

## Development & Heritage Standing Committee Meeting

Date: Monday, June 8, 2020

Time: 1:00 o'clock p.m.

### **Members Present:**

#### **Councillors**

Ward 3 - Councillor Bortolin (Chairperson)

Ward 4 - Councillor Holt

Ward 5 - Councillor Sleiman

Ward 7 - Vacant

Ward 10 - Councillor Morrison

#### **Members**

Member Baker

Member Bulmer

Member Foot

Member Gyemi

Member Moore

Member Rondot

#### **Members Regrets**

Member Fratangeli

Member Miller

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

### **ALSO PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:**

Thom Hunt, City Planner

Wira Vendrasco, Deputy City Solicitor

France Isabelle Tunks, Senior Manager of Engineering & Deputy City Engineer

Joe Baker, Manager of Permits & Deputy Chief Building Official

Michael Cooke, Manager of Planning Policy & Deputy City Planner

Neil Robertson, Manager of Urban Design & Deputy City Planner

Patrick Winters, Development Engineer

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George Robinson, Planner II – Revitalization & Policy Initiatives  
James Abbs, Planner III – Subdivisions  
Kevin Alexander, Planner III – Special Projects  
Christopher Aspila, Planner III – Policy & Special Studies  
Laura Diotte, Planner III – Special Projects  
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 Paul Bezaire, representing Applicant  
Item 7.1 Angie LaMarre, area resident  
Item 7.1 Rob Roy, area resident  
Item 7.2 Matt Campbell, Zelinka Priamo Ltd.  
Item 7.2 Greg Bowman, Responsive Group Inc.  
Item 7.2 Rajan Philips, Paradigm Transportation Solutions Ltd.  
Item 7.2 Matt Galvin, G Architects  
Item 7.2 Miranda George, G Architects  
Item 7.2 Pat Soulliere, owner of building at SE corner of Banwell & Tecumseh Road East

### 1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 1:14 o’clock p.m.

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

None disclosed.

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

None requested.

### 4. COMMUNICATIONS

None presented.

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## 8. ADOPTION OF THE MINUTES

### 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held May 11, 2020

Moved by: Member Baker  
Seconded by: Member Foot

THAT the minutes of the Development & Heritage Standing Committee meeting held May 11, 2020 **BE ADOPTED** as presented.  
Carried.

Report Number: SCM 160/2020  
Clerk's File: MB2020

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

None presented.

## 10. HERITAGE ACT MATTERS

### 10.1. Updates to the Archaeological Management Plan

Kristina Tang, Heritage Planner appears via video conference before the Development & Heritage Standing Committee regarding the administrative report updates to the Archaeological Management Plan and provides a brief overview of the plan including the following:

- Originally adopted in August of 2005
- AMP has been used to identify when and where archaeological assessments are required prior to land disturbances
- Reasons for the update are provided including Legislative Model and AMP Model
- The project is expected to be guided by a Steering Committee which will be composed of representative stakeholders and appointment of a Heritage Committee Member if desired.
- The Review will include engagement of stakeholders who may contribute information about archaeological resources in the area or may be impacted by the AMP
- Review, including but not limited to City of Windsor staff who process permits or lead projects that may result in disturbances to archaeological resources, Indigenous Communities, the MHSTCI, archaeological and historical societies and organizations, developers and builders.
- The recreational group of metal detectors who obtained Council's approval to be provided with a permit through City Parks Department to conduct metal detecting activities in City Parks will also be taken into consideration.

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## Development & Heritage Standing Committee

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- The consultant will not only design the engagement strategy, but also the educational and training components for both city staff and the public after adoption of the AMP Review.
- A request for Proposal for service from a licensed archaeologist has been issued and the bid closed on June 5, 2020.
- Funding for the project has been set aside in the Capital Budget.

Moved by: Member Foot

Seconded by: Member Baker

Decision Number: **DHSC 169**

THAT the report of the Heritage Planner dated May 5, 2020 entitled, "Updates to the Archaeological Management Plan" **BE RECEIVED FOR INFORMATION.**

Carried.

Report Number: S 71/2020

Clerk's File: SPL2020

At the request of Chairperson Bortolin, a recorded vote is taken.

Aye votes: Councillors Bortolin, Holt, Morrison, and Sleiman, and Members Baker, Bulmer, and Foot.

Nay votes: None.

Absent: Members Fratangeli and Miller.

Abstain: None.

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act Matters*) portion is adjourned at 1:24 o'clock p.m.

