Grant Program* and funds under the *Municipal Development Fees Grant Program* (If necessary) **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project Fund (#7181046);
- VI. THAT funds in the maximum amount of \$22,500 under the *Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the new Building Facade Improvement Program – Main Streets CIP Project Fund (#7219018);

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- VII. THAT grants **BE PAID** to Nicole Baillargeon and Sinisa Simic (2609998 Ontario Inc.), 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
- VIII. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** if the applicant has not completed the work and fulfilled the conditions within 5 years of the approval date.

Carried.

Report Number: C 50/2021

Clerk's File: Z/13251

### 11.4. Sandwich Demolition Control Exemption and CIP-511 Brock St., JD Louie Corp., C/O Jennifer Wong

Moved by: Councillor Morrison

Seconded by: Councillor Gill

Decision Number: **DHSC 294**

- I. THAT the Chief Building Official **BE AUTHORIZED** to issue a demolition permit to the registered owner JD LOUIE CORP. (C/O Jennifer Wong), to demolish a two (2) storey three-unit dwelling located at 511 Brock Street (see Appendix 'A'), to construct a two (2) storey three (3)-unit townhome dwelling with three Additional Dwelling Units (one per unit) when an executed Site Plan Control Agreement has been registered on title with the appropriate securities to ensure the redevelopment occurs within a specified time period to fulfill the conditions of the Site Plan Control Agreement;
- II. THAT any minor changes **BE SUBJECT** to the approval of the City Planner and Chief Building Official at the time of issuance of the Building Permit;
- III. THAT the Chief Building Official **BE DIRECTED** to require, as a condition of the demolition permit:
- i. The Redevelopment identified in Appendix 'B' and Site Plan be substantially complete within two (2) years following the issuance of the demolition permit;
  - ii. If the redevelopment, including construction of a new building, is not substantially complete within two (2) years of the commencement of the demolition the Clerk enter the sum of Sixty Thousand Dollars (\$60,000) on the collectors roll of the property and prepare a certificate for registration;
- IV. THAT the City Solicitor **BE DIRECTED** to register the certificate in the land registry office against the property;

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- V. THAT the request for incentives under the Sandwich Incentive Program made by the registered owner (JD Louie Corp.) of the property located at 511 Brock Street, **BE APPROVED** for the following programs:
- i. *Development and Building Fees Grant* for 100% of the Development and Building Fees identified in the Sandwich CIP to a Maximum amount of (+/-**\$20,000**);
  - ii. *Revitalization Grant Program* for 70% of the municipal portion of the tax increment for up to 10 years (+/-**\$4,465** per year);
- VI. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Sandwich Incentive Program Agreement for the *Revitalization Grant* in accordance with all applicable policies, requirements, and provisions contained within the Olde Sandwich Towne 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 implication;
- VII. THAT funds in the maximum amount of \$20,000 under the *Development Building Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the *Sandwich Community Development Plan Fund* (Account 7076176);
- VIII. THAT grants **BE PAID** to JD LOUIE CORP. (C/O Jennifer Wong) upon completion of the two (2) storey three (3)-unit townhome dwelling with three Additional Dwelling Units from the *Sandwich Community Development Plan Fund* (Account 7076176) to the satisfaction of the City Planner and Chief Building Official; and,
- IX. THAT grants approved **SHALL LAPSE** if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 56/2021

Clerk's File: Z/8581

### **11.5. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Edna (Windsor) Inc., Walkerville Commercial Centre Inc., 1206738 Ontario Limited, and Walkerville Walker Developments Inc for 0 Edna Street, 0 St. Luke Road, and part of 890 Walker Road (Ward 5)**

Moved by: Councillor Sleiman

Seconded by: Councillor Gill

Decision Number: **DHSC 295**

- I. THAT the request made by Edna (Windsor) Inc., Walkerville Commercial Centre Inc., 1206738 Ontario Limited, Walkerville Walker Developments Inc to participate in the Environmental Site Assessment Grant Program **BE APPROVED** for the completion of a proposed Phase II Environmental Site Assessment Study for property located at 0 Edna Street, 0 St. Luke Road, and the south part of 890 Walker 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 \$25,000 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 \$25,000 under the Environmental Site Assessment Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to Brownfield Strategy Remediation (project 7069003); and,
  - 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.

