



Development & Heritage Standing Committee Meeting

Date: Tuesday, October 12, 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 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 PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Jason Reynar, Chief Administrative Officer

Thom Hunt, City Planner

Wira Vendrasco, Deputy City Solicitor – Legal & Real Estate

Michael Cooke, Manager of Planning Policy / Deputy City Planner

Barbara Rusan, Manager of Policy & Regulatory Services

Tyson Cragg, Executive Director of Transit Windsor

Jason Scott, Supervisor of Planning

Jeff Hagan, Transportation Planning Senior Engineer

Patrick Winters, Development Engineer

Simona Simion, Planner II – Research & Policy Support

Jim Abbs, Planner III – Subdivisions

Kevin Alexander, Planner III – Special Projects

Adam Szymczak, Planner III – Zoning

Marianne Sladic, Clerk Steno Senior

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Sandra Gebauer, Council Assistant
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

Delegations—participating via video conference

Item 7.1 Sam Helou, 971096 Ontario Inc.
Items 7.1, 7.4 & 7.5 Tracey Pillon-Abbs, Principal Planner
Item 7.2 Tiziano Zaghi, Planner representing Owner
Item 7.3 Amy Farkas and Karl Tanner, Dillon Consulting Limited
Item 7.3 Jesse Nathanson, VP, Asset Management and Investments, Europro
Item 7.3 Josef Jakubovic, Europro
Item 7.3 Mathew Frieberg, Area Resident
Item 7.4 Andi Shallvari, 1731952 Ontario Ltd., and Cameron Reid
Item 7.4 Mike Cardinal, Area Resident
Item 7.4 Vivian Cattaneo, Area Resident
Item 7.4 Sheila Wisdom, Area Resident
Item 7.4 Christopher Huxley, Area Resident
Item 7.5 Peg Dorner, Area Resident
Item 7.5 Ray Blanchard, Director & Owner, 5021089 Ontario Inc.
Item 7.6 Brad Dixon, Owner, XtremeFX
Item 7.7 Jonathon Lot, VP Operations, Petretta Construction Inc.
Item 7.7 S. J. Dowling and Doug Dowling, Area Residents
Item 7.7 Eddy Staudt, Area Resident
Item 11.1 Elliott Rutter, Area Resident
Item 11.1 Judy Hillman, Area Resident
Item 11.2 Alec Lauziere, Applicant
Item 11.2 Kimberley Branch, Area Resident

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:31 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

See Item 7.2.

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4. COMMUNICATIONS

None presented.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Minutes of the Development and Heritage Standing Committee meeting (*Planning Act* Matters) held September 13, 2021

Moved by: Member Gyemi
Seconded by: Councillor Gill

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held September 13, 2021 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 298/2021
Clerk's File: MB2021

7. *PLANNING ACT* MATTERS

7.1. Zoning By-Law Amendment - 163 Janette Ave Z-026/21 (ZNG/6500), Ward 3

Moved by: Councillor Holt
Seconded by: Councillor Sleiman

Decision Number: **DHSC 327**

I. THAT Zoning By-law 8600 **BE AMENDED** for Registered Plan 274 E PT Lot 8 Corner, municipally known as 163 Janette Ave, by adding a site specific exception to Section 20(1) as follows:

422. **SOUTH SIDE OF PITT STREET WEST AND WEST SIDE OF JANETTE AVE**

For the lands comprising Registered Plan 274 E PT Lot 8, Corner, a *multiple dwelling* with a maximum of six *dwelling units* shall be an additional permitted use, and that for the additional permitted use no additional *parking spaces* are required and the lot width, lot area, lot coverage, main building height, front yard depth, rear yard depth, and side yard width shall be as existing on the date this amendment comes into force.

