

## Development & Heritage Standing Committee Meeting

Date: Monday, May 10, 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 Moore

Member Rondot

#### **Members Regrets**

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:**

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

James Chacko, Senior Manager of Parks

Barbara Rusan, Manager of Policy & Regulatory Services

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Patrick Winters, Development Engineer  
Jolayne Susko, Coordinator of Housing Administration & Policy  
Rania Toufeili, Transportation Planner I  
Melissa Gasic, Planner II – Development Review  
Tracy Tang, Planner II – Revitalization & Policy Initiatives  
Christopher Aspila, Planner III – Policy & Special Studies  
Greg Atkinson, Planner III – Economic Development  
Laura Diotte, Planner III – Special Projects  
Kristina Tang, Planner III – Heritage  
Marianne Sladic, Clerk Steno Senior  
Sandra Gebauer, Council Assistant  
Anna Ciacelli, Supervisor of Council Services

### Delegations—participating via video conference

Item 7.1 Tracey Pillon-Abbs, Principal Planner representing the Applicant  
Item 7.1 Rony Haireek, Owner  
Item 7.3 Mike Mihai, Owner, JMV Holdings Ltd.  
Item 7.3 John Bortolotti, Architect, Sfera Architectural Associates Inc.  
Item 10.1 Vas Papadiamantopoulos and Dan Amicone, Architects of Record, Achitecttura  
Item 10.1 Shabeg Singh, Applicant

## 1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:33 o'clock p.m.

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

None disclosed.

## 3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

**7.2. 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 Gill

Seconded by: Councillor Holt

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THAT the report of the Planner II – Development Review dated April 21, 2021 entitled “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” **BE DEFERRED** to the June 14, 2021 Development & Heritage Standing Committee meeting as the 120m mailed noticed was not provided properly and affected residents did not receive mailed notification from the City.

Carried.

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

### 4. COMMUNICATIONS

None presented.

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

#### 5.1. Minutes of the April 12, 2021 Development and Heritage Standing Committee Meeting (*Planning Act* Matters)

Moved by: Councillor Gill

Seconded by: Councillor Holt

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

Carried.

Report Number: SCM 145/2021  
Clerk’s File: MB2021

### 7. *PLANNING ACT* MATTERS

#### 7.1. 4433 Wyandotte Street East Z-043/20 [ZNG6163] to add use to a zoning category and permit site specific provisions - Ward 5

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

Decision Number: **DHSC 280**

- I. THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED**, changing the zoning of LOT 25 PLAN 1492 (Roll 010-030-09100-0000), Known Municipally as 4433 Wyandotte Street East, from Residential District 2.2 (RD2.2) to Residential District 2.5 (RD2.5) with the following additional site-specific regulations:

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### Regulations:

Lot width (frontage) – minimum 16.76 m

Front yard depth – maximum 29.10 m

- II. THAT By-law 103-20 (Residential Interim Control By-law) **BE AMENDED TO EXEMPT** LOT 25 (PLAN 1492, Roll 010-030-09100-0000), Known Municipally as 4433 Wyandotte Street East subject to rezoning Z-043/20 ZNG/6163.

Carried.

Member Moore voting nay.

Report Number: S 43/2021

Clerk's File: ZB/14044

### **7.3. Zoning By-law Amendment to permit a Multiple Dwelling Development - 2676 Grand Marais Road West ZNG-040/20 [ZNG/6251]- JMV Holdings Ltd., - Ward 10**

Moved by: Councillor Holt

Seconded by: Member Gyemi

Decision Number: **DHSC 281**

- I. THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED**, changing the zoning of Lot 35, Part of Lots 3, 31 to 36 (Incl.), & Part of Blocks 'C & D' Registered Plan 1290 in the City of Windsor, known municipally as 2676 Grand Marais Road West; from Commercial District 4.1 (CD4.1) to Residential 2.5 (RD2.5); and,
- II. THAT a portion of Lot 35, Part of Lots 3, 31 to 36 (Incl.), & Part of Blocks 'C & D' Registered Plan 1290 in the City of Windsor, known municipally as 2676 Grand Marais Road West; subject to rezoning ZNG-040/20 [ZNG/6251] **BE EXEMPT** from Interim Control By-law 103-2020.

Carried.

Report Number: S 45/2021

Clerk's File: ZB/14062

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:30 o'clock p.m.

The Chairperson calls the *Heritage Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 5:30 o'clock p.m.

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## 8. ADOPTION OF THE MINUTES

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

Moved by: Member Foot

Seconded by: Councillor Sleiman

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

Carried.

Report Number: SCM 132/2021

Clerk's File: MB2021

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

See Items 10.1.

## 10. HERITAGE ACT MATTERS

### 10.1. S.W. & A. (Sandwich, Windsor & Amherstburg) Railway Car Barns, 1200-1220 University Avenue West – Request for Heritage Designation and Heritage Conservation Easement (Ward 3)

Tracy Tang, Planner II – Revitalization and Policy Initiatives, appears via video conference before the Development and Heritage Standing Committee Meeting regarding the administrative report “S.W. & A. (Sandwich, Windsor & Amherstburg) Railway Car Barns, 1200-1220 University Avenue West – Request for Heritage Designation and Heritage Conservation Easement (Ward 3)” and provides the following history and details related to the application:

- The S.W. & A. Railway Car Barns have long been known for its strong cultural heritage value and interest through its association through the all-electric railway system in Canada. It was listed with the first batch of heritage-listed properties in 2007.
- The property currently consists of two new car barn buildings known as the east barn at 1200 University Avenue and the west barn at 1220 University Avenue.
- Since 2019, the current property owners have been in discussion with the City to develop the site.
- The current proposal is to rehabilitate and renovate the two car barns and to add a new five storey residential building and parking at the rear of the property.

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- To protect the unique heritage resources and better manage the on-going redevelopment, the request is to designate the property and to enter into a Heritage Conservation Easement under Part IV of the *Ontario Heritage Act*.
  - Administration recommends initiating the designation process for the Heritage Conservation Easement for this property.

### **Shabeg Singh, Applicant**

Shabeg Singh, applicant, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report “S.W. & A. (Sandwich, Windsor & Amherstburg) Railway Car Barns, 1200-1220 University Avenue West – Request for Heritage Designation and Heritage Conservation Easement (Ward 3)” and indicates his intent is to restore the buildings to their original historical significance.

### **Vas Papadiamantopoulos and Dan Amicone, Architects of Record, Achitecttura**

Vas Papadiamantopoulos and Dan Amicone, Architects of Record, Achitecttura, appear via video conference before the Development and Heritage Standing Committee regarding the administrative report “S.W. & A. (Sandwich, Windsor & Amherstburg) Railway Car Barns, 1200-1220 University Avenue West – Request for Heritage Designation and Heritage Conservation Easement (Ward 3)” and are available for questions.

Member Baker remarks that she visited the property recently and adds that the plans for the building are exciting. Ms. Baker asks the applicant to comment on the plans for the roof at the back. Mr. Singh indicates that this area is currently being stabilized before work begins on the Conservation Plan. Mr. Papadiamantopoulos advises that a Heritage Engineer has been retained to stabilize the structure and all of the critical elements.

Member Baker asks Administration to comment on the timelines. Ms. Tang indicates that the Owner and Architect advised that the Heritage Architect was recently retained and that they are working with the proponent team on the finalization of the conservation treatment and the design of the barrel roof building. Ms. Tang adds that in terms of the designation, there are some legal requirements for notices with property titles, which may require severances within that property parcel, and administration is working through the details of the development proposal.

Councillor Bortolin refers to the Walker Power Building and adds that the process began with the designation at the end. They worked with the proponent so they did not have to come back with a Heritage Alteration Permit, and in this way, Administration works with the proponent throughout the process.

Moved by: Member Baker

Seconded by: Member Foot

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Decision Number: **DHSC 282**

- I. THAT the City Clerk **BE AUTHORIZED** to publish a Notice of Intention to Designate the S.W.&A. (Sandwich, Windsor & Amherstburg) Railway Car Barns, 1200-1220 University Avenue West, in accordance with Part IV of the *Ontario Heritage Act* for the reasons attached in Appendix 'A'; and,
- II. THAT the Owner of 1200-1220 University Avenue West, 'The S.W.&A. (Sandwich, Windsor & Amherstburg) Railway Car Barns', enter into a Heritage Conservation Easement with the City according to Section 37 of the *Ontario Heritage Act*, and THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Heritage Conservation Easement in content satisfactory to the City Planner and form to the City Solicitor.

Carried.

Report Number: S 47/2021  
Clerk's File: MBA/11662

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 5:41 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:41 o'clock p.m.

## 11. ADMINISTRATIVE ITEMS

### 11.1. Response to CQ24-2020 Regarding Officially Naming Alleys and Laneways

Councillor Holt asks Administration if most of the municipalities surveyed in the report have an official street naming policy for their alleys and laneways. Chris Aspila, Senior Planner – Policy & Special Studies, appears via video conference before the Development & Heritage Standing Committee regarding the administrative report "Response to CQ 24-2020 Regarding Officially Naming Alleys and Laneways" and indicates that most municipalities do have policies that formally name their alleys and laneways.

Councillor Holt inquires about the meaning of the term "full city services." Mr. Aspila responds that the municipalities provide the full range of city services, i.e. maintaining the alleyways or laneways, and fire and police services.

Councillor Holt asks Administration that if the City of Windsor was included in the list noted in the report, would the City of Windsor be the only "no." Mr. Aspila indicates that the City of Kingston has a policy for the naming of corporate assets and has an unofficial commemoration policy, which provides the opportunity for informal naming of streets or alleys; and in that case, they do not provide full municipal services to their alleys and laneways. Mr. Aspila adds that they install a

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plaque and assign a commemorative name to the alley, which is reviewed by their council on a case-by-case basis.

Councillor Holt inquires about the emergency service response and adds that other municipalities that have an official naming policy for their alleys and laneways offer a better emergency response for police, fire, and ambulance because there is an actual address. Mr. Aspila notes that in speaking with Barry Horrobin, Director of Planning & Physical Resources, Windsor Police, he indicated that the municipalities that they surveyed stated that this is helpful.

Councillor Holt states that City Council approved the Secondary Suites Policy and that Additional Dwelling Units (ADUs) are being built in laneways and asks Administration to comment on how those laneway houses are identified for mail delivery and emergency response without officially named alleys. Mr. Aspila indicates that in discussion with Windsor Police Services that they identify the alley behind the property at address “such and such” for example. Mr. Aspila adds that as it relates to mail service, he will contact Canada Post and report back with that information.

Councillor Holt inquires should Council decide to move forward with the Informal Naming Policy, would they be able to use that address on an ADU in an informally named laneway or alley. Mr. Aspila indicates that question would need to be studied in more detail as it has not been examined yet.

Councillor Holt inquires whether this should be investigated prior to moving forward on implementing either the informal or the formal naming policy. Mr. Aspila indicates that there is an opportunity to review further.

Councillor Sleiman inquires that if a policy is adopted to name alleys, would all alleys be named. Mr. Aspila responds that at this time, the preferred option for Administration is to go with the ceremonial naming or informal naming of alleys. Mr. Aspila adds that an upcoming report in response to a Council Question will be coming from the Office of the City Engineer and he suggests waiting until that report goes before Council and a more fulsome discussion regarding all of the issues relating to alleys can be held.

Councillor Gill inquires as to the number of alleys to be named. Mr. Aspila indicates that the number of alleys has not yet been reviewed and the recommended approach by Administration is the informal naming of alleys.

Councillor Gill remarks that the City will be spending money to close and name alleys. Councillor Bortolin advises that not all alleys are being closed in the city and the desire is to close alleys that are unwanted remnants. Councillor Bortolin adds that the spirit of the CQ24-2020 report was to talk about certain areas in the city where the alleys are an important part of the infrastructure and to take it to the next level to identify it. Councillor Bortolin indicates that this is not intended to name all alleys; a neighbourhood will bring forward a request to name the alley.

Councillor Bortolin refers to the Appendix B in the Report relating to full city services levels, and inquires whether there are certain minimum standards of services and service levels for the alleys.



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Mr. Aspila responds there are certain minimum standards and that varies dependent upon the level of service that each municipality delivers. Mr. Aspila adds that the information relating to the municipalities was provided from their respective websites.

Moved by: Councillor Holt  
Seconded by: Councillor Sleiman

Decision Number: **DHSC 283**

- I. THAT the report of the Senior Planner – Policy & Special Studies dated March 17, 2021 entitled “Response to CQ24-2020 Regarding Officially Naming Alleys and Laneways” **BE RECEIVED** for information; and,
- II. THAT the policy and process of informal naming of alleys and laneways **BE APPROVED**; and further,
- III. THAT the Report of the Senior Planner – Policy & Special Studies dated March 17, 2021 entitled “Response to CQ24-2020 - Officially Naming Alleys and Laneways” **BE INCLUDED** in the broader discussion when the report from the Office of the City Engineer related to Alley Standards Development moves forward to Council.

Carried.

Report Number: S 28/2021  
Clerk’s File: ST2021

### **11.2. Response to Council Question 26-2018 and Council Resolution 560-2019 Regarding Adding Secondary Suites to Downtown CIP Incentive Packages, Ward 3 and Ward 4**

Councillor Borotolin provides a brief background related to the Council Question and indicates that when the Additional Dwelling Units (ADUs) were approved, he asked if this could be added to the Community Improvement Plans and at that time it was undetermined if the ADUs would increase the tax value or the assessment value of the properties, but it does appear now that it does increase the tax or assessment value. Neil Robertson, Manger of Urban Design, appears via video conference before the Development & Heritage Standing Committee regarding the administrative report “Response to Council Question CQ 26-2018 and Council Resolution 560-2019 regarding Adding Secondary Suites to Downtown CIP Incentive Packages, Ward 3 and Ward 4” and indicates that anywhere there is a Community Improvement Plan, the residential component would apply, i.e. Ford City, Sandwich Towne, they will all have an element of this tax increment and funding model.

Moved by: Councillor Holt  
Seconded by: Councillor Morrison

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Decision Number: **DHSC 284**

- I. THAT the report of the Planner III – Special Projects dated April 16, 2021 entitled “Response to Council Question 26-2018 and Council Resolution 560-2019 Regarding Adding Secondary Suites to Downtown CIP Incentive Packages, Ward 3 and Ward 4” **BE RECEIVED** for information

Carried.

Report Number: S 42/2021  
Clerk’s File: SPL2021

### 11.3. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by 850 Division Inc. for 850 Division Road (Ward 9)

Moved by: Councillor Sleiman  
Seconded by: Councillor Morrison

Decision Number: **DHSC 285**

- I. THAT the request made by 850 Division 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 850 Division Road pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan;
- II. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of \$22,950 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 \$22,950 under the Environmental Site Assessment Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to Brownfield Strategy Remediation (project 7069003).

Carried.

Report Number: S 44/2021  
Clerk’s File: Z/8955

## 12. COMMITTEE MATTERS

### 12.1. Minutes of the International Relations Committee of its meeting held March 23, 2021

Moved by: Councillor Holt  
Seconded by: Councillor Morrison

Decision Number: **DHSC 286**

THAT the minutes of the International Relations Committee (IRC) of its meeting held March 23, 2021 **BE RECEIVED**.

Carried.

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Report Number: SCM 130/2021  
Clerk's File: MB2021

### 13. QUESTION PERIOD

None registered.

### 14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Matters) is adjourned at 6:12 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, May 10, 2021  
Time: 4:30 pm**

**MEMBERS PRESENT:**

**Councillors:**

Ward 3 - Councillor Bortolin (Chair)  
Ward 4 - Councillor Holt  
Ward 5 - Councillor Sleiman  
Ward 7 - Councillor Gill  
Ward 10 - Councillor Morrison

**Members:**

Member Gyemi  
Member Moore  
Member Rondot

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

**ALSO PRESENT ARE THE FOLLOWING FROM ADMINISTRATION:**

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  
James Chacko, Senior Manager of Parks  
Barbara Rusan, Manager of Policy & Regulatory Services  
Patrick Winters, Development Engineer  
Jolayne Susko, Coordinator of Housing Administration & Policy  
Rania Toufeili, Transportation Planner I  
Melissa Gasic, Planner II – Development Review  
Tracy Tang, Planner II – Revitalization & Policy Initiatives  
Christopher Aspila, Planner III – Policy & Special Studies  
Greg Atkinson, Planner III – Economic Development  
Laura Diotte, Planner III – Special Projects  
Kristina Tang, Planner III – Heritage  
Marianne Sladic, Clerk Steno Senior

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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 4:33 pm.

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

None

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

7.2 Development Application – Z-034/20 [ZNG/6218] – Ron Davidson – 0 Windsor Ave (also known as 1517-1521 Windsor Ave, south of 1515 Windsor Ave) – Ward 3 - to add use to a zoning category and permit site specific provisions.

Moved by: Councillor Gill

Seconded by: Councillor Holt

THAT the report of the Planner II – Development Review dated April 21, 2021 entitled “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” **BE DEFERRED** to the June 14, 2021 Development & Heritage Standing Committee meeting as the 120m mailed noticed was not provided properly and affected residents did not receive mailed notification from the City.

Carried.

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

### 4. COMMUNICATIONS

None

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## 5. ADOPTION OF THE PLANNING ACT MINUTES

### 5.1 Minutes of the Development & Heritage Standing Committee (*Planning Act Matters*) minutes held April 12, 2021.

Moved by: Councillor/Gill

Seconded by: Councillor/Holt

THAT the Minutes of the Development & Heritage Standing Committee meeting (*Planning Act Matters*) meeting held April 12, 2021 **BE ADOPTED** as presented.

CARRIED, UNANIMOUSLY.

Report Number: SCM 145/2021

Clerk's File: MB2021

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

Item 7.1 Tracey Pillon-Abbs, Principal Planner representing the Applicant

Item 7.1 Rony Haireek, Owner

Item 7.3 Mike Mihai, Owner, JMV Holdings Ltd.

Item 7.3 John Bortolotti, Architect, Sfera Architectural Associates Inc.

## 7. PLANNING ACT MATTERS

### 7.1 Z-043/20 [ZNG/6163] – Anni Mousheekh 4433 Wyandotte St E – Rezoning Ward 5

Melissa Gasic (author), Planner II – Development Review

Ms. Gasic provides a presentation of the application.

Tracey Pillon-Abbs (agent) is in support of Administration's recommendations and is available for questions.

Ronnie Herrick (owner) available for questions.

Councillor Sleiman, Councillor Gill and Members Moore and Rondot inquire about number of units, maximizing available rental units, parking and location as well as the Iterim By-law.

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

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Decision Number: **DHSC 280**

### RECOMMENDATIONS

- I. THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED**, changing the zoning of LOT 25 PLAN 1492 (Roll 010-030-09100-0000), Known Municipally as 4433 Wyandotte Street East, from Residential District 2.2 (RD2.2) to Residential District 2.5 (RD2.5) with the following additional site-specific regulations:

#### **Regulations:**

Lot width (frontage) – minimum 16.76 m

Front yard depth – maximum 29.10 m

- II. THAT By-law 103-20 (Residential Interim Control By-law) **BE AMENDED TO EXEMPT** LOT 25 (PLAN 1492, Roll 010-030-09100-0000), Known Municipally as 4433 Wyandotte Street East subject to rezoning Z-043/20 ZNG/6163.

Carried.

Member Moore voting nay.

Report Number: S 43/2021  
Clerk's File: ZB/14044

### **7.3 Z-040/20 [ZNG/6251] – JMV Holdings Ltd 2676 Grand Marais Rd W – Rezoning Ward 10**

Jim Abbs (author), Planner III – Subdivisions

Mr. Abbs provides a presentation of the application.

John Bortolotti (architect) is available for questions.

Councillor Morrison and Member Gyemi inquire/comment regarding window location, building permits and excess parking availability.

Moved by: Councillor Holt

Seconded by: Member Gyemi

Decision Number: **DHSC 281**

### RECOMMENDATIONS

- I. THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED**, changing the zoning of Lot 35, Part of Lots 3, 31 to 36 (Incl.), & Part of Blocks 'C & D' Registered Plan

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1290 in the City of Windsor, known municipally as 2676 Grand Marais Road West; from Commercial District 4.1 (CD4.1) to Residential 2.5 (RD2.5); and,

- II. THAT a portion of Lot 35, Part of Lots 3, 31 to 36 (Incl.), & Part of Blocks 'C & D' Registered Plan 1290 in the City of Windsor, known municipally as 2676 Grand Marais Road West; subject to rezoning ZNG-040/20 [ZNG/6251] **BE EXEMPT** from Interim Control By-law 103-2020.

Carried.

Report Number: S 45/2-21

Clerk's File: ZB/14062

### 8. ADJOURNMENT

There being no further business, the meeting of the Development & Heritage Standing Committee (Planning Act Matters) is adjourned at 5:30 p.m.

Moved by: Member Rondot

Seconded by: Member Moore

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Ward 3 – Councillor Bortolin  
(Chairperson)

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Thom Hunt  
(Secretary)