

Development & Heritage Standing Committee Meeting

Date: Monday, November 16, 2020

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

Members Present:

Councillors

Ward 3 - Councillor Bortolin

Ward 4 - Councillor Holt

Ward 5 - Councillor Sleiman

Ward 7 - Councillor Gill

Ward 10 - Councillor Morrison

Members

Member Baker

Member Bulmer

Member Foot

Member Gyemi

Member Miller

Member Moore

Member Rondot

Members Regrets

Member Fratangeli

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

ALSO PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Shelby Askin Hager, City Solicitor

Thom Hunt, City Planner

John Revell, Chief Building Official

Wira Vendrasco, Deputy City Solicitor

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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Melissa Gasic, Planner II – Development Review
Simona Simion, Planner II – Research & Policy Support
James Abbs – Planner III – Subdivisions
Christopher Aspila, Planner III – Policy & Special Studies
Greg Atkinson, Planner III – Economic Development
Justina Nwaesei, Planner III – Subdivisions
George Robinson, Planner III – Site Plan Approval Officer
Adam Szymczak, Planner III – Zoning
Kristina Tang, Heritage Planner
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 applicant
Item 7.1	Phil Robbins, applicant
Item 7.3	Dan Amicone & Vas Papdiamantopoulos, Architects
Item 7.3	Josh Hurley-Burns, and Karl Tanner, Dillon Consulting
Item 7.3	Shabeg Singh, AIPL; Dev Singh, AIPL; Sartaj Dhillon and Harbhajan Dhillon
Item 7.3	Al Conle
Item 7.3	Aimee Allen
Item 7.3	Suzanne Cayen
Item 7.3	Betty Penny
Item 7.3	Greg Allen
Item 7.3	Mike Greenwood
Item 7.3	D’Arcy Woodrich
Item 7.4	Jackie Lassaline, Planner and Zeshan Choudhry, Agent
Item 7.5	Chintan Virani, architect and Tosin Bello, owner
Item 7.5	Melanie Muir, Dillon Consulting
Item 7.5	Jeff and Svetlana Nadalin, area residents
Item 7.5	Scott Dube, area resident
Item 7.5	Farooq Ahmed, area resident
Item 7.5	Yvonne Peltier, area resident
Item 7.5	Sahar Sulaiman, area resident
Item 7.5	Oday Ahmed, and Odour Al Amin, area residents
Item 7.5	Joe Peltier, area resident
Item 7.5	Jackie Pearson, area resident
Item 7.5	Americo Fernandes, area resident
Item 7.6	Jackie Lassaline, Planner and Robert DiMaio, architect
Item 11.1	Brian Chillman, Solicitor representing Ken Khahra
Item 11.3	Rick Chene, applicant
Item 11.3	Larry Lamont, representing mother Joan Lamont, property owner
Item 11.6	Allan White, area resident

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1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:43 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 7.6 being the administrative report, "Development Application - 1680 Tecumseh Rd W. 1378, 1366 and 0 Campbell Avenue OPA 134 [OPA 6125] Z 015/20 [ZNG6124] To permit a Multiple Dwelling Development-Ward 2," as his office is the architect for the proponent of the proposed application.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

See Item 7.3 and 7.5.

4. COMMUNICATIONS

None presented.

8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held October 13, 2020

Moved by: Councillor Holt
Seconded by: Member Baker

THAT the minutes of the Development & Heritage Standing Committee meeting held October 13, 2020 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 306/2020
Clerk's File: MB2020

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

See Items 11.1, 11.3, and 11.6.

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10. HERITAGE ACT MATTERS

10.1. Windsor Municipal Heritage Register Update (City-wide)

Kristina Tang, Heritage Planner appears via video conference before the Development & Heritage Standing Committee meeting regarding the administrative report "Windsor Municipal Heritage Register Update" and provides a brief outline of the report, adding 31 new properties to the Heritage Register, review of certain streets and sites related to streetscape features, reconfirming demolished properties, and removal of one property that has already been demolished.

Councillor Holt requests clarification related to the process of placing properties on the Heritage Register on an ongoing basis, including the selection of the properties. Ms. Tang indicates that reviewing these properties allows the City to determine the value of existing heritage resources which have not previously been recognized, and for these properties to be added to the heritage register. Ms. Tang adds that the placement of these resources on the register recognizes the cultural heritage value of the properties prior to irreversible loss happening. Ms. Tang indicates that identifying the new additions to the Heritage Register depends on the current Heritage staff. Ms. Tang adds that the Heritage department conducted a review of the Riverside Dr. W. Area in 2018 and the Ford City properties in 2019. Ms. Tang also welcomes any member of the public to provide information or nominations for properties that have cultural value to be added to the Heritage Register.

Councillor Holt inquires as to why it is in City's best interest to protect the properties. Ms. Tang indicates that Heritage resources are very tangible physical resources and part of the City's history, identity as a City, and past. Ms. Tang adds that the history of the Community is very important, and it also important where the community is, moving forward. Ms. Tang states that there is a public benefit when heritage resources are protected.

Councillor Morrison inquires about the Drouillard underpass and why it would be on the Heritage register. Ms. Tang indicates that typically buildings are placed on the register but there are also structures placed on the register. The underpass is a landmark in the Ford City neighbourhood, and the Heritage department is just identifying it as a landmark in the neighbourhood and that it has history and ties to Ford City by placing it on the Heritage Register.

Councillor Sleiman inquires about permissions moving forward should enhancements be required to the bridge. Ms. Tang indicates that the registration is limited to the concrete/steel and beam structure and that it would be a more complicated process involving federal policies that may supersede local policies. Ms. Tang adds that the Committee and then Council would make the decision if an alteration is put forward as is the case with any listed property.

Councillor Holt inquires as to whether the City notifies the property owners when their properties are put on the Heritage Registry. Ms. Tang indicates that the owners are notified after Council makes the decision to include the properties. Ms. Tang indicates that a letter is sent to the property owners describing what it means, a write up about the property, and contact information for the Heritage Department should the property owners require it.

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Moved by: Councillor Sleiman

Seconded by: Councillor Holt

Decision Number: **DHSC 216**

I. THAT the following 31 properties of cultural heritage value or interest **BE ADDED** to the Windsor Municipal Heritage Register:

- 2675 Riverside Drive West – Christian Brothers La Salle Hall – c.1943 – Neo-Tudor Revival and Arts and Craft – Sandwich
- 2585 Riverside Drive West – W. T. Piggott House/ Canterbury College Becket House – c.1922 – Double bay windows and dormers – Sandwich
- 2559 Riverside Drive West – Canterbury College Anselm House – c.1938 – Tudor Revival – Sandwich
- 2461 Riverside Drive West – House – 1923 – Craftsman – Sandwich
- 2285 Riverside Drive West – House – c.1946 – Stone Cottage – Sandwich
- 290 Vista Place – Apartment – 1927 – Vernacular with prairie style elements – Sandwich
- 197 Sunset Avenue – John Stuart House – c.1922 – Colonial Revival – Sandwich
- 223 Sunset Avenue – Kamen House – c.1922 – Craftsman; Two-and-half storey – Sandwich
- 238 Sunset Avenue – House – c.1914 – Craftsman Style – Sandwich
- 160 California – L. McGill Allan House – c.1922 – Prairie Style; Stucco – Sandwich
- 181 California – Henry T. W. Ellis House – c.1922 – Colonial Revival – Sandwich
- 160 Askin Avenue – House – c.1912 – Colonial Revival – Sandwich
- 181 Askin Avenue – McIntire House – c.1923 – Dutch Colonial Revival – Sandwich
- 237 Askin Avenue – Apartment – 1924 – shallow “H” plan with center entrance – Sandwich
- 2311 University Avenue West – Mason House – 1923– Craftsman – Sandwich
- 150 Randolph Place – Loikrec-Adelman House – 1924– Prairie Style – Sandwich
- 257 Randolph Place – House – 1924 – Craftsman – Sandwich
- Drouillard Road/Wyandotte Street East – Drouillard Road/Wyandotte Underpass–1931 – Concrete and Steel Beam Structure – Ford City
- 953-959 Drouillard Road – East Windsor Auto Part/Essex Linen Supply– c1950, 1955 – Commercial two storey building with one storey addition – Ford City
- 993 Drouillard Road – Temple Hotel/Tavern– c1920-1930s– Commercial two storey buildings– Ford City
- 994-998 Drouillard Road – Dubensky Building– c1931– Commercial two storey building– Ford City
- 1000 Drouillard Road – Moodrey Building– 1924– Commercial Building– Ford City
- 1009 - 1021 Drouillard Rd –Marigold Hotel – c1924– Commercial Building – Ford City
- 1078 - 1080 Drouillard Rd –Commercial Building – c1929– Variegated Brick-two storey – Ford City
- 1082 - 1086 Drouillard Rd –Commercial Building – c1942– Red Brick-two storey – Ford City

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- 165 Goyeau Avenue – Chatham Goyeau Parking Garage – 1964 – Double Helix Parking Garage – Core
- 284 Cameron Avenue – Alicia Mason Vocational School– 1963 – Mid-Century; Institution – Core
- 305 Janette Avenue - Dr. U. Durocher Residence & Office – 1913 – Foursquare – Windsor
- 415 Matthew Brady Boulevard – Ryanconcrete Model Home – 1950 – Concrete House – Riverside
- 432 Granada Avenue – The “Granville”, Detroit Free Press Model Home – 1929 – Trace & Diehl Architect– S. Windsor
- Peche Island – Hiram Walker Peche Island Ruins – c.1888 – Hiram Walker Peche Island Summer Residence– Detroit River

II. THAT the following properties of cultural heritage value or interest **BE CLARIFIED AND CONSOLIDATED** on the Windsor Municipal Heritage Register:

- Various Streets Walkerville – Stone Curbs – c1885 – Walkerville streetscape – Walkerville
 - 400-500 blocks Kildare Road
 - 1800-1900 blocks Brant Street
 - 2000 block Assumption Street
 - 2000 block Brant Street
 - 300 block Chilver Road
- Various Sites Walkerville– Sidewalk Slabs – c1905 – Walkerville streetscape – Walkerville
 - Southeast corner Tuscarora Street and Monmouth Road
 - Southwest corner Tuscarora Street and Monmouth Road
 - Northeast corner Tuscarora Street and Argyle Road
 - Northwest corner Tuscarora Street and Argyle Road
 - Southeast corner St. Mary’s Gate and Kildare Road
 - Northeast corner Tuscarora Street and Devonshire Road
 - Northwest corner Tuscarora Street and Devonshire Road
 - Southwest corner Tuscarora Street and Devonshire Road
 - Southeast corner Tuscarora Street and Kildare Road
 - Northwest corner Tuscarora Street and Kildare Road
 - Southwest corner Tuscarora Street and Kildare Road
 - Southeast corner Tuscarora Street and Chilver Road
 - Northeast corner Tuscarora Street and Chilver Road
 - Northeast corner Chilver Road and Tuscarora Street

III. THAT the following 2 structures **BE RETAINED** on the Windsor Municipal Heritage Register:

- 1860 Chandler Rd – former St. Bernard School Wall – 1930 (reconstructed 2019) – original Arch. Albert J. Lothian- Ford City

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- 350 City Hall Sq W – former City Hall Square Stone Wall–1957 (to be reconstructed in the future)– Stone Wall Inscription; original Arch.Sheppard & Masson –Core

IV. THAT the following property **BE REMOVED** from the Windsor Municipal Heritage Register:

- 3857 Riverside Dr E– Robert Barr House "Inn on the River"– c1890– Local Vernacular– Ford City

Carried.

Report Number: S 145/2020
Clerk's File: MBA2020

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act Matters*) portion is adjourned at 5:02 o'clock p.m.

The Chairperson calls the *Planning Act Matters* portion of the Development & Heritage Standing Committee meeting to order at 5:02 o'clock p.m.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Minutes of the Development & Heritage Standing Committee (*Planning Act Minutes*) of the meeting held October 13, 2020

Moved by: Member Rondot
Seconded by: Member Gyemi

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held October 13, 2020 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 320/2020
Clerk's File: MB2020

7. *PLANNING ACT* MATTERS

7.2. Transport Terminal Land Use Study - City Wide

Moved by: Councillor Gill
Seconded by: Member Moore

Decision Number: **DHSC 211**

THAT the Transport Terminal Land Use Study, attached as Appendix A, **BE TABLED** for consideration at the December 14, 2020 meeting of the Development & Heritage Standing Committee with no discussion at this time.
Carried.

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Report Number: S 146/2020

Clerk's File: Z/13528

7.1. Zoning By-law Amendment - 333 McEwan Avenue - Philip Robins - Z 019-20 [ZNG-6162] - Ward 2

Moved by: Councillor Holt

Seconded by: Member Gyemi

Decision Number: **DHSC 210**

1. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part Lot 7, Plan 312; located on the west side of McEwan Avenue, south of University Avenue West (shown as the subject lands on Appendix A to Report S126/2020), from RD 1.3 to RD 2.2 and by adding a site specific provision to Section 20(1) as follows:

"401 WEST SIDE OF MCEWAN AVENUE, SOUTH OF UNIVERSITY AVENUE WEST

For the lands comprising Part Lot 7, Plan 312; for any permitted use in Section 11.2.1, save and except for a townhome dwelling, the following additional provisions shall also apply:

- a) Lot Width – minimum – 10.0 m
 - b) Lot Area – minimum – 315 m²
 - c) Front Yard Depth – minimum – 5.0 m
 - d) Side Yard Width – minimum – 0.6 m for the structure existing at the time of this bylaw passing
- [ZDM 3; ZNG/6162]"

Carried.

Report Number: S 126/2020

Clerk's File: ZB/13925

7.3. Rezoning - AIPL Canada Holdings Inc. - 1200 -1220 University Avenue West - Z-009/20 [ZNG/6070] - Ward 3

Moved by: Councillor Holt

Seconded by: Councillor Gill

THAT the report of the Senior Planner dated October 27, 2020 entitled "Rezoning - AIPL Canada Holdings Inc. – 1200-1220 University Avenue West - Z-009/20 [ZNG/6070] - Ward 3" **BE DEFERRED** to the December 14, 2020 Development & Heritage Standing Committee meeting to allow a public consultation with the surrounding residents and for some of the concerns of the surrounding residents to be addressed with the proponent.

Carried.

Report Number: S 91/2020

Clerk's File: ZB/13838

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7.4. Official Plan and Zoning By-Law Amendment; 1223-1233 University Ave W OPA 137 (OPA 6170) and Z-024/20 (ZNG/6169), Ward 3

Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **DHSC 212**

- I. THAT Schedule "A: Planning Districts and Policy Areas" of Volume 1: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by applying a Specific Policy Area to West Part Lot 1 ROW; Over South Part Lot 9, Registered Plan 683, known municipally as 1223 – 1233 University Avenue West;
- II. THAT Section 1 of Volume 2: Secondary Plans & Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a Special Policy Area as follows:
 - 1.48 South Side of University Ave West, West of Wellington Ave
 - 1.48.1 The property described as West Part Lot 1 ROW; Over South Part Lot 9, Registered Plan 683, known municipally as 1223 – 1233 University Avenue West is designated Mixed Use on Schedule A: Planning Districts and Policy Areas in Volume 1: The Primary Plan;
 - 1.48.2 Notwithstanding the "Mixed Use" designation, section 6.9.2.1 Permitted Uses and section 6.9.2.2 (a) Form of Mixed Use Areas of the Official Plan, Volume 1: The Primary Plan, "small scale Low Profile residential development" and "residential uses at grade level" shall be additional permitted uses on the subject property within the existing building.
- III. THAT Zoning By-law 8600 **BE AMENDED** by adding a site specific exception to Section 20(1) for Registered Plan 683 West Part Lot 1 ROW; Over South Part Lot 9 (municipally known as 1223-1233 University Avenue West) as follows:

400. **SOUTH SIDE OF UNIVERSITY AVENUE WEST, WEST OF WELLINGTON AVENUE**

For the lands comprising of W PT Lot 1 ROW; Over S PT Lot 9, Registered Plan 683:

- a) A *dwelling unit* on the main floor and/or in the basement shall be an additional permitted use and, that for the additional permitted use, no additional *amenity area* and no additional *parking space* are required.
- b) Number of Dwelling Units – maximum – 8

and placing an H symbol on the subject parcel that shall be removed when certain conditions are completed to the satisfaction of the City Engineer.

[ZDM3; ZNG/6169]

- IV. THAT for any proposed alteration to the existing facade of the building at 1223-1233 University Avenue West, elevation drawings **SHALL BE REQUIRED** and subject to Site

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Plan Control to ensure that the proposed alteration is not irreversible to the commercial storefront facing University Avenue West.

V. THAT the lands affected **BE SUBJECT** to an H symbol and that it only be removed when the following conditions have been satisfied:

i. The owner submits an application to remove the H holding symbol;

ii. (a) Encroachment Agreement

The owner submits an application for and execute an agreement with the Corporation for the proposed encroachments into the right-of-way (i.e. private drain connection) to the satisfaction of the City Engineer.

(b) Existing Sewers and Connections

The owner further agrees, at its entire expense and to the satisfaction of the City Engineer:

1. To undertake a video inspection of the mainline sewers that will be used by the subject property and all connections to the mainline sewers that service the subject property.
2. Any redundant connections will be abandoned according to the City of Windsor Engineering Best Practice B.P.1.3.3.
3. Any new connections to combined sewers will follow City of Windsor Engineering Best Practice B.P.1.1.1.

Carried.

Member Moore voting nay.

Moved by: Councillor Holt

Seconded by: Member Rondot

Decision Number: **DHSC 213**

THAT Administration **BE REQUESTED** to report back to a future meeting of the Development & Heritage Standing Committee to quantify and qualify the impacts that commercial storefront conversions have on our main streets; and,

THAT Administration **DEVELOP** a policy to guide council in helping them decide where such residential conversions are appropriate; and further,

THAT Administration **REVIEW** and **COMMENT** on the impact of the *Landlord Tenant Act* and how a transition would happen, what is allowable and what is not; and;

THAT the administrative report also **INCLUDE** whether or not Council can impose timelines, can gain more control over the process and can force the owner to convert the property back to commercial when appropriate.

Carried.

Report Number: S 153/2020
Clerk's File: ZO/13917 & ZB/13916

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7.5. Zoning By-law Amendment Application for 1090 North Talbot Rd and 0 Pioneer, N/E CNR of North Talbot Rd & Sixth Concession Rd and N/W CNR of Pioneer Ave. & North Talbot Rd; Applicant: Tosin Bello; File No. Z-011/20, ZNG/6074; Ward 1

Moved by: Member Gyemi
Seconded by: Councillor Gill

- I. THAT the parcel described as Pt Lot 12, Concession 5 and designated as Part 7, 12R-23594 and Block 197, 12M-355, located on the northeast corner of Sixth Concession Road and North Talbot Road, BE EXEMPT from the provisions of Interim Control By-law 103/2020 and that further, Interim Control By-law 103/2020 BE AMENDED by adding to Section 5 the following paragraph:
 - **Northeast Corner of Sixth Concession and North Talbot**
Part 7, 12R-23594 and Block 197, 12M-355; Roll No. 070-140-03608;
- II. THAT the applicant's request to amend Zoning By-law 8600 by changing the zoning of the lands located on the northwest corner of Pioneer Avenue and North Talbot Road, described as Pt Lot 12, Concession 5 and designated as Parts 1&2, 12R-23594, from Residential District 1.1 (RD1.1) to Commercial District 1.12 (CD1.12) BE DENIED for the reasons noted in this report;
- III. THAT Zoning By-law 8600 BE AMENDED for the lands located on the northeast corner of Sixth Concession Road and North Talbot Road, described as Pt Lot 12, Concession 5 and designated as Part 7, 12R-23594 and Block 197, 12M-355, by adding the following site-specific zoning provisions to permit a *multi-unit residential use with an increase in maximum building height* on the subject lands:

"399. Northeast Corner of Sixth Concession and North Talbot

For the lands comprising Pt Lot 12, Concession 5 and designated as Part 7, 12R-23594 and Block 197, 12M-355, the following shall be permitted

- 1) *Dwelling Units in a Combined Use Building with any one or more of the uses permitted in section 14.12.1 of By-law 8600*; provided that
 - i. all dwelling units, not including entrances thereto, shall be located above the non-residential uses;
 - ii. the provisions in section 14.12.1 shall apply, exclusive of maximum building height, and
 - iii. a maximum building height of 3-storeys shall apply;
- 2) *A stand-alone multiple dwelling, subject to the provisions under section 12.1.5 of By-law 8600 and the following provisions:*

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- i. a multiple dwelling with 80 or more units shall be permitted to have one of each of the following uses: convenience store; business office; day nursery; medical office; personal service shop; provided that:
 - a) the use of an exterior window for the display of goods, services or advertising is prohibited;
 - b) each use is accessible only from the interior of the building. Direct access from the exterior is prohibited; and
 - c) the maximum gross floor area of each use or combination thereof shall be 100.0 square metres;
- ii. the provisions in section 14.12.1, exclusive of maximum building height, shall also apply to any stand-alone multiple dwelling; and
- iii. a maximum building height of 3-storeys shall apply.
[ZDM 13; ZNG/6074]"

The motion is **put** and is **lost**.

Aye votes: Councillor Gill and Members Gyemi and Moore.

Nay votes: Councillors Holt, Morrison, Sleiman, and Member Rondot.

Absent: None.

Abstain: None.

Moved by: Councillor Holt

Seconded by: Member Rondot

Decision Number: **DHSC 214**

THAT the report of the Planner III – Subdivisions dated October 26, 2020, entitled “Zoning By-law Amendment Application for 1090 North Talbot Rd and 0 Pioneer, N/E CNR of North Talbot Rd & Sixth Concession Rd and N/W CNR of Pioneer Ave. & North Talbot Rd; Applicant: Tosin Bello; File No. Z-011/20, ZNG/6074” **BE REFERRED** back to Administration to work with the proponents and clarify the recommendation moving forward.

Carried.

Councillor Morrison voting nay.

Report Number: S 150/2020

Clerk’s File: ZB/13839

7.6. Development Application - 1680 Tecumseh Rd W. 1378, 1366 and 0 Campbell Avenue OPA 134 [OPA 6125] Z 015/20 [ZNG6124] To permit a Multiple Dwelling Development-Ward 2

Moved by: Councillor Holt

Seconded by: Councillor Morrison

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Decision Number: **DHSC 215**

- I. THAT By-law 103-20 (Residential Interim Control By-law) **BE AMENDED TO EXEMPT** that portion of Lots 9 and 10, and Part of Lots 11, 12, 13, 14 and 15, Registered Plan 931, Known Municipally as 1680 Tecumseh Road West; 1378 Campbell Street, 1366 Campbell Avenue and 0 Campbell Avenue subject to rezoning Z-015/20 ZNG/6124;
- II. THAT Schedule "A" of Volume 1: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by applying a Specific Policy Area to Lots 9 and 10, and Part of Lots 11, 12, 13, 14 and 15, Registered Plan 931, Known Municipally as 1680 Tecumseh Road West; 1378 Campbell Street, 1366 Campbell Avenue and 0 Campbell Avenue;
- III. THAT Section 1 of Volume 2: Secondary Plans & Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a Special Policy Area as follows:
 - "1.X Northeast corner, Intersection of Tecumseh Road West and Campbell Avenue
 - 1.X.1 The property described as Lots 9 and 10, and Part of Lots 11, 12, 13, 14 and 15, Registered Plan 931, Known Municipally as 1680 Tecumseh Road West; 1378 Campbell Street, 1366 Campbell Avenue and 0 Campbell Avenue. (Northeast corner, Intersection of Tecumseh Road West and Campbell Avenue), **IS DESIGNATED** Commercial Corridor on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan;
 - 1.X.2 Notwithstanding the "Commercial Corridor" designation of the subject land on Schedule D: Land Use in Volume I – The Primary Plan, "Multiple Dwelling" shall be an additional permitted uses."
- IV. THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED**, changing the zoning of Lots 9 and 10, and Part of Lots 11, 12, 13, 14 and 15, Registered Plan 931, Known Municipally as 1680 Tecumseh Road West; 1378 Campbell Street, 1366 Campbell Avenue and 0 Campbell Avenue from Commercial District 2.1 (CD2.1) and Residential District 2.2 (RD 2.2) to Residential District (RD) 3.1, with the following additional site specific regulations:
 - i. Lot Frontage – Minimum - as existing
 - ii. Front Yard Depth – 0m
 - iii. Interior Side Yard width – Minimum – 3.6m
 - iv. Exterior Side Yard width– 0m
 - v. Required Parking – 1 space /unit
- V. THAT the building entrance adjacent to the Tecumseh Road West entrance **BE DESIGNED** so that the entrance is more prominent, facilitating more active use of the area adjacent to Tecumseh Road West, to the satisfaction of the Site Plan Control Officer.

Carried.

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

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Report Number: S 152/2020
Clerk's File: ZO/13900 & ZB/13896

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 9:06 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 9:06 o'clock p.m.

11. ADMINISTRATIVE ITEMS

11.1. Close and Convey the North/South Alley Between Blackburn Court and Huron Church Road - Ward 2 - Applicant: E. Selaya - 3769 Blackburn Court - SAA/5612

Brian Chillman, Solicitor representing Ken Khahra

Brian Chillman, Solicitor representing Ken Khahra, appears via video conference before the Development and Heritage Standing Committee to speak in support of the administrative report "Close and Convey the North/South Alley Between Blackburn Court and Huron Church Road - Ward 2 - Applicant: E. Selaya - 3769 Blackburn Court - SAA/5612."

Moved by: Councillor Holt
Seconded by: Councillor Morrison

Decision Number: **DHSC 217**

- I. THAT the portion of the 3.66 metre wide north/south alley located west of Huron Church Road abutting properties on the east side of Blackburn Court, and shown on Drawing No. CC-1738 labelled as Part 1 and Part 2 *attached* as Appendix "A", **BE ASSUMED** for subsequent closure.
- II. THAT the portion of the 3.66 metre wide north/south alley located west of Huron Church Road abutting properties on the east side of Blackburn Court, and shown on Drawing No. CC-1738 labelled as Part 1 and Part 2 *attached* as Appendix "A", **BE CLOSED AND CONVEYED** in two equal halves to the abutting property owners, in a manner deemed appropriate 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, Cogeco Connexion, MNSi and Enwin Utilities Ltd.
- III. THAT Conveyance Cost **BE SET** as follows:

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- a) For portions of the alley abutting lands zoned Residential RD1.2: \$1.00 plus deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor;
 - b) For portions of the alley abutting lands zoned Commercial CD1.6 or HCD1.6: \$14.00 per square foot without easement and \$7.00 per square foot with easements plus deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- IV. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number. CC-1738, *attached* as Appendix "A".
- V. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- VI. 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.
- VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: S 9/2020
Clerk's File: SAA2020

11.3. Close and Convey a Portion of the North/South Alley Between Crawford Avenue and Oak Street, From Montrose Street to Tecumseh Boulevard West and the East/West Alley Between 1370 Oak Street and 1380 Oak Street - SAA/4133 - Applicants: Richard & Adrienne Chene - Ward 3

Rick Chene, Applicant

Rick Chene, Applicant, appears via video conference before the Development and Heritage Standing Committee in support of the administrative recommendation in the report "Close and Convey a Portion of the North/South Alley Between Crawford Avenue and Oak Street, From Montrose Street to Tecumseh Boulevard West and the East/West Alley Between 1370 Oak Street and 1380 Oak Street - SAA/4133 - Applicants: Richard & Adrienne Chene - Ward 3."

Larry Lamont, representing mother, Joan Lamont, property owner

Larry Lamont, representing mother, Joan Lamont, property owner, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report "Close and Convey a Portion of the North/South Alley Between Crawford Avenue and Oak Street, From Montrose Street to Tecumseh Boulevard West and the East/West Alley Between 1370 Oak Street and 1380 Oak Street - SAA/4133 - Applicants: Richard & Adrienne Chene - Ward 3" and inquires as to the zoning of his property.

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Councillor Holt requests clarification from administration related to the zoning of Mrs. Lamont's property. Chris Aspila, Senior Planner – Policy & Special Studies appears before via video conference before the Development and Heritage Standing Committee regarding the administrative report "Close and Convey a Portion of the North/South Alley Between Crawford Avenue and Oak Street, From Montrose Street to Tecumseh Boulevard West and the East/West Alley Between 1370 Oak Street and 1380 Oak Street - SAA/4133 - Applicants: Richard & Adrienne Chene - Ward 3" and indicates that the property at 956 Tecumseh Blvd W. is zoned MD 1.1 Zoning which is a legal non-conforming use. Mr. Aspila adds that most surrounding properties are zoned the same MD 1.1 zoning. Mr. Aspila indicates that the current Street and alley closing policy dictates the price.

Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **DHSC 219**

- I. THAT the 4.57 metre wide east/west alley located between 1370 Oak Street and 1380 Oak Street, and shown as "Part 1" on Drawing No. CC-1776 *attached* as Appendix 'A', **BE ASSUMED** for subsequent closure.
- II. THAT the 4.57 metre wide east/west alley located between 1370 Oak Street and 1380 Oak Street, and shown as "Part 1" on Drawing No. CC-1776 *attached* as Appendix 'A', **BE CLOSED AND CONVEYED** to the applicant, and adjusted as necessary, in a manner deemed appropriate 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:
 - a. Bell Canada.
- III. THAT Conveyance Cost **BE SET** as follows:
 - a. For alley abutting lands zoned Residential RD1.3: \$1.00 plus deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- IV. THAT the portion of the 2.13 metre wide north/south alley located between Crawford Avenue and Oak Street, from Montrose Street to Tecumseh Boulevard West, and shown as "Part 2", "Part 3" and "Part 4" on Drawing No. CC -1776 *attached* as Appendix 'A', **BE ASSUMED** for subsequent closure.
- V. THAT the 2.13 metre wide north/south alley located between Crawford Avenue and Oak Street, from Montrose Street to Tecumseh Boulevard West, and shown as "Part 2", "Part 3" and "Part 4" on Drawing No. CC-1776 *attached* as Appendix 'A', **BE CLOSED AND CONVEYED** in equal halves to the abutting property owners, and adjusted as necessary, in a manner deemed appropriate by the City Planner 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, Enwin Utilities and Enbridge Gas.
- VI. THAT Conveyance Cost **BE SET** as follows:
- a. For alley abutting lands zoned Residential RD1.3: \$1.00 plus deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
 - b. For alley abutting lands zoned Manufacturing MD1.1: \$117.22 per square metre plus deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- VII. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number. CC-1776, *attached* as Appendix 'A'.
- VIII. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- IX. THAT The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor.
- X. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
- XI. THAT Conveyance Cost for the portion of the alley abutting the property at 956 Tecumseh Boulevard West **BE SET** as follows:
\$1.00 plus deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

Carried.

Report Number: S 141/2020
Clerk's File: SAA2020

11.4. Close and Convey the North/South Alley East of Marentette Ave Abutting the West Side of 840 Wyandotte St E, From Wyandotte St E to Brant St - SAA/6060 - Applicant: Seiko Homes - Ward 4

Moved by: Councillor Holt
Seconded by: Councillor Morrison

Decision Number: **DHSC 220**

- I. THAT the 4.88 metre wide north/south alley located east of Marentette Ave, abutting the west side of 840 Wyandotte St E, from Wyandotte St E to Brant St, and shown on Drawing No. CC-1769 *attached* as Appendix 'A', **BE ASSUMED** for subsequent closure.
- II. THAT the 4.88 metre wide north/south alley located east of Marentette Ave, abutting the west side of 840 Wyandotte St E, from Wyandotte St E to Brant St, and shown as "Part 2" on

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Drawing No. CC-1769 *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:
 - Bell Canada, MNSi and Enwin Utilities Ltd.

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

a. For alley abutting lands zoned Commercial CD2.2: \$172.22 per square metre without easements or \$86.11 per square metre with easements.

IV. THAT the 4.88 metre wide north/south alley located east of Marentette Ave, abutting the west side of 840 Wyandotte St E, from Wyandotte St E to Brant St, and shown as "Part 1" on Drawing No. CC-1769 *attached as Appendix 'A'*, **BE CLOSED AND CONVEYED** in two equal halves, along the centre of the subject alley to the abutting property owners, 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, MNSi and Enwin Utilities Ltd.

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

- a. For alley abutting lands zoned Commercial CD2.2: \$172.22 per square metre without easements or \$86.11 per square metre with easements.
- b. For lands abutting properties zoned Residential RD2.2: \$1 plus deed preparation fee and proportionate share of the survey cost as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

VI. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number. CC-1769, *attached as Appendix 'A'*.

VII. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VIII. 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.

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

Report Number: S 148/2020
Clerk's File: SAA2020

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11.6. Close and Convey the North/South Alley Between Marentette Avenue and Elsmere Avenue, South of Lens Avenue and North of Vimy Avenue - SAA/6075 - Applicant: Brenda Morris - Ward 4

Allan White, Area Resident

Allan White, Area Resident, appears via video conference before the Development and Heritage Standing Committee in support of the administrative recommendation in the administrative report "Close and Convey the North/South Alley Between Marentette Avenue and Elsmere Avenue, South of Lens Avenue and North of Vimy Avenue - SAA/6075 - Applicant: Brenda Morris - Ward 4."

Moved by: Councillor Holt
Seconded by: Councillor Gill

Decision Number: **DHSC 222**

- I. THAT the portion of the 4.27 metre wide north/south alley located between Marentette Avenue and Elsmere Avenue, south of Lens Avenue and north of Vimy Avenue, and shown on Drawing No. CC-1775 attached as Appendix 'A', **BE ASSUMED** for subsequent closure;
- II. THAT the portion of the 4.27 metre wide north/south alley located between Marentette Avenue and Elsmere Avenue, south of Lens Avenue and north of Vimy Avenue, and shown on Drawing No. CC-1775 attached as Appendix 'A', **BE CLOSED AND CONVEYED** in two equal halves, along the centre of the subject alley, to the abutting property owners, 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.
- III. THAT Conveyance Cost **BE SET** as follows:
 - a. For alley abutting lands zoned Residential RD1.2: \$1.00 plus deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- IV. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number. CC-1775, *attached* as Appendix 'A'.
- V. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- VI. 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.
- VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

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Report Number: S 138/2020

Clerk's File: SAA2020

11.2. To Close and Convey Part of the Westerly Portion of North Terminal Rd, Northerly of Essex Terminal Railway - SAS/5711 - Applicant: B & S Dortmans – Ward 3

Moved by: Councillor Sleiman

Seconded by: Councillor Morrison

Decision Number: **DHSC 218**

- I. THAT the portion of North Terminal Road east of Charl Avenue, labelled as “Part 1” as shown on Drawing No. CC-1751B *attached* as Appendix ‘A’, **BE ASSUMED** for subsequent closure;
- II. THAT the portion of North Terminal Road east of Charl Avenue, labelled as “Part 1” as shown on Drawing No. CC-1751B *attached* as Appendix ‘A’, **BE CLOSED AND CONVEYED** to the applicant, and adjusted as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
 - a. An easement registered by The Corporation of the City of Windsor in the City’s standard form and in accordance with the City’s standard practice;
- III. THAT Conveyance Cost **BE SET** at:
 - a. For property abutting Development Reserve DRD1.1, conveyance price will be \$10.76 per square metre without easements and \$5.38 per square metre with easements plus deed preparation fee and proportionate share of the survey cost as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor;
- IV. THAT the portion of North Terminal Road east of Charl Avenue, labelled as “Part 2” as shown on Drawing No. CC-1751B *attached* as Appendix ‘A’, **BE DENIED** for the following reasons:
 - a. The right-of-way does not meet the criteria for closure; it is deemed indispensable and not suitable for closure.
 - b. The right-of-way contains sewers and must remain accessible for servicing.
 - c. The right-of-way contains access to existing utility poles, guying, anchors, and 347/600V secondary distribution lines and must remain accessible for servicing.
- V. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number. CC-1751B *attached* as Appendix ‘A’;
- VI. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s);
- VII. 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,
- VIII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

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Report Number: S 140/2020

Clerk's File: MTR2020

11.5. Close and Convey the North/South Alley Between Tecumseh Rd W and Leduc St, East of Campbell Ave, Abutting the West Side of 1636 Tecumseh Rd W - SAA/6067 - Applicants: Adeolu Ireymi and Redeemed Christian Church of God - Ward 2

Moved by: Councillor Gill

Seconded by: Councillor Holt

Decision Number: **DHSC 221**

- I. THAT the 3.66 metre wide north/south alley between Tecumseh Rd W and Leduc St, east of Campbell Ave, and shown on Drawing No. CC-1774 attached as Appendix 'A', **BE ASSUMED** for subsequent closure;
- II. THAT the 3.66 metre wide north/south alley between Tecumseh Rd W and Leduc St, east of Campbell Ave, and shown on Drawing No. CC-1774 attached as Appendix 'A', **BE CLOSED AND CONVEYED** in two equal halves, along the centre of the subject alley, to the abutting property owners, 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, MNSi, Enwin Utilities Ltd. and Enbridge (formerly Union Gas);
- III. THAT Conveyance Cost **BE SET** as follows:
 - a. For lands abutting properties zoned Residential RD2.2: \$1 plus deed preparation fee and proportionate share of the survey cost as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor;
 - b. For lands abutting properties zoned Commercial CD2.1: \$172.22 per square metre without easements and \$86.11 per square metre with easements, deed and survey costs included;
 - c. For lands abutting properties zoned Institutional ID1.1, as the abutting property is not an operating school, \$26.90 per square metre without easements and \$13.45 per square metre with easements, plus deed preparation fee and proportionate share of the survey cost as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor;
- IV. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number. CC-1774, attached as Appendix 'A';
- V. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s);
- VI. 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,

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

Report Number: S 137/2020
Clerk's File: SAA2020

11.7. Close and Convey the North/South Alley Abutting the East Side of 3726 Howard Avenue - SAA/6095 - Applicant: 2601817 Ontario Ltd - Ward 9

Moved by: Councillor Gill
Seconded by: Councillor Morrison

Decision Number: **DHSC 223**

- I. THAT the 4.88 metre wide north/south abutting the east side of 3726 Howard Avenue, and shown on Drawing No. CC-1777 *attached as Appendix 'A'*, **BE ASSUMED** for subsequent closure;
- II. THAT the 4.88 metre wide north/south alley abutting the east side of 3726 Howard Avenue, and shown on Drawing No. CC-1777 *attached as Appendix 'A'*, **BE CLOSED AND CONVEYED** to the applicant;
- III. THAT Conveyance Cost **BE SET** as follows:
 - a. For lands abutting properties zoned Residential RD1.1: \$1 plus deed preparation fee and all survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor;
- IV. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number. CC-1777, *attached as Appendix 'A'*;
- V. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s);
- VI. 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,
- VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: S 139/2020
Clerk's File: SAA2020

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12. COMMITTEE MATTERS

12.1. Minutes of the International Relations Committee of its meeting held September 24, 2020

Moved by: Councillor Sleiman
Seconded by: Councillor Holt

Decision Number: **DHSC 224**

THAT the minutes of the International Relations Committee of its meeting held September 24, 2020 **BE RECEIVED** for information.

Carried.

Report Number: SCM 305/2020
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 9:24 o'clock p.m.

Ward 3 - Councillor Bortolin
(Chairperson)

Supervisor of Council Services

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

**Date: Monday, November 16, 2020
Time: 4:43 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:

Shelby Askin Hager, City Solicitor
Thom Hunt, City Planner
John Revell, Chief Building Official
Wira Vendrasco, Deputy City Solicitor
Michael Cooke, Manager of Planning Policy / Deputy City Planner
Neil Robertson, Manager of Urban Design / Deputy City Planner
Patrick Winters, Development Engineer
Melissa Gasic, Planner II – Development Review
Simona Simion, Planner II – Research & Policy Support
James Abbs – Planner III – Subdivisions
Christopher Aspila, Planner III – Policy & Special Studies
Greg Atkinson, Planner III – Economic Development
Justina Nwaesei, Planner III – Subdivisions
George Robinson, Planner III – Site Plan Approval Officer
Adam Szymczak, Planner III – Zoning
Kristina Tang, Heritage Planner
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 4:43 pm.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Member Gyemi discloses an interest and abstains from voting on Item 7.6 being the administrative report, "Development Application - 1680 Tecumseh Rd W. 1378, 1366 and 0 Campbell Avenue OPA 134 [OPA 6125] Z 015/20 [ZNG6124] To permit a Multiple Dwelling Development-Ward 2," as his office is the architect for the proponent of the proposed application.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

See Item 7.3 and 7.5

4. COMMUNICATIONS

None

5. ADOPTION OF THE PLANNING ACT MINUTES

5.1 Minutes of the Development & Heritage Standing Committee (*Planning Act Matters*) minutes held October 13, 2020.

Moved by: Member Rondot
Seconded by: Member Gyemi

THAT the Minutes of the Development & Heritage Standing Committee meeting (*Planning Act Matters*) meeting held October 13, 2020 **BE ADOPTED** as presented.

CARRIED, UNANIMOUSLY.

Report Number: SCM 320/2020
Clerk's File: MB2020

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

Delegations – participating via video conference:

- Item 7.1 Tracey Pillon-Abbs, Principal Planner representing applicant
- Item 7.1 Phil Robbins, applicant
- Item 7.3 Dan Amicone & Vas Papdiamantopoulos, Architects
- Item 7.3 Josh Hurley-Burns, and Karl Tanner, Dillon Consulting
- Item 7.3 Shabeg Singh, AIPL; Dev Singh, AIPL; Sartaj Dhillon and Harbhajan Dhillon
- Item 7.3 Al Conle
- Item 7.3 Aimee Allen
- Item 7.3 Suzanne Cayen
- Item 7.3 Betty Penny
- Item 7.3 Greg Allen
- Item 7.3 Mike Greenwood
- Item 7.3 D'Arcy Woodrich
- Item 7.4 Jackie Lassaline, Planner and Zeshan Choudhry, Agent
- Item 7.5 Chintan Virani, architect and Tosin Bello, owner
- Item 7.5 Melanie Muir, Dillon Consulting
- Item 7.5 Jeff and Svetlana Nadalin, area residents
- Item 7.5 Scott Dube, area resident
- Item 7.5 Farooq Ahmed, area resident
- Item 7.5 Yvonne Peltier, area resident
- Item 7.5 Sahar Sulaiman, area resident
- Item 7.5 Oday Ahmed, and Odour Al Amin, area residents
- Item 7.5 Joe Peltier, area resident
- Item 7.5 Jackie Pearson, area resident
- Item 7.5 Americo Fernandes, area resident
- Item 7.6 Jackie Lassaline, Planner and Robert DiMaio, architect

7. PLANNING ACT MATTERS

7.2 Transport Terminal Land Use Study Tabling City of Windsor - Rezoning City Wide

Adam Szymczak (author), Planner III – Zoning

Mr. Szymczak provides a verbal review of the study to be expected at the December meeting.

Moved by: Councillor Gill

Seconded by: Member Moore

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Decision Number: **DHSC 211**

RECOMMENDATIONS

THAT the Transport Terminal Land Use Study, attached as Appendix A, **BE TABLED** for consideration at the December 14, 2020 meeting of the Development & Heritage Standing Committee with no discussion at this time.

Motion CARRIED

Report Number: S 146/2020
Clerk's File: Z/13528

7.1 Z-019/20 [ZNG/6162] – Philip Robins 333 McEwan Ave – Rezoning Ward 2

George Robinson, Author, Planner II – Revitalization & Policy Initiatives

Mr. Robinson provides a brief presentation of the report.

Tracy Pillon-Abbs, agent, advises she and the applicant are in full agreement with the recommendations and is available for questions.

Mr. Gyemi seeks clarification on the setback in case of an addition. Mr. Robinson points out the section on the report to assist in his explanation/clarification and are bound to conditions of the setback if an addition is added.

Councillor Holt to Administration, does Council/Administration have any ability to charge the developers who are moving the parking to the back alley for infrastructure to bolster alley maintenance funds. Mr. Robinson notes comments from Public Works regarding alley contribution fee and any associated developmental costs through the building permit process. Mr. Winters advises there are some line items in the User Fee Schedule for next year that can be charged back to the developers.

Member Rondot asks about a recently passed by-law and better clarification between the addition of mother-in-law suites and this application? Mr. Robinson advises that Addition Dwelling Units (ADUs) are only permitted in single/semi/townhouse dwellings. This is an existing up/down duplex. Adding an addition automatically becomes a multi-dwelling unit in terms of the zoning by-law. Mr. Rondot goes on to inquire if adding an Additional Dwelling Unit to the back of the property would be permitted? Mr. Robinson advises an Additional Dwelling Unit would not be a permitted use for this type of dwelling. They'd require another rezoning to permit a dwelling in an accessory building.

Councillor Sleiman inquires how many square feet in the duplex currently? Once converted to three units, how many square feet are there per unit? Mr. Robinson refers to Appendix A where the

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currently is approximately 988 sq ft. and advises the additional 3rd unit will probably be a little less than that. Mr. Robins advises each unit is approximately 500 sq ft. The basement unit would be a little smaller. Proposing to put in a 2 bedroom unit in the basement.

Moved by: Councillor Holt

Seconded by: Member Gyemi

Decision Number: **DHSC 210**

RECOMMENDATIONS

1. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part Lot 7, Plan 312; located on the west side of McEwan Avenue, south of University Avenue West (shown as the subject lands on Appendix A to Report S126/2020), from RD 1.3 to RD 2.2 and by adding a site specific provision to Section 20(1) as follows:

"401 WEST SIDE OF MCEWAN AVENUE, SOUTH OF UNIVERSITY AVENUE WEST

For the lands comprising Part Lot 7, Plan 312; for any permitted use in Section 11.2.1, save and except for a townhome dwelling, the following additional provisions shall also apply:

- a) Lot Width – minimum – 10.0 m
- b) Lot Area – minimum – 315 m²
- c) Front Yard Depth – minimum – 5.0 m
- d) Side Yard Width – minimum – 0.6 m for the structure existing at the time of this bylaw passing
[ZDM 3; ZNG/6162]"

Motion CARRIED, UNANIMOUSLY.

Report Number: S 126/2020

Clerk's File: ZB/13925

7.3 Z-009/20 [ZNG/6070] – AIPL Canada Holdings Inc 1200-1220 University Ave W – Rezoning Ward 3

Greg Atkinson (author), Planner III – Economic Development

Mr. Atkinson provides a presentation on the report.

Karl Tanner, consultant, advises they're all in agreement with the recommendations from Administration. Mr. Tanner goes on to expand further on the presentation given earlier and all the applications and procedures the applicant will be going through, ie. Committee of Adjustment and Site Plan Control.

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Area residents D'Arcy Woodbridge, Al Conle, Aimee Allen, Suzanne Cayen, Betty (Allen) ✓Penny✓, Greg Allen and Mike Greenwood expressed the following concerns:

- Main concern – Decrease/lack of parking spaces available for tenants and visitors as well as for area businesses that may find a loss of parking availability for customers
- No fire truck lane – cannot enter the site to service – possible share with Portofino
- Access point from the alley instead of main road
- Vibration mitigation, none provided
- Lack of public input regarding the proposed development. Had none at all
- Concern over laneway – limited space to alley, pedestrian footspace, no turnaround space for service vehicles
- Little to no greenspace
- No service/delivery drop off area
- Noise caused by vehicles backing up
- Issues with refuse space and collection. Containers currently floating, no stable area to maintain in.
- Would like more clarification regarding elevation of building. Once land severed, the elevation will be based by the only access area which is the alleyway, not University Ave.
- The development will cause a block/wall to the view of the riverfront/bridge vista
- New development doesn't match the theme of the neighbourhood
- Concern over a dorm like setting
- Lighting is a concern
- Concern for some endangered species, birds and snakes that call the area home
- Overall, the entire layout is concerning

The Chair does mention to the delegates that many of their concerns are items that are addressed through the Site Plan Control process.

The Chair asks the agents/architects why there wasn't a public meeting held prior to the application coming before the Committee? Mr. Josh Hurley-Burns of Dillon Consulting answers advising they sent out a package to the surrounding neighbours notifying of the development, including the proposed Site Plan. Many comments were received of which parking was the main concern with a few minor comments regarding the servicing of the property. Because of the comments, a revision to the development was made, including an increase in parking spaces underground. A revised package was sent out to only those that initially commented. Due to Covid and restrictions in place, they did their best to update area residents of the proposed development. The Chair inquires whether the proponents would be willing to hold a more public conversation to discuss all their concerns? Mr. Tanner advises that they have no issue in doing so. They can get something going within the next month in order to explain the different processes involved and what they entail. Most of the concerns presented are dealt through the Site Plan Control process.

Councillor Holt suggests deferring the application in order to satisfy the queries presented by the delegates this evening.

Moved by: Councillor Holt

Seconded by: Councillor Gill

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RECOMMENDATIONS

THAT the report of the Senior Planner dated October 27, 2020 entitled “Rezoning - AIPL Canada Holdings Inc. – 1200-1220 University Avenue West - Z-009/20 [ZNG/6070] - Ward 3” **BE DEFERRED** to the December 14, 2020 Development & Heritage Standing Committee meeting to allow a public consultation with the surrounding residents and for some of the concerns of the surrounding residents to be addressed with the proponent.

Motion CARRIED

Report Number: S 91/2020
Clerk’s File: ZB/13838

7.4 Z-024/20 [ZNG/6169] & OPA 137 [OPA/6170] – Gamal Meakhael 1223-1233 University Ave W – Rezoning & Official Plan Amendment Ward 3

Simona Simion (author), Planner II – Research & Policy Support

Ms. Simion provides a presentation of the report.

Jackie Lassaline, planner, Lassaline Planners – supports and agrees with the recommendations. She is in attendance with the owner, Zeshan Choudry. Ms. Lassaline provides a brief presentation of the proposed development.

Councillor Morrison asks how the applicant plans to make the ground floor reversible in the event that demand for commercial space is needed? Ms. Lassaline advises although the windows and doors will be updated, the look won’t change. It will maintain that commercial type facade to the building.

Member Gyemi seeks a little more clarification on the size of the windows. Mr. Choudry advises the quality of the windows will be updated. The facade will receive no changes. Mr. Gyemi asks whether separation/privacy from the wide sidewalk is then going to be from within the unit? Mr. Choudry confirms. Mr. Gyemi then inquires about the basement unit and seeks additional clarification as to its inclusions. Mr. Choudry advises all bicycle parking will be outdoors however, there is storage provided inside for bikes. All outdoor bike parking is accessible for all tenants. The bathrooms are pre-existing.

Councillor Holt inquires why Council is hesitant to allow conversion of commercial space to residences on the main floor on a main street? What is the purpose of preserving commercial spaces on the main floor? Ms. Simion advises that the City would like to preserve commercial areas around the University in the event the University again becomes more vibrant and the need presents itself. Councillor Holt advises his question was more general to the entire city, not just the

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area around the university. Michael Cooke – Manager of Planning Policy responds advising it's the goal to find a balance between getting people out on the Main Streets, using public transportation and visiting local businesses, therefore the City isn't in outright favour of this type of conversion on Main Streets since having Commercial is financially more beneficial and helps support local businesses successfully.

Councillor Holt goes on to inquire why it is left to the owner to decide whether to convert the commercial space to residential? Can the municipality retain a little control? Mr. Cooke responds there is the ability if the owner was approached for tenancy that they do have the ability to convert back to commercial but the municipality has no timeframe to enforce as to how long a commercial business can remain residential. Councillor Holt wants to know if the Committee or Council can implement a time period of, say, 10 years where it is then reevaluated? Councillor Holt doesn't want an answer at this moment but would like a discussion on topic at a later time.

Councillor Sleiman inquires whether there are any mitigations in place for gasses in a basement apartment? Ms. Simion advises that all units will have to comply with the Ontario Building Code, including the basement unit.

Member Rondot notes concern over, when the market warrants, a return to commercial, that it can supercede the Landlord Tenant Act. A tenant can't simply be evicted to allow a commercial tenant to enter. The resident can remain until perpetuity. That is his concern. If this were a BIA, he wouldn't support this application.

Member Moore has comments similar to that of Mr. Rondot, however his conclusion differs. Mr. Moore's concern is the dependency on the Owner to be willing to convert back to commercial. History shows main floor residences are difficult to pull off, particularly those that remain commercial in appearance and implications for the street could be problematic. Fears we may be setting precedence of approving something now that we may not want to approve in future projects elsewhere. He does not approve of this application at this time.

Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **DHSC 212**

RECOMMENDATIONS

- I. THAT Schedule "A: Planning Districts and Policy Areas" of Volume 1: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by applying a Specific Policy Area to West Part Lot 1 ROW; Over South Part Lot 9, Registered Plan 683, known municipally as 1223 – 1233 University Avenue West;
- II. THAT Section 1 of Volume 2: Secondary Plans & Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a Special Policy Area as follows:

1.48 South Side of University Ave West, West of Wellington Ave

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- 1.48.1 The property described as West Part Lot 1 ROW; Over South Part Lot 9, Registered Plan 683, known municipally as 1223 – 1233 University Avenue West is designated Mixed Use on Schedule A: Planning Districts and Policy Areas in Volume 1: The Primary Plan;
- 1.48.2 Notwithstanding the “Mixed Use” designation, section 6.9.2.1 Permitted Uses and section 6.9.2.2 (a) Form of Mixed Use Areas of the Official Plan, Volume 1: The Primary Plan, “small scale Low Profile residential development” and “residential uses at grade level” shall be additional permitted uses on the subject property within the existing building.

III. THAT Zoning By-law 8600 **BE AMENDED** by adding a site specific exception to Section 20(1) for Registered Plan 683 West Part Lot 1 ROW; Over South Part Lot 9 (municipally known as 1223-1233 University Avenue West) as follows:

400. **SOUTH SIDE OF UNIVERSITY AVENUE WEST, WEST OF WELLINGTON AVENUE**

For the lands comprising of W PT Lot 1 ROW; Over S PT Lot 9, Registered Plan 683:

- a) A *dwelling unit* on the main floor and/or in the basement shall be an additional permitted use and, that for the additional permitted use, no additional *amenity area* and no additional *parking space* are required.
- b) Number of Dwelling Units – maximum – 8

and placing an H symbol on the subject parcel that shall be removed when certain conditions are completed to the satisfaction of the City Engineer.

[ZDM3; ZNG/6169]

IV. THAT for any proposed alteration to the existing facade of the building at 1223-1233 University Avenue West, elevation drawings **SHALL BE REQUIRED** and subject to Site Plan Control to ensure that the proposed alteration is not irreversible to the commercial storefront facing University Avenue West.

V. THAT the lands affected **BE SUBJECT** to an H symbol and that it only be removed when the following conditions have been satisfied:

- i. The owner submits an application to remove the H holding symbol;
- ii. (a) Encroachment Agreement
The owner submits an application for and execute an agreement with the Corporation for the proposed encroachments into the right-of-way (i.e. private drain connection) to the satisfaction of the City Engineer.
(b) Existing Sewers and Connections
The owner further agrees, at its entire expense and to the satisfaction of the City Engineer:

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1. To undertake a video inspection of the mainline sewers that will be used by the subject property and all connections to the mainline sewers that service the subject property.
2. Any redundant connections will be abandoned according to the City of Windsor Engineering Best Practice B.P.1.3.3.
3. Any new connections to combined sewers will follow City of Windsor Engineering Best Practice B.P.1.1.1.

Motion CARRIED

Member Moore voting nay

Moved by: Councillor Holt

Seconded by: Member Rondot

Decision Number: **DHSC 213**

THAT Administration **BE REQUESTED** to report back to a future meeting of the Development & Heritage Standing Committee to quantify and qualify the impacts that commercial storefront conversions have on our main streets; and,

THAT Administration **DEVELOP** a policy to guide council in helping them decide where such residential conversions are appropriate; and further,

THAT Administration **REVIEW** and **COMMENT** on the impact of the *Landlord Tenant Act* and how a transition would happen, what is allowable and what is not; and;

THAT the administrative report also **INCLUDE** whether or not Council can impose timelines, can gain more control over the process and can force the owner to convert the property back to commercial when appropriate.

Carried.

Report Number: S 153/2020
Clerk's File: ZO/13917 & ZB/13916

7.5 Z-011/20 [ZNG/6074] – Tosin Bello 1090 North Talbot Rd – Rezoning Ward 1

Justina Nwaesei (author), Planner III – Subdivisions

Ms. Nwaesei provides a presentation of the report.

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Melanie Muir, agent – Dillon Consulting – presents modifications from the original submission, as directed by the OMB decision. Ms. Muir also tries to address some of the concerns received prior to the Committee meeting.

Mr. Chintan Virani (architect) and Tosin Bello (applicant) – Mr. Bello speaks on his application and addresses some of the concerns over flooding and pooling near properties on 6th Concession.

Area residents Jeff & Svetlana Nadalin, Scott Dube, Farooq Ahmed, Sahar Sulaiman, Oday Ahmed & Odour Al Amin, Joe Peltier, Jackie Pearson and Americo Fernandes note the following concerns and are against this development:

- 1) Height of the building – against increase in height
 - No other 4-storey building in area
 - Not in line with the neighbourhood
 - Impedes westerly view
 - Additional height means additional traffic. Traffic is already dangerous for residents.
 - Increased height would impede view of oncoming traffic as there are those that already run the STOP signs. Roundabout will only make it worse since drivers won't have to stop.
- 2) Against reduction of required setback
 - This results in reduction of parking available for residents in proposed development and their visitors, resulting in an intrusion on area around the development
 - Provides less privacy for those residents living close to the development. Privacy is removed with people being able to see directly into their backyards.
- 3) Noise level increase with the increased amount of possible residents in the proposed development as well as flashing lights and dirt/garbage. Increased noise/dirt pollution.
- 4) Concern over water levels and flooding with a development of this size. There is already flooding occurring and stagnant water that has yet to be addressed.
- 5) Additional comments/references were also sent in for review by Committee members.

Member Gyemi notes concern over proximity to neighbours and inquires whether the applicant would consider reducing height on the north and east end down to 3-storeys? Mr. Bello feels he's already conceded to a reduction of his development due to concerns raised from residents. It would be a consideration near Oday Ahmed's property but the other properties are far enough away that it wouldn't warrant it. Mr. Bello notes willingness to continue to keep the neighbours aware of any changes/developments regarding this proposed development. Mr. Gyemi notes his concern over the request for double of what is currently allowed and the transition between the surrounding properties and the proposed development. Feels it's pushing the envelope too far.

Councillor Sleiman comments on the height of the proposed building compared to the area as being "out of whack". Councillor Sleiman also notes concern over lights from the 'light restaurant/retail shop' proposed. Ms. Muir advises that portion has been removed from the application with the option for small scale commercial in future.

Member Moore notes confusion with the rendering provided and seeks clarification. Ms. Muir provides that clarification. Mr. Moore also notes concern over the scale of the development over

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the scale of the surrounding neighbourhood and concurs with Mr. Gyemi's suggestion to scale back to perhaps a 3-storey development.

Member Gyemi asks of Administration, given the late changes provided by the applicant, architect and agent, what is it that the Committee is actually voting on? Ms. Nwaesei advises that the Recommendations do not necessarily include all of the applicant's requests and goes through what is and is not supported in her report. Ms. Nwaesei notes she is not changing her recommendations to include any of the additional requests presented.

Member Rondot asks whether this application should be deferred or referred back to Administration given the number of late changes made recently? Ms. Nwaesei notes respect to reservations of voting at this time, however, the changes made deal more with respect to the number of units. Ms. Nwaesei also notes that the late changes do not alter her recommendations or what is required of the applicant and anticipates the possibility of change in the proposed development.

Member Rondot inquires how is storm water runoff mitigated? Ms. Nwaesei notes before you get a permit, especially within a subdivision, there are lot grading plans that address a number of issues including drainage. Mr. Patrick Winters comments advising the lot grading will be addressed during Site Plan at which time Public Works will be involved and any mitigation will be addressed.

Councillor Gill inquires whether the revised residential application is allowed under the current zoning? Ms. Nwaesei advises the answer is no. Although the area is designated as Residential, the zoning subject area is commercial. The applicant wishes to add a residential component but keep it as commercial zoning district in case market changes provide them with an opportunity to take advantage of it. They're asking for a site specific use to allow for the residential development. They're not changing the zoning.

Moved by: Member Gyemi

Seconded by: Councillor Gill

RECOMMENDATIONS

- I. THAT the parcel described as Pt Lot 12, Concession 5 and designated as Part 7, 12R-23594 and Block 197, 12M-355, located on the northeast corner of Sixth Concession Road and North Talbot Road, BE EXEMPT from the provisions of Interim Control By-law 103/2020 and that further, Interim Control By-law 103/2020 BE AMENDED by adding to Section 5 the following paragraph:
 - **Northeast Corner of Sixth Concession and North Talbot**
Part 7, 12R-23594 and Block 197, 12M-355; Roll No. 070-140-03608;
- II. THAT the applicant's request to amend Zoning By-law 8600 by changing the zoning of the lands located on the northwest corner of Pioneer Avenue and North Talbot Road, described as Pt Lot 12, Concession 5 and designated as Parts 1&2, 12R-23594, from Residential District

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1.1 (RD1.1) to Commercial District 1.12 (CD1.12) BE DENIED for the reasons noted in this report;

- III. THAT Zoning By-law 8600 BE AMENDED for the lands located on the northeast corner of Sixth Concession Road and North Talbot Road, described as Pt Lot 12, Concession 5 and designated as Part 7, 12R-23594 and Block 197, 12M-355, by adding the following site-specific zoning provisions to permit a *multi-unit residential use with an increase in maximum building height* on the subject lands:

“399. Northeast Corner of Sixth Concession and North Talbot

For the lands comprising Pt Lot 12, Concession 5 and designated as Part 7, 12R-23594 and Block 197, 12M-355, the following shall be permitted

- 1) *Dwelling Units in a Combined Use Building with any one or more of the uses permitted in section 14.12.1 of By-law 8600; provided that*
 - i. all dwelling units, not including entrances thereto, shall be located above the non-residential uses;
 - ii. the provisions in section 14.12.1 shall apply, exclusive of maximum building height, and
 - iii. a maximum building height of 3-storeys shall apply;
- 2) *A stand-alone multiple dwelling, subject to the provisions under section 12.1.5 of By-law 8600 and the following provisions:*
 - i. a multiple dwelling with 80 or more units shall be permitted to have one of each of the following uses: convenience store; business office; day nursery; medical office; personal service shop; provided that:
 - a) the use of an exterior window for the display of goods, services or advertising is prohibited;
 - b) each use is accessible only from the interior of the building. Direct access from the exterior is prohibited; and
 - c) the maximum gross floor area of each use or combination thereof shall be 100.0 square metres;
 - ii. the provisions in section 14.12.1, exclusive of maximum building height, shall also apply to any stand-alone multiple dwelling; and
 - iii. a maximum building height of 3-storeys shall apply.
[ZDM 13; ZNG/6074]”

The motion is **put** and is **lost**.

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Aye votes: Councillor Gill and Members Gyemi and Moore.

Nay votes: Councillors Holt, Morrison, Sleiman, and Member Rondot.

Absent: None.

Abstain: None.

Moved by: Councillor Holt

Seconded by: Member Rondot

Decision Number: **DHSC 214**

THAT the report of the Planner III – Subdivisions dated October 26, 2020, entitled “Zoning By-law Amendment Application for 1090 North Talbot Rd and 0 Pioneer, N/E CNR of North Talbot Rd & Sixth Concession Rd and N/W CNR of Pioneer Ave. & North Talbot Rd; Applicant: Tosin Bello; File No. Z-011/20, ZNG/6074” **BE REFERRED** back to Administration to work with the proponents and clarify the recommendation moving forward.

Motion CARRIED

Councillor Morrison voting nay.

Report Number: S 150/2020

Clerk’s File: ZB/13839

7.6 Z-015/20 [ZNG/6124] & OPA 134 [OPA/6125] – Archon Architects Inc 1680 Tecumseh Rd W – Rezoning & Official Plan Amendment Ward 2

Jim Abbs (author), Planner III – Subdivisions

Mr. Abbs provides a presentation of his report.

Ms. Jackie Lassaline (agent), Lassaline Planners and Robert DiMiao (architect) – agree and concurs with the recommendations presented. Ms. Lassaline provides a brief presentation of the proposed development and is available for questions.

Councillor Sleiman inquires if there is any bicycle parking on site? Ms. Lassaline advises there will be outdoor bicycle spaces proposed. The application is also going through Site Plan Control, at which time it will be established the location where and how number of spaces will be required. Councillor Sleiman inquires as to the 1.25m parking space requirement for apartments. Ms. Lassaline advises the by-law does require that but they are seeking relief from that and offer only one parking space per unit plus two extra spaces, noting the site is on Tecumseh Road, a major thoroughfare with municipal transit available.

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Member Moore inquires whether the applicant would be amenable in providing a secondary entrance from Tecumseh Road for tenants, rather than an exit stairway? Mr. DiMaio says they can certainly open up the space more to accommodate that request to make it actually enhance the appearance and neighbourhood. The Chair adds Site Plan Control will also have input on this suggestion.

Moved by: Councillor Holt

Seconded by: Councillor Morrison

Decision Number: **DHSC 215**

RECOMMENDATIONS

- I. THAT By-law 103-20 (Residential Interim Control By-law) **BE AMENDED TO EXEMPT** that portion of Lots 9 and 10, and Part of Lots 11, 12, 13, 14 and 15, Registered Plan 931, Known Municipally as 1680 Tecumseh Road West; 1378 Campbell Street, 1366 Campbell Avenue and 0 Campbell Avenue subject to rezoning Z-015/20 ZNG/6124;
- II. THAT Schedule "A" of Volume 1: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by applying a Specific Policy Area to Lots 9 and 10, and Part of Lots 11, 12, 13, 14 and 15, Registered Plan 931, Known Municipally as 1680 Tecumseh Road West; 1378 Campbell Street, 1366 Campbell Avenue and 0 Campbell Avenue;
- III. THAT Section 1 of Volume 2: Secondary Plans & Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a Special Policy Area as follows:
 - "1.X Northeast corner, Intersection of Tecumseh Road West and Campbell Avenue
 - 1.X.1 The property described as Lots 9 and 10, and Part of Lots 11, 12, 13, 14 and 15, Registered Plan 931, Known Municipally as 1680 Tecumseh Road West; 1378 Campbell Street, 1366 Campbell Avenue and 0 Campbell Avenue. (Northeast corner, Intersection of Tecumseh Road West and Campbell Avenue), **IS DESIGNATED** Commercial Corridor on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan;
 - 1.X.2 Notwithstanding the "Commercial Corridor" designation of the subject land on Schedule D: Land Use in Volume I – The Primary Plan, "Multiple Dwelling" shall be an additional permitted uses."
- IV. THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED**, changing the zoning of Lots 9 and 10, and Part of Lots 11, 12, 13, 14 and 15, Registered Plan 931, Known Municipally as 1680 Tecumseh Road West; 1378 Campbell Street, 1366 Campbell Avenue and 0 Campbell Avenue from Commercial District 2.1 (CD2.1) and Residential District 2.2 (RD 2.2) to Residential District (RD) 3.1, with the following additional site specific regulations:

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- i. Lot Frontage – Minimum - as existing
 - ii. Front Yard Depth – 0m
 - iii. Interior Side Yard width – Minimum – 3.6m
 - iv. Exterior Side Yard width– 0m
 - v. Required Parking – 1 space /unit
- V. THAT the building entrance adjacent to the Tecumseh Road West entrance **BE DESIGNED** so that the entrance is more prominent, facilitating more active use of the area adjacent to Tecumseh Road West, to the satisfaction of the Site Plan Control Officer.

Motion CARRIED

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

Report Number: S X152X/2020
Clerk's File: ZO/13900 & ZB/13896

8. ADJOURNMENT

There being no further business, the meeting of the Development & Heritage Standing Committee is adjourned at 9:06 p.m.

Ward 3 – Councillor Bortolin
(Chairperson)

Thom Hunt
(Secretary)