Councillor Holt discloses an interest and abstains from voting on this matter.

Report Number: S 57/2021

Clerk's File: Z/18955

### 11.6. Downtown CIP Grant Applications made by Nasser Zaki for 747 Ouellette, Ward 3

Councillor Borotolin inquires as to when the development will begin. Administration indicates that the development has set a timeline of a year for completion.

Moved by: Councillor Sleiman

Seconded by: Councillor Morrison

Decision Number: **DHSC 296**

- I. THAT the request made by ST. PAUL MANAGEMENT LTD. for the proposed development at 747 Ouellette to participate in:
  - a. the Commercial/ Mixed Use Building Facade Improvement Program **BE APPROVED** for 50% of the eligible costs of the façade improvements, up to \$20,000 per property. This development is in accordance with the Downtown Windsor Enhancement Strategy and Community Improvement Plan;
  - b. 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 five (5) years in accordance with the Downtown Windsor Enhancement Strategy and Community Improvement Plan;
  - c. the Retail Investment Grant Program **BE APPROVED** for 50% of eligible costs for improvements to a maximum amount of \$15,000 per retail unit in a building. This development is in accordance with the Downtown Windsor Enhancement Strategy and Community Improvement Plan;



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- I. THAT Administration **BE DIRECTED** to prepare the agreements between the City and ST. PAUL MANAGEMENT LTD. to implement the Building/Property Improvement Tax Increment Grant Program at 747 Ouellette Avenue in accordance with all applicable policies, requirements, and provisions contained within the Downtown Windsor Enhancement Strategy and Community Improvement Plan.
- II. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Building/Property Improvement Tax Increment Grant Program Agreement at 747 Ouellette Avenue 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.
- III. THAT should the project not be completed in one (1) year, City Council **AUTHORIZE** that the funds under the Commercial/Mixed Use Building Façade Improvement Grant Program and Retail Investment Grant Program for 747 Ouellette be uncommitted and made available for other applications.
- IV. Grant funds to a maximum amount of \$20,000 under Commercial/Mixed Use Building Facade Improvement Grant Program and a maximum amount of \$15,000 under the Retail Investment Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to the City Centre Community Development Planning Fund.
- V. 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.
- VI. THAT the City Planner **BE DELEGATED** authority to approve the Site Plan Control application for 747 Ouellette Ave.

Carried.

Report Number: S 64/2021  
Clerk's File: Z/12916

### 11.7. Downtown CIP Grant Applications made by 2527179 Ontario Inc. for 490-495 Pelissier Street, Ward 3

Moved by: Councillor Morrison

Seconded by: Councillor Holt

Decision Number: **DHSC 297**

- I. THAT the request made by 2527179 Ontario Inc. (Owner) for the proposed development at 490-495 Pelissier Street to participate in the Commercial/Mixed Use Building Facade Improvement Grant Program **BE APPROVED** to a maximum of \$30,000, with funding used towards eligible costs pursuant to the Downtown Windsor Enhancement Strategy and Community Improvement Plan and subject to satisfaction of the City of Windsor Heritage Planner.

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- II. THAT the grants under the Commercial/Mixed Use Building for 490 Pelissier **BE PAID** to 2527179 Ontario Inc. upon completion of the façade improvements as described in Report S/2021 within one (1) year of Council approval subject to the satisfaction of the City Planner and Chief Building Official.
- III. THAT the grant funds to a maximum of \$30,000 under the Commercial/Mixed Use Building Façade Improvement Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to the City Centre Community Development Planning Fund (Project #7011022).
- IV. THAT should the project not be completed in one (1) year, City Council **AUTHORIZE** that the funds under the Commercial/Mixed Use Building Façade Improvement Grant Program be uncommitted and made available for other applications.

Carried.

Report Number: S 67/2021

Clerk's File: Z/12916

### 11.8. Downtown CIP Grant Applications made by 2757395 Ontario Inc. for 364-374 Ouellette Avenue (Canada Building)

Moved by: Councillor Gill

Seconded by: Councillor Sleiman

Decision Number: **DHSC 298**

- I. THAT the request made by 2757395 Ontario Inc. (Owner) for the proposed development at 364-374 Ouellette Avenue to participate in:
- a. 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 five (5) years in accordance with the Downtown Windsor Enhancement Strategy and Community Improvement Plan;
  - b. 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 as a property designated under Part IV of the *Ontario Heritage Act* in accordance with the Downtown Windsor Enhancement Strategy and Community Improvement Plan;
  - c. the Upper Storey Residential Conversion Grant Program **BE APPROVED** for \$50,000, with funding to be used towards eligible costs pursuant to the Downtown Windsor Enhancement Strategy and Community Improvement Plan;
  - d. the Commercial/Mixed Use Building Façade Improvement Grant Program **BE APPROVED** in principle for \$30,000, with funding used towards eligible costs of the canopy and brick repair/cleaning pursuant to the Downtown Windsor Enhancement Strategy and Community Improvement Plan and subject to satisfaction of the City of Windsor Heritage Planner.

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- II. THAT Administration **BE DIRECTED** to prepare the agreements between the City and 2757395 Ontario Inc. (Owner) to implement the Building/Property Improvement Tax Increment Grant Program at 364-374 Ouellette Avenue in accordance with all applicable policies, requirements, and provisions contained within the Downtown Windsor Enhancement Strategy and Community Improvement Plan.
- III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Building/Property Improvement Tax Increment Grant Program Agreement at 364-374 Ouellette Avenue 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.
- IV. THAT the grants under the Upper Storey Residential Conversion Grant Program and the Commercial/Mixed Use Building for 364-374 Ouellette Avenue **BE PAID** to 2757395 Ontario Inc. upon completion of the new residential units and façade improvements as described in Report S 66/2021 within two (2) years of Council approval subject to the satisfaction of the City Planner and Chief Building Official.
- V. Grant funds in the amount of \$80,000 under the Upper Storey Residential Conversion Grant Program and Commercial/Mixed Use Building Façade Improvement Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to the City Centre Community Development Planning Fund (Project #7011022).
- VI. THAT should the project not be completed in two (2) years, City Council **AUTHORIZE** that the funds under the Upper Storey Residential Conversion Grant Program and Commercial/Mixed Use Building Façade Improvement Grant Program 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.

Carried.

Report Number: S 66/2021  
Clerk's File: Z/12916

## 12. COMMITTEE MATTERS

### 12.1. Minutes of the Windsor BIA Advisory Committee of its meeting held April 27, 2021

Moved by: Councillor Gill

Seconded by: Councillor Holt

# Minutes

## Development & Heritage Standing Committee

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Decision Number: **DHSC 299**

THAT the minutes of the Windsor BIA Advisory Committee of its meeting held April 27, 2021 **BE RECEIVED.**

Carried.

Report Number: SCM 179/2021

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 7:46 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, June 14, 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 Rondot

**Members Regrets:**

Member Moore

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:**

Jason Reynar, Chief Administrative Officer  
Wira Vendrasco, Deputy City Solicitor  
Thom Hunt, City Planner  
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  
Barbara Rusan, Manager of Policy & Regulatory Services  
Patrick Winters, Development Engineer  
Rania Toufeili, Transportation Planner I  
Melissa Gasic, Planner II – Development Review  
Tracy Tang, Planner II – Revitalization & Policy Initiatives  
James Abbs, Planner III – Subdivisions  
Kevin Alexander, Planner III – Special Projects  
Christopher Aspila, Planner III – Policy & Special Studies

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Greg Atkinson, Planner III – Economic Development  
Adam Szymczak, Planner III – Zoning  
Kristina Tang, Planner III – Heritage  
Augusta Ferguson, Waterloo—Co-op—Planning  
Marianne Sladic, Clerk Steno Senior  
Sandra Gebauer, Council Assistant  
Anna Ciacelli, 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

Member Gyemi discloses an interest and abstains from voting on Item 7.1 being the report of the Planner II – Development Review regarding “Development Application – 0 Windsor Avenue (also known as 1517-1521 Windsor Avenue, south of 1515 Windsor Avenue) Z-034/20 [ZNG6218] to add use to a zoning category and permit site specific provisions - Ward 3,” as his firm is the architectural consultant for the applicant.

### 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 May 10, 2021.

Moved by: Member Rondot

Seconded by: Councillor Gill

THAT the Minutes of the Development & Heritage Standing Committee meeting (*Planning Act Matters*) meeting held May 10, 2021 **BE ADOPTED** as presented.

CARRIED, UNANIMOUSLY.

# MINUTES

## Development & Heritage Standing Committee

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Report Number: SCM 178/2021

Clerk's File: MB2021

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

- Item 7.1 Settimo Vilardi, Owner's Agent and Architect
- Item 7.1 Ron Davidson, Land Use Planning Consultant
- Item 7.1 Laura Fogolin, on behalf of her mother Maria, Area Resident
- Item 7.1 Bob Gerardi, representing his sister-in-law Maria, who resides in area
- Item 7.1 Brett Sinasac, Area Resident
- Item 7.3 Melanie Muir, Dillon Consulting, representing applicant J. Rauti Developments Inc.
- Item 7.3 Jeff Gignac, Area Resident

### 7. PLANNING ACT MATTERS

#### 7.1 Z-034/20 [ZNG/6208] – Ron Davidson 1517-1521 Windsor Ave – Rezoning Ward 3

Melissa Gasic (author), Planner II – Development Review

The Chair notes additional information received.

Ms. Gasic provides a presentation of the application.

Mr. Settimo Vilardi (agent) concurs with the recommendations as presented by the planner. Ron Davidson (applicant) gives a brief comment on his proposed development, is in agreement with recommendations and is available for questions.

Delegates Laura Fogolin (speaking on behalf of her mother, Maria Fogolin – area resident), Maria Fogolin – area resident, Bob Girardi (speaking on behalf of his sister-in-law, Maria Fogolin – area resident) and Brett Sinasac – area resident brought up the following concerns:

- People doing drugs in that location/drug traffic, leaving syringes behind. Believe new residents should be notified/aware of local troubles
- Concern for possible basement flooding as a result of new development, sewers, draining issues
- Increased density, concern increasing capacity from 4 units to 12
- Building height and sun shading into yard/garden
- Area residents using alleyway for transit between places
- No nearby parks
- Lack of parking

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Councillors Gill, Morrison, Sleiman and Member Rondo inquire about the following:

- Number of high-rise buildings visible
- Parking availability and parking spots to be available on site
- Amenities in the vicinity, such as schoolyards and parks
- Lot coverage
- Greenspace allocation
- Landscaping, and
- Additional stress on sewer system

Moved by: Councillor Holt

Seconded by: Councillor Morrison

Decision Number: **DHSC 287**

### RECOMMENDATIONS

- I. THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED**, changing the zoning of LOT 27 and LOT 28 (PLAN 1232), Known Municipally as 0 Windsor Avenue (also known as 1517-1521 Windsor Avenue, south of 1515 Windsor Avenue); by adding the following Permitted Use and the following additional site-specific regulations:

**Use:** One Multiple Dwelling containing a maximum of 12 dwelling units

**Regulations:**

Lot Coverage – maximum 48%

Front Yard Depth – minimum 2.4 m

Side Yard Width – minimum 1.3 m

**Parking Area Regulations:**

Required Number of Parking Spaces – 7

Visitor Parking Spaces – 0

Parking area setback from an interior lot line – 0 m

Parking area setback from an alley – 0 m

Loading Space – 0

Ingress to a parking area from a street or alley or egress from a parking area to a street or alley shall be by way of an alleyway.

Minimum width of the parking aisle located, in whole or in part, within an alley shall be the width of the alley plus additional 1.0 m width accommodated at the rear of the property.

- II. THAT By-law 103-20 (Residential Interim Control By-law) **BE AMENDED TO EXEMPT** LOT 27 and LOT 28 (PLAN 1232), Known Municipally as 0 Windsor Avenue (also known as 1517-1521 Windsor Avenue, south of 1515 Windsor Avenue); subject to rezoning Z-034/20 ZNG/6218.



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Motion CARRIED

Member Gyemi had disclosed an interest and abstained from voting on this matter

Councillor Gill voting nay

Report Number: S 46/2021

Clerk's File: ZP/13999

### 7.2 Z-010/21 [ZNG/6361] – Devon & Katie Shepley 1119 Langlois Ave – Rezoning Ward 4

Adam Szymczak (author), Planner III – Zoning

Mr. Szymczak provides a brief presentation.

Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **DHSC 288**

#### RECOMMENDATIONS

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 149 and 150, Registered Plan 357, (known municipally as 1119-1121 Langlois Avenue; Roll No. 030-270-02300; PIN 01155-0469), situated on the west side of Langlois Avenue between Erie Street East and Giles Boulevard East, from Residential District 2.1 (RD2.1) to Residential District 2.2 (RD2.2) and deleting and substituting Section 20(1)339 as follows:

#### **339. WEST SIDE OF LANGLOIS AVENUE BETWEEN ERIE STREET EAST AND GILES BOULEVARD EAST**

For the lands comprising of Lots 149 and 150, Plan 357 the following additional provisions shall apply:

- a) For any *dwelling* within the existing *building*, the minimum *front yard depth* and minimum north *side yard width* shall be as existing on April 21, 2017. Any addition to the existing *building* shall comply with the applicable provisions in Section 11.2.5.
- b) For a *double duplex dwelling* or a *multiple dwelling* with a maximum of four *dwelling units*, a *parking space*, visitor parking space, or accessible parking space is permitted in a required *front yard*.

[ZDM 7; ZNG/5010; ZNG/6361]

(ADDED B/L 47-2017 Apr 21/2017)

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Motion CARRIED

Report Number: S 59/2021

Clerk's File: ZB/14085

### 7.3 Z-011/21 [ZNG/6362] – J Rauti Developments Inc 3871 Howard Ave – Rezoning Ward 9

Jim Abbs (author), Planner III – Subdivisions

Mr. Abbs provides a presentation of the proposed development.

Melanie Muir – Dillon Consulting (agent) – in agreement with the recommendations and are available for questions.

Jeffrey Gignac (resident) – proposed development will have adverse affect on their family/property regarding proximity to his property, privacy, inadequate parking and traffic.

The Chair, Member Gyemi and Councillors Gill and Sleiman inquire about the following:

- Concerns for parking
- Setbacks of property compared to current zoning
- Building height requirements compared to proposed development
- Rear setback
- Howard Avenue improvements
- Association with the size of the lot and the height of the building

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

Decision Number: **DHSC 289**

#### RECOMMENDATIONS

THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED**, changing the zoning of Lot 6, Concession 4, designated as Part 1 on Reference Plan 12R 10242, in the City of Windsor, known municipally as 3871 Howard Ave, from Residential District 1.4 (RD1.4) to Residential District (RD) 2.5 with the following site specific regulations:

Lot Area – Minimum -	133m <sup>2</sup> /unit, to a Maximum of 12 units
Front Yard Depth- Minimum	4.0 m
Rear Yard Depth - Minimum	3.0 m
Building Height – Maximum	10.0 m

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THAT Part of Lot 6, Concession 4 in the City of Windsor, known municipally as 3871 Howard Ave; subject to rezoning Z 011/21 [ZNG6362] **BE EXEMPT** from Interim Control By-law 103-2020.

Motion CARRIED UNANIMOUSLY

Report Number: S 61/2021

Clerk's File: ZB/14111

### 8. ADJOURNMENT

There being no further business, the meeting of the Development & Heritage Standing Committee (Planning Act Matters) is adjourned at 6:34 p.m.

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Ward 3 – Councillor Bortolin  
(Chairperson)

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Thom Hunt  
(Secretary)