The Chairperson calls the *Planning Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 1:26 o'clock p.m.

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

### 5.1. Minutes of the May 11, 2020 Development and Heritage Standing Committee meeting (*Planning Act Matters*)

Moved by: Member Moore

Seconded by: Councillor Holt

THAT the *Planning Act* Minutes of the Development & Heritage Standing Committee meeting held May 11, 2020 **BE ADOPTED** as presented.

Carried.

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## Development & Heritage Standing Committee Monday, June 8, 2020

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Report Number: SCM 174/2020  
Clerk's File: MB2020

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

See Items 7.1 and 7.2.

### 7. *PLANNING ACT MATTERS*

#### 7.1. Zoning By-law Amendment Application for 4100 7th Con. Rd.; Applicant: MAA AshaPuri Enterprises Inc.; File No. Z-020/19, ZNG/5980; Ward 9.

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

Decision Number: **DHSC 165**

- I. THAT By-law 85-18 cited as the "Township of Sandwich South Comprehensive Zoning By-law" **BE REPEALED** for the land located at the southeast corner of the intersection of Baseline Road and 7th Concession Road, described as Pt Lot 16, Concession 7, Sandwich East, and further described as PART 2, 12R16823.
- II. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of the land located at the southeast corner of the intersection of Baseline Road and 7th Concession Road, described as Pt Lot 16, Concession 7, Sandwich East, and further described as PART 2, 12R16823, from Hamlet Commercial zone under Zoning By-law 85-18 to Commercial District 3.3 under Zoning By-law 8600 with a holding prefix, so as to facilitate the construction of a Hotel.
- III. THAT the holding symbol **BE REMOVED** when the applicant/owner submits an application to remove the H symbol and the following conditions are satisfied:
  - a) The Owner(s) enter into an agreement with the Corporation of the City of Windsor for all requirements under the General Provisions of the Site Plan Control Agreement, including the following additional provisions, and any other provision deemed relevant:

***Availability of municipal sanitary sewer*** – construct, or agree to construct, sanitary sewer extension from existing municipal sanitary sewer trunk within the subject area to the subject land, to the satisfaction of the City Engineer.

***Local Improvement Works*** – sign petitions for and not to oppose the construction, under the provisions of Ontario Regulation 586/06 for local improvements, of a sanitary sewer abutting the subject lands.

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## Development & Heritage Standing Committee

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**Sewer Connections** – obtain a permit from the Engineering Department to connect the private sanitary connection to the future service provided at the property line.

**Land Conveyance for road widening purposes** – gratuitous conveyance of

- 3.0m wide parcel across the entire 7th Concession Road frontage, and
- 2.0m wide parcel across the entire Baseline Road frontage of the subject lands, to the Corporation, in fee simple and without encumbrance, in accordance with the requirements of the County Road 42 portion of the Lauzon Parkway Environmental Assessment Report, and to the satisfaction of the City Engineer.

**Corner Cut-Off** – gratuitous conveyance of a corner cut-off sufficient in magnitude to facilitate improvements at the 7th Concession Road/County Road 42 Intersection, in accordance with the requirements of the County Road 42 Portion of the Lauzon Parkway Environmental Assessment Report, and to the satisfaction of the City Engineer.

**Sidewalks** – at the discretion of the City Engineer,

1. Construct at their expense and according to City of Windsor Standard Specifications, a concrete sidewalk along the entire 7th Concession Rd and Baseline Road frontages of the subject lands. All work to be to the satisfaction of the City Engineer; or
2. Pay to the Corporation the sum of \$25,000.00 being the Owner's contribution towards the future construction of a concrete sidewalk along the entire 7th Concession Rd and Baseline Road frontages of the subject lands.

**Curbs and Gutters** – at the discretion of the City Engineer,

1. Construct at their own expense and according to City of Windsor Standard Specifications, a concrete curb and gutter along the entire 7th Concession Rd and Baseline Road frontages of the subject lands. All work to be to the satisfaction of the Corporation's City Engineer; or
2. Pay to the Corporation, prior to the issuance of a construction permit, the sum of \$14,000.00 being the Owner's contribution towards the future construction of concrete curb and gutter on the frontage of the subject lands.

**Storm Detention** - construct storm detention scheme, to the satisfaction of the City Engineer and the Ministry of Environment, Conservation & Parks (MECP).

**ERCA Requirements** – follow all drainage and flood-proofing recommendations of the Essex Region Conservation Authority (ERCA) may have with respect to the subject land, and obtain all necessary permits from ERCA with respect to the drainage works on the subject lands.

**Off-Site Improvement** – an auxiliary westbound left-turn lane with a storage length of 15-meters at the intersection of Concession Road 7 and West Driveway to be provided at the owner's cost.

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**Enbridge Gas requirement** - a minimum separation of 0.3m from all Gas facilities.

**Noise mitigation measures** – implementation of the mitigation measures recommended in the Noise Report dated January 22, 2020, prepared by Akoustik Engineering Limited.

- b) **Site Plan Control Agreement** registered on title of the subject property; and
- c) **Ministry of Environment, Conservation & Parks (MECP) approval** for Storm Water Management for the subject site.

Carried.

Report Number: S 42/2020

Clerk's File: ZB/13675

### 7.2. OPA & Rezoning – Responsive Group – 3175-3215 Banwell - OPA 131 OPA/6047 Z-004/20 ZNG/6046 -Ward 7

Moved by: Member Gyemi

Seconded by: Member Moore

Decision Number: **DHSC 166**

THAT Volume 1: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by changing the land use designation of Part of Lots 143 and 144, Concession 1, designated as Parts 1 to 4, 11 to 15, and 26 to 30, Plan 12R-27789 (PIN 01566-0995; Roll No. 070-890-02411), situated on the west side of Banwell Road between Tecumseh Road East and Palmetto Street, on Schedule D: Land Use from “Commercial Corridor” to “Residential”.

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part of Lots 143 and 144, Concession 1, designated as Parts 1 to 4, 11 to 15, and 26 to 30, Plan 12R-27789 (PIN 01566-0995; Roll No. 070-890-02411), situated on the west side of Banwell Road between Tecumseh Road East and Palmetto Street, from HCD2.1 and S.20(1)181 to Residential District 3.20 (RD3.20) on the following basis:

#### 12.20 RESIDENTIAL DISTRICT 3.20 (RD3.20)

##### 12.20.1 PERMITTED USES

*Lodging House*

*Residential Care Facility*

Any use accessory to the above uses

##### 12.20.5 PROVISIONS

.1	Lot Frontage – minimum	As existing
.2	Lot Area – minimum	As existing
.3	Lot Coverage – maximum	35.0%
.4	Main Building Height – maximum	14.0 m
.5	Front Yard Depth – minimum	3.50 m

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.6	Rear Yard Depth – minimum	6.0 m
.7	Side Yard Width – minimum	6.0 m
.8	Landscaped Open Space Yard – minimum [ZDM 15; ZNG/6046]	25.0% of the <i>lot area</i>

Carried.

Report Number: S 74/2020  
Clerk's File: Z0/13758 & ZB/13757

### 7.3. Approval of a Plan of Condominium with Exemption under Section 9(3) of the *Condominium Act* – Skyline Real Estate Holdings Inc. 737 Ouellette Ave. – CDM 001-20 [CDM-6041] ; Ward 3

Moved by: Councillor Holt  
Seconded by: Member Rondot

Decision Number: **DHSC 167**

THAT the application of Skyline Real Estate Holdings Inc. for an exemption under Section 9(3) of *The Condominium Act* for approval of a plan of condominium (Standard Condominium), comprised of 10 additional dwelling units, as shown on the attached Maps No. CDM-001/20-1 to CDM 001/20-6, within in an existing condominium tenured Multiple Dwelling structure designated ; Essex Condominium Plan (ECP) 169, City of Windsor; located at 737 Ouellette Avenue **BE APPROVED** for a period of three (3) years.

Carried.

Report Number: S 75/2020  
Clerk's File: ZP/13761

### 7.4. Approval of a Plan of Condominium with Exemption under Section 9(3) of the *Condominium Act* – Piroli Construction Inc. 850 Wyandotte Street W – CDM 002-20 [CDM-6053]; Ward 3

Moved by: Councillor Sleiman  
Seconded by: Councillor Morrison

Decision Number: **DHSC 168**

THAT the application of Piroli Construction Inc. for an exemption under Section 9(3) of *The Condominium Act* for approval of a plan of condominium (Standard Condominium), comprised of 152 dwelling units, as shown on the attached Map No. CDM-002/20-1 and CDM-002/20-2 within in a newly constructed Multiple Dwelling structure on a parcel legally described as; Part of Lots 34 to 42, (inclusive) Registered Plan 71, Part of Lots 148 to 155 (Inclusive), Part of Alley, Part Lane, Registered Plan 282 and Part of Block 'Z', Registered Plan 469, City of Windsor; located at 850 Wyandotte Street West **BE APPROVED** for a period of three (3) years.

Carried.

Report Number: S 76/2020  
Clerk's File: ZP/13820



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There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 2:58 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 2:59 o'clock p.m.

### 11. ADMINISTRATIVE ITEMS

#### 11.1. Response to B3/2020 Directing Administration to Report Back with a Neighbourhood Residential Rehabilitation Grant Program and List of Funded CIPs

Moved by: Councillor Holt  
Seconded by: Councillor Sleiman

Decision Number: **DHSC 170**

THAT the report of the Planner III Special Projects dated April 27, 2020 entitled "Response to B 3/2020 Directing Administration to Report Back with a Neighbourhood Residential Rehabilitation Grant Program and List of Funded CIP's" **BE RECEIVED** for Information; and,

THAT a micro grant program for the Downtown Community Improvement Plan, using the Ford City Community Improvement Plan as the basis, **BE APPROVED**.

Carried.

Report Number: S 68/2020

Clerk's File: Z/10320

#### 11.2. Application by the Registered Owner (1603965 Ontario Ltd.) of 3311 Peter Street for an exemption from Demolition Control By-law 20-2007 and an application for Financial Incentives under the Sandwich Community Improvement Plan (Ward 2)

Moved by: Councillor Holt  
Seconded by: Councillor Morrison

Decision Number: **DHSC 171**

- I. THAT the Chief Building Official **BE AUTHORIZED** to issue a demolition permit to the registered owner (1603965 Ontario Ltd.), under an Agreement of Purchase and Sale, to demolish a one (1) storey single unit detached dwelling located at 3311 Peter Street (see Appendix 'A'), to construct a one (1) storey single family residential dwelling with a secondary suite 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; and,

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## Development & Heritage Standing Committee

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- 
- 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; and,
- 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 Twenty Thousand Dollars (\$20,000) on the collectors roll of the property and prepare a certificate for registration; and,
- IV. THAT the City Solicitor **BE DIRECTED** to register the certificate in the land registry office against the property; and,
- V. THAT the request for incentives under the Sandwich Incentive Program made by the registered owner (1603965 Ontario Ltd.), of the property located at 3311 Peter 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 (+/-**\$11,823.00**);
  - ii. *Revitalization Grant Program* for 70% of the municipal portion of the tax increment for up to 10 years (+/-**\$1,561.00** per year); and,
- 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; and,
- VII. 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 69/2020

Clerk's File: ZS/13670

### **11.3. Close the Westerly 6.1m Portion of Belle Isle View Boulevard ROW and 4.87m wide East/West Alley, Abutting the Property Known as 7467 St. Rose Avenue - Applicant: Glenn Murray - SAA/5550 - Ward 6**

Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **DHSC 172**

- I. THAT the portion of the 4.87m wide east/west alley east of the existing Alley Closure By-law 774 A between Fairview Boulevard and Belle Isle View Boulevard, south of St. Rose

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## Development & Heritage Standing Committee

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- Avenue, labelled as "Part 1" and shown on Drawing No. CC-1733 *attached* as Appendix "A", **BE ASSUMED** for subsequent closure; and,
- II. THAT the portion of the 4.87m wide east/west alley east of existing Alley Closure By-law 774A between Fairview Boulevard and Belle Isle View Boulevard, south of St. Rose Avenue, labelled as "Part 1" and shown on Drawing No. CC-1733 *attached* as Appendix "A", **BE CLOSED AND CONVEYED** to the applicant 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:
    - a. Bell Canada, Cogeco Connexion, and Enwin Utilities Ltd; and
    - b) That the applicant enter an agreement with The Corporation of the City of Windsor to purchase the portion of the alley shown as PART 1 on Drawing No. CC-1733 *attached* as Appendix "A"; and,
- III. THAT Conveyance Cost for "Part 1" shown on Drawing No. CC-1733 *attached* as Appendix "A" **BE SET** for alleys abutting lands zoned Residential RD1.2 at \$1.00 plus deed preparation fee and proportionate fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor; and,
- IV. THAT the westerly 6.1m portion of Belle Isle View Boulevard right-of-way, south side of St. Rose Avenue, labelled as "Part 2" and shown on Drawing No. CC-1733 *attached* as Appendix "A", **BE ASSUMED** for subsequent closure; and,
- V. THAT the westerly 6.1m portion of Belle Isle View Boulevard right-of-way, south side of St. Rose Avenue, labelled as "Part 2" and shown on Drawing No. CC-1733 *attached* as Appendix "A", **BE CLOSED AND CONVEYED** to the applicant 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:
    - a. Cogeco Connexion, Enbridge Gas and Enwin Utilities Ltd; and
    - b) That the applicant enter an agreement with The Corporation of the City of Windsor to purchase the portion of the right-of-way shown as PART 2 on Drawing No. CC-1733 *attached* as Appendix "A"; and,
- VI. THAT Conveyance Cost for "Part 2" shown on Drawing No. CC-1733 *attached* as Appendix "A" **BE SET** at \$3,937 per front metre without easements and \$1,969 per front metre with easements, survey cost included; and,
- VII. THAT the portion of the 4.87m wide east/west alley east of the existing Alley Closure By-law 774 A between Fairview Boulevard and Belle Isle View Boulevard, south of St. Rose Avenue, labelled as "Part 3" and shown on Drawing No. CC-1733 *attached* as Appendix "A", **BE ASSUMED** for subsequent closure; and,
- VIII. THAT the portion of the 4.87m wide east/west alley east of existing Alley Closure By-law 774A between Fairview Boulevard and Belle Isle View Boulevard, south of St. Rose Avenue, labelled as "Part 3" and shown on Drawing No. CC-1733 *attached* as Appendix "A", **BE CLOSED AND CONVEYED** to the owner of 7439 St. Rose Avenue subject to the following:

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- 
- 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:
    - a. Bell Canada, Cogeco Connexion, and Enwin Utilities Ltd; and
    - b) That the owner of 7439 St. Rose Avenue enter an agreement with The Corporation of the City of Windsor to purchase the portion of the alley shown as "Part 3" and shown on Drawing No. CC-1733 attached as Appendix "A"; and,
- IX. THAT Conveyance Cost for Part 3 shown on Drawing No. CC-1733 *attached* as Appendix "A" **BE SET** for alleys abutting lands zoned Residential RD1.2 at \$1.00 plus deed preparation fee and proportionate fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor; and,
- X. THAT the portion of the 4.87m wide east/west alley east of existing Alley Closure By-law 774A between Fairview Boulevard and Belle Isle View Boulevard, south of St. Rose Avenue, labelled as "Part 4" and shown on Drawing No. CC-1733 *attached* as Appendix "A", **BE CLOSED AND CONVEYED** to the owner of 921 Belle Isle View Boulevard 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:
    - a. Bell Canada, Cogeco Connexion, and Enwin Utilities Ltd; and
    - b) That the owner of 921 Belle Isle View Boulevard enter an agreement with The Corporation of the City of Windsor to purchase the portion of the alley labelled as "Part 4" and shown on Drawing No. CC-1733 attached as Appendix "A"; and,
- XI. THAT Conveyance Cost for Part 4 shown on Drawing No. CC-1733 *attached* as Appendix "A" **BE SET** for alleys abutting lands zoned Residential RD1.2 at \$1.00 plus deed preparation fee and proportionate fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor; and,
- XII. THAT the owner of 921 Belle Isle View Boulevard **ENTER** an agreement with The Corporation of the City of Windsor to purchase their half of the north/south alley closed by By-law RVSD 958 labelled as "Part 5" and shown on Drawing No. CC-1733 *attached* as Appendix "A"; and,
- XIII. THAT Conveyance Cost for Part 5 shown on Drawing No. CC-1733 *attached* as Appendix "A" **BE SET** for alleys abutting lands zoned Residential RD1.2 at \$1.00 plus deed preparation fee and proportionate fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor; and,
- XIV. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1733, attached as Appendix "A"; and,
- XV. THAT the owner of 921 Belle Isle View Boulevard **BE REQUESTED** to obtain a permit to maintain the driveway approach to City Standard AS-221 or AS-222, upon closure and acquisition of Part 4 as shown on Drawing No. CC-1733; and,

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- XVI. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s); and,
- XVII. 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,
- XVIII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 336-2003.  
Carried.

Report Number: S 227/2019  
Clerk's File: SAA2019

## 12. COMMITTEE MATTERS

### 12.1. Minutes of the International Relations Committee of its meeting held February 26, 2020

Moved by: Councillor Morrison  
Seconded by: Councillor Holt

Decision Number: **DHSC 173**

THAT the minutes of the International Relations Committee of its meeting held February 26, 2020 **BE RECEIVED** for information.  
Carried.

Report Number: SCM 97/2020  
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 3:09 o'clock p.m.  
Carried.

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Ward 3 - Councillor Bortolin  
(Chairperson)

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Supervisor of Council Services

**CITY OF WINDSOR MINUTES 06/08/2020**

Development & Heritage Standing Committee Meeting  
(*Planning Act* Minutes)

Date: Monday, June 8, 2020

Time: 1:00 o'clock p.m.

**Members Present:**

**Councillors**

Ward 3 - Councillor Bortolin (Chairperson)

Ward 4 - Councillor Holt

Ward 5 - Councillor Sleiman

Ward 7 - Vacant

Ward 10 - Councillor Morrison

**Members**

Member Baker

Member Bulmer

Member Foot

Member Gyemi

Member Moore

Member Rondot

**Members Regrets**

Member Fratangeli

Member Miller

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

**ALSO PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:**

Thom Hunt, City Planner

Wira Vendrasco, Deputy City Solicitor

France Isabelle Tunks, Senior Manager of Engineering & Deputy City Engineer

Joe Baker, Manager of Permits & Deputy Chief Building Official

Michael Cooke, Manager of Planning Policy & Deputy City Planner

Neil Robertson, Manager of Urban Design & Deputy City Planner

# MINUTES

## Planning, Heritage & Economic Development Committee Meeting Monday, June 8, 2020

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Patrick Winters, Development Engineer  
George Robinson, Planner II – Revitalization & Policy Initiatives  
James Abbs, Planner III – Subdivisions  
Kevin Alexander, Planner III – Special Projects  
Christopher Aspila, Planner III – Policy & Special Studies  
Laura Diotte, Planner III – Special Projects  
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	Paul Bezaire, representing Applicant
Item 7.1	Angie LaMarre, area resident
Item 7.1	Rob Roy, area resident
Item 7.2	Matt Campbell, Zelinka Priamo Ltd.
Item 7.2	Greg Bowman, Responsive Group Inc.
Item 7.2	Rajan Philips, Paradigm Transportation Solutions Ltd.
Item 7.2	Matt Galvin, G Architects
Item 7.2	Miranda George, G Architects
Item 7.2	Pat Soulliere, owner of building at SE corner of Banwell & Tecumseh Road East

### 1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 1:14 o'clock p.m.

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

None disclosed.

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

None requested.

### 4. COMMUNICATIONS

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None presented.

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

#### 5.1. Minutes of the May 11, 2020 Development and Heritage Standing Committee meeting (*Planning Act* Matters)

Moved by: Member Moore

Seconded by: Councillor Holt

THAT the *Planning Act* Minutes of the Development & Heritage Standing Committee meeting held May 11, 2020 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 174/2020

Clerk's File: MB2020

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

See Items 7.1 and 7.2.

### 7. PLANNING ACT MATTERS

#### 7.1 Z-020/19 [ZNG/5980] – MMA Asha Puri Enterprise Inc. 4100 7<sup>th</sup> Concession Rd. – Rezoning

Justina Nwaesei (author), Senior Planner - presents application.

Paul Bezaire (agent) representing applicant – presents application and explains various concerns from the public.

Angie LaMarre (resident) – has traffic and safety concerns with the application.

Rob Roy (resident) – has traffic and safety concerns with the application.

Member Gyemi asks the agent to explain the buffering between the properties. Paul Bezaire states they will provide landscaping both to the south and east sides.

Councillor Sleiman asks if there was an open house for the residents. Mrs. Nwaesei answers there was no request for an open house and we required a public consultation, which is the



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Development & Heritage Standing Committee meeting. Councillor Sleiman asks if the roundabout will be required for the hotel or if it was part of a previous plan. Mrs. Nwaesei answers the roundabout is there already in the completed Lauzon Pkwy Improvement Class EA and had nothing to do with the hotel.

Member Rondot asks Administration if Baseline is being considered a rear property access to the future hospital site.

Mrs. Nwaesei answers that Baseline does not abut the hospital site directly and the key access points to the hospital site are from 9<sup>th</sup> Concession Road and County Rd 42.

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

Decision Number: **DHSC 165**

- I. THAT By-law 85-18 cited as the "Township of Sandwich South Comprehensive Zoning By-law" **BE REPEALED** for the land located at the southeast corner of the intersection of Baseline Road and 7th Concession Road, described as Pt Lot 16, Concession 7, Sandwich East, and further described as PART 2, 12R16823.
- II. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of the land located at the southeast corner of the intersection of Baseline Road and 7th Concession Road, described as Pt Lot 16, Concession 7, Sandwich East, and further described as PART 2, 12R16823, from Hamlet Commercial zone under Zoning By-law 85-18 to Commercial District 3.3 under Zoning By-law 8600 with a holding prefix, so as to facilitate the construction of a Hotel.
- III. THAT the holding symbol **BE REMOVED** when the applicant/owner submits an application to remove the H symbol and the following conditions are satisfied:
  - a) The Owner(s) enter into an agreement with the Corporation of the City of Windsor for all requirements under the General Provisions of the Site Plan Control Agreement, including the following additional provisions, and any other provision deemed relevant:

**Availability of municipal sanitary sewer** – construct, or agree to construct, sanitary sewer extension from existing municipal sanitary sewer trunk within the subject area to the subject land, to the satisfaction of the City Engineer.

**Local Improvement Works** – sign petitions for and not to oppose the construction, under the provisions of Ontario Regulation 586/06 for local improvements, of a sanitary sewer abutting the subject lands.

**Sewer Connections** – obtain a permit from the Engineering Department to connect the private sanitary connection to the future service provided at the property line.

**Land Conveyance for road widening purposes** – gratuitous conveyance of

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- 3.0m wide parcel across the entire 7th Concession Road frontage, and
- 2.0m wide parcel across the entire Baseline Road frontage of the subject lands, to the Corporation, in fee simple and without encumbrance, in accordance with the requirements of the County Road 42 portion of the Lauzon Parkway Environmental Assessment Report, and to the satisfaction of the City Engineer.

**Corner Cut-Off** – gratuitous conveyance of a corner cut-off sufficient in magnitude to facilitate improvements at the 7th Concession Road/County Road 42 Intersection, in accordance with the requirements of the County Road 42 Portion of the Lauzon Parkway Environmental Assessment Report, and to the satisfaction of the City Engineer.

**Sidewalks** – at the discretion of the City Engineer,

1. Construct at their expense and according to City of Windsor Standard Specifications, a concrete sidewalk along the entire 7th Concession Rd and Baseline Road frontages of the subject lands. All work to be to the satisfaction of the City Engineer; or
2. Pay to the Corporation the sum of \$25,000.00 being the Owner's contribution towards the future construction of a concrete sidewalk along the entire 7th Concession Rd and Baseline Road frontages of the subject lands.

**Curbs and Gutters** – at the discretion of the City Engineer,

1. Construct at their own expense and according to City of Windsor Standard Specifications, a concrete curb and gutter along the entire 7th Concession Rd and Baseline Road frontages of the subject lands. All work to be to the satisfaction of the Corporation's City Engineer; or
2. Pay to the Corporation, prior to the issuance of a construction permit, the sum of \$14,000.00 being the Owner's contribution towards the future construction of concrete curb and gutter on the frontage of the subject lands.

**Storm Detention** - construct storm detention scheme, to the satisfaction of the City Engineer and the Ministry of Environment, Conservation & Parks (MECP).

**ERCA Requirements** – follow all drainage and flood-proofing recommendations of the Essex Region Conservation Authority (ERCA) may have with respect to the subject land, and obtain all necessary permits from ERCA with respect to the drainage works on the subject lands.

**Off-Site Improvement** – an auxiliary westbound left-turn lane with a storage length of 15-meters at the intersection of Concession Road 7 and West Driveway to be provided at the owner's cost.

**Enbridge Gas requirement** - a minimum separation of 0.3m from all Gas facilities.

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**Noise mitigation measures** – implementation of the mitigation measures recommended in the Noise Report dated January 22, 2020, prepared by Akoustik Engineering Limited.

- b) **Site Plan Control Agreement** registered on title of the subject property; and
- c) **Ministry of Environment, Conservation & Parks (MECP) approval** for Storm Water Management for the subject site.

Carried.

Report Number: S 42/2020  
Clerk's File: ZB/13675

### **7.2 Z 004-20 [ZNG-6046] & OPA 131 [OPA-6047] – Responsive Group Inc. 3175, 3195 & 3215 Banwell Rd. – Zoning & Official Plan Amendment**

Adam Szymczak (author), Senior Planner – presents application.

Matt Campbell (agent), representing the applicant – is available for questions.

Rajan Phillips – is available for questions.

Matt Galvin – is available for questions.

Pat Soulliere (resident) – has concerns about the corner of Banwell & Tecumseh

Greg Bowman (applicant) – available for questions.

Member Rondot asks what is going to happen with Banwell Gardens property.

Greg Bowman answer that they are not sure yet.

Member Gyemi asks various questions regarding traffic.

Mr. Bowman answers they need 3-4 acres and they chose the site as it is right across the road from the current site.

Councillor Sleiman asks if this LTC home will be larger than the previous site. Mr. Bowman yes by 50 beds.

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Member Moore asks Administration if there is a requirement for new development to provide continuation to the sidewalks down Banwell Rd. Mr. Szymczak there is a sidewalk proposed for Banwell Rd.

Moved by: Member Gyemi

Seconded by: Member Moore

Decision Number: **DHSC 166**

THAT Volume 1: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by changing the land use designation of Part of Lots 143 and 144, Concession 1, designated as Parts 1 to 4, 11 to 15, and 26 to 30, Plan 12R-27789 (PIN 01566-0995; Roll No. 070-890-02411), situated on the west side of Banwell Road between Tecumseh Road East and Palmetto Street, on Schedule D: Land Use from “Commercial Corridor” to “Residential”.

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part of Lots 143 and 144, Concession 1, designated as Parts 1 to 4, 11 to 15, and 26 to 30, Plan 12R-27789 (PIN 01566-0995; Roll No. 070-890-02411), situated on the west side of Banwell Road between Tecumseh Road East and Palmetto Street, from HCD2.1 and S.20(1)181 to Residential District 3.20 (RD3.20) on the following basis:

### 12.20 RESIDENTIAL DISTRICT 3.20 (RD3.20)

#### 12.20.1 PERMITTED USES

*Lodging House*

*Residential Care Facility*

Any use accessory to the above uses

#### 12.20.5 PROVISIONS

.1	Lot Frontage – minimum	As existing
.2	Lot Area – minimum	As existing
.3	Lot Coverage – maximum	35.0%
.4	Main Building Height – maximum	14.0 m
.5	Front Yard Depth – minimum	3.50 m
.6	Rear Yard Depth – minimum	6.0 m
.7	Side Yard Width – minimum	6.0 m
.8	Landscaped Open Space Yard – minimum	25.0% of the <i>lot area</i>

[ZDM 15; ZNG/6046]

Carried.

Report Number: S 74/2020  
Clerk's File: Z0/13758 & ZB/13757

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### **7.3. Approval of a Plan of Condominium with Exemption under Section 9(3) of the *Condominium Act* – Skyline Real Estate Holdings Inc. 737 Ouellette Ave. – CDM 001-20 [CDM-6041] ; Ward 3**

Jim Abbs (author), Senior Planner – presents application.

Moved by: Councillor Holt  
Seconded by: Member Rondot

Decision Number: **DHSC 167**

THAT the application of Skyline Real Estate Holdings Inc. for an exemption under Section 9(3) of *The Condominium Act* for approval of a plan of condominium (Standard Condominium), comprised of 10 additional dwelling units, as shown on the attached Maps No. CDM-001/20-1 to CDM 001/20-6, within in an existing condominium tenured Multiple Dwelling structure designated ; Essex Condominium Plan (ECP) 169, City of Windsor; located at 737 Ouellette Avenue **BE APPROVED** for a period of three (3) years.

Carried.

Report Number: S 75/2020

Clerk's File: ZP/13761

### **7.4. Approval of a Plan of Condominium with Exemption under Section 9(3) of the *Condominium Act* – Piroli Construction Inc. 850 Wyandotte Street W – CDM 002-20 [CDM-6053]; Ward 3**

Jim Abbs (author), Senior Planner – presents application.

Moved by: Councillor Sleiman  
Seconded by: Councillor Morrison

Decision Number: **DHSC 168**

THAT the application of Piroli Construction Inc. for an exemption under Section 9(3) of *The Condominium Act* for approval of a plan of condominium (Standard Condominium), comprised of 152 dwelling units, as shown on the attached Map No. CDM-002/20-1 and CDM-002/20-2 within in a newly constructed Multiple Dwelling structure on a parcel legally described as; Part of Lots 34 to 42, (inclusive) Registered Plan 71, Part of Lots 148 to 155 (Inclusive), Part of Alley, Part Lane, Registered Plan 282 and Part of Block 'Z', Registered Plan 469, City of Windsor; located at 850 Wyandotte Street West **BE APPROVED** for a period of three (3) years.

Carried.

Report Number: S 76/2020

Clerk's File: ZP/13820

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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 2:58 o'clock p.m.

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Ward 3 – Councillor Bortolin  
(Chairperson)

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Thom Hunt  
(Secretary)