[ZDM 3; ZNG/6500]

II. THAT the lands affected **BE SUBJECT** to an H symbol and that the H symbol **BE REMOVED** when the following conditions have been satisfied:

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1. **Holding Symbol Removal Application/Fee** - The owner/agent submits an application and fee (\$1,536.00 – 2021 rate) to remove the H symbol. The submission to include proof that the conditions are completed to the satisfaction of the City Engineer.
2. **Encroachment Agreement** – The owner agrees to submit application for and execute an agreement with the Corporation for the landscaping encroachments into the Janette Ave. and Pitt St. W right-of-way to the satisfaction of the City Engineer.
3. **Corner Cut-Off** – The owner(s) agrees, prior to the issuance of a construction permit, to gratuitously convey a 4.6m x 4.6m (20' x 20') corner cut-off at the intersection of Janette Avenue and Pitt Street in accordance with City of Windsor Standard Drawing AS-230.
4. **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.

Report Number: S 103/2021
Clerk's File: ZB/14175

7.2. RICBL Exemption 2021-3 - Tiziano Zaghi - 0 Daytona Avenue - Ward 10

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

- 1) THAT Council DENY the request of Tiziano Zaghi, Planning Consultant, on behalf of Abdul Karim Habib, property owner, for an exemption from the provisions of Interim Control By-law 103-2020 for the property known municipally as 0 Daytona Avenue (Roll No. 080-490-04510; southeast corner of Daytona Avenue and Northwood Street).

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

Aye votes: Councillors Morrison, Sleiman and Gill, and Member Moore.

Nay votes: Councillors Holt and Bortolin, and Members Gyemi and Rondot.

Absent: None.

Abstain: None.

Moved by: Councillor Holt

Seconded by: Member Gyemi

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- 1) THAT Council APPROVE the request of Tiziano Zaghi, Planning Consultant, on behalf of Abdul Karim Habib, property owner, for an exemption from the provisions of Interim Control By-law 103-2020 for the property known municipally as 0 Daytona Avenue (Roll No. 080-490-04510; southeast corner of Daytona Avenue and Northwood Street).
- 2) THAT Council AMEND Interim Control By-law 103-2020 by adding to Section 5 the following clause using the next sequential clause number:

(?) 0 Daytona Avenue (southeast corner of Daytona Avenue and Northwood Street)

Part Lot 75, Lots 76 to 79, Registered Plan 1015, and Parts 5 to 7, Plan 12-21146; Roll No. 080-490-04510

- 3) THAT Administration DIRECT Site Plan Control (SPC) to maximize the opportunities to promote rear yard parking with the proponent.

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

Aye votes: Councillors Holt and Bortolin, and Members Gyemi and Rondot.

Nay votes: Councillors Morrison, Sleiman and Gill, and Member Moore.

Absent: None.

Abstain: None.

Moved by: Councillor Holt

Seconded by: Councillor Gill

THAT the report of the Senior Planner dated August 30, 2021 entitled "RICBL Exemption 2021-3 - Tiziano Zaghi - 0 Daytona Avenue - Ward 10" **BE REFERRED** back to Administration to work with the proponent to attempt to resolve the issues of the number of driveways and the location of required parking.

Carried.

Member Moore voting nay.

Report Number: S 122/2021

Clerk's File: Z/14231

7.3. OPA & Rezoning - Europro - 7446-7780 Tecumseh E - OPA 150 OPA/6483 Z-023/21 ZNG/6482 - Ward 8

Moved by: Councillor Holt

Seconded by: Member Rondot

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Decision Number: **DHSC 335**

I. 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 Part Lots 125 to 127 (McNiff), Concession 1, including Parts 1, 2 & 3, Plan 12R16376 and Parts 1, 2, 3 & 4, Plan 12R18468, known municipally as 7446-7780 Tecumseh Road East (Roll No. 070-680-03200), situated on the North side of Tecumseh Road East between Lauzon Parkway and Lauzon Road.

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.X Lands bounded by Lauzon Road, Tecumseh Road East, Lauzon Parkway and VIA Rail Corridor (7446-7780 Tecumseh Road East)

1.X.1 The property described as Part Lots 125 to 127 (McNiff), Concession 1, including Parts 1, 2 & 3, Plan 12R16376 and Parts 1, 2, 3 & 4, Plan 12R18468, known municipally as 7446-7780 Tecumseh Road East, **IS DESIGNATED** on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan;

1.X.2 Notwithstanding the "Commercial Centre" designation of the subject land on Schedule D: Land Use in Volume I – The Primary Plan, "Multiple Dwelling" shall be an additional permitted use."

III. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part Lots 125 to 127 (McNiff), Concession 1, including Parts 1, 2 & 3, Plan 12R16376 and Parts 1, 2, 3 & 4, Plan 12R18468, known municipally as 7446-7780 Tecumseh Road East (Roll No. 070-680-03200), situated on the North side of Tecumseh Road East between Lauzon Parkway and Lauzon Road, by adding a site specific exception to Section 20(1) as follows:

424. NORTH SIDE OF TECUMSEH ROAD EAST BETWEEN LAUZON PARKWAY AND LAUZON ROAD

For the lands comprising of Part Lots 125 to 127 (McNiff), Concession 1, a *multiple dwelling* shall be an additional permitted use and shall be subject to the applicable provisions in Section 12.3.5.

[ZDM 14, 15; ZNG/6482]

IV. THAT, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following **BE SUBMITTED** either prior to, or with, an application for site plan approval:

1. Updated documents, reports, or studies, including any addendum or memorandum, submitted in support of the applications for amendments to the Official Plan and Zoning By-law 8600 to reflect the site plan for which approval is being sought.

2. Detailed tree survey to the satisfaction of the Landscape Architect.

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3. Species at Risk clearance from the Ministry of Environment, Conservation and Parks (MECP).
- V. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following into an approved site plan and executed and registered site plan agreement:
1. Mitigation measures identified in Section 9 of the Environmental Evaluation Report subject to the approval of the City Planner
 2. Conditions and measures identified in the Functional Servicing Study subject to the approval of the City Planner and City Engineer
 3. Mitigation measures identified in the Noise & Vibration Assessment subject to the approval of the City Planner
 4. Conditions and measures identified in the Stormwater Management Brief subject to the approval of the City Engineer
 5. Mitigation measures identified in Sections 6, 7 and 8 in the Transportation Impact Study subject to the approval of the City Planner, City Engineer, and/or Transportation Planning Senior Engineer
 6. Requirements of the City of Windsor – Engineering Department – Right-Of-Way Division contained in Appendix D of this report subject to the approval of the City Engineer
 7. General and transportation impact study requirements of Transportation Planning contained in Appendix D of this report subject to the approval of City Planner, City Engineer or the Transportation Planning Senior Engineer.
- VI. THAT the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:
1. Zoning Provisions for Parking Setback and Urban Design comments from the Landscape Architect contained in Appendix D of this report
 2. Comments of the Environment & Sustainability Coordinator contained in Appendix D of this report
 3. Comments from Enwin Utilities - Hydro Engineering contained in Appendix D of this report
 4. Comments regarding watershed management, stormwater management, natural heritage policies from the Essex Region Conservation Authority contained in Appendix D of this report

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5. Comments regarding the provision of public transit facilities on the subject parcel including, but not limited to, bus bays, bus parking, bus routing, and driver facilities, from Transit Windsor contained in Appendix D of this report
 6. Reduce the paved area used for parking purposes, which may include a reduction in the number of required parking spaces.
 7. Maximize the amount of landscaped open space yard and amenity area.
- VII. THAT, as part of a Site Plan Control application, the applicant **BE PERMITTED** to submit an application to the Committee of Adjustment for a reduction in the number of required parking spaces.

Carried.

Councillor Gill voting nay.

Report Number: S 129/2021
Clerk's File: ZO/14211 & ZB/14210

7.4. Rezoning - 1731952 Ontario Limited - 334 California - Z-031/21 ZNG/6537 - Ward 2

Moved by: Councillor Holt

Seconded by: Councillor Gill

THAT Council DENY the request of 1731952 Ontario Limited (Andi Shallvari, Principal) for an amendment to Zoning By-law 8600 for the property known municipally 334 California Avenue (Roll No. 050-110-07300); East side of California, south of University Avenue West); and further,

THAT Administration BE REQUESTED to open up a planning dialogue with the University of Windsor through the City's Town & Gown Committee to establish an official planning process to address the on and off campus student housing and how to coordinate moving forward within this neighbourhood.

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

Aye votes: Councillors Holt, Gill and Bortolin, and Member Moore.

Nay votes: Councillors Morrison and Sleiman, and Members Rondot and Gyemi.

Absent: None.

Abstain: None.

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

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Decision Number: **DHSC 336**

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 95 to 96, Block A, Registered Plan 50, (known municipally as 334 California Avenue; Roll No. 050-110-07300; PIN 01232-0269, situated on the east side of California, south of University Avenue West) by adding a site specific exception to Section 20(1) as follows:

426. EAST SIDE OF CALIFORNIA AVENUE, SOUTH OF UNIVERSITY AVENUE WEST

For the lands comprising of Lots 95 to 96, Block A, Registered Plan 50, a *double duplex dwelling or multiple dwelling* with a maximum of four *dwelling units* shall be an additional permitted use, and the following additional provisions shall apply

- | | |
|-----------------------------------|----------------------|
| a) Lot Width – minimum | 15.0 m |
| b) Lot Area – minimum | 500.0 m ² |
| c) Lot Coverage – maximum | 50.0% |
| d) Main Building Height – maximum | 10.0 m |
| e) Front Yard Depth – minimum | 6.0 m |
| f) Rear Yard Depth – minimum | 7.50 m |
| g) Side Yard Width – minimum | 1.20 m |
- [ZDM 3; ZNG/6537]

and,

THAT Administration **BE REQUESTED** to open up a planning dialogue with the University of Windsor through the City's Town & Gown Committee to establish an official planning process to address the on and off campus student housing and how to coordinate moving forward within this neighbourhood.

Carried.

Councillors Holt and Gill voting nay.

Report Number: S 128/2021
Clerk's File: ZB/14212

7.5. OPA & Rezoning - 5021085 Ontario Inc - 659-665 Ouellette Ave - OPA 153 OPA/6536 Z-030/21 ZNG/6535 - Ward 3

Moved by: Councillor Holt

Seconded by: Member Gyemi

Decision Number: **DHSC 337**

- I. 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 Lot 6, Block 2, Registered Plan 256, known municipally as 659-665 Ouellette Avenue (Roll No. 040-310-04600; PIN 01191-0115), situated on the west side of Ouellette Avenue and east side of Pelissier Street, south of Wyandotte Street West.

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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.X West Side of Ouellette Avenue and East Side of Pelissier Street, South of Wyandotte Street West (659-665 Ouellette Avenue)

1.X.1 The property described as Lot 6, Block 2, Registered Plan 256, known municipally as 659-665 Ouellette Avenue (Roll No. 040-310-04600; PIN 01191-0115), situated on the west side of Ouellette Avenue and east side of Pelissier, south of Wyandotte Street West, **IS DESIGNATED** on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan;

1.X.2 Notwithstanding the “Mixed Use” designation of the subject land on Schedule E: Land Use in Volume I – The Primary Plan, “Self-Storage Facility” shall be an additional permitted use.

III. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 6, Block 2, Registered Plan 256, known municipally as 659-665 Ouellette Avenue (Roll No. 040-310-04600; PIN 01191-0115), situated on the west side of Ouellette Avenue and east side of Pelissier Street, south of Wyandotte Street West, by adding a site specific exception to Section 20(1) as follows:

425. WEST SIDE OF OUELLETTE AVENUE AND EAST SIDE OF PELISSIER STREET, SOUTH OF WYANDOTTE STREET WEST

For the lands comprising of Lot 6, Block 2, Registered Plan 256, a *self-storage facility* shall be an additional permitted *main use* including in a *combined use building*, and that for a self-storage facility the following additional provisions shall apply:

a) A *self-storage facility* is prohibited on the ground floor within the first 9.0 m of the *building* on the Ouellette Avenue frontage.

b) A loading space is not required.

[ZDM 7; ZNG/6535]

Carried.

Report Number: S 127/2021
Clerk's File: ZO/14207 & ZB/14206

7.6. Zoning By-law Amendment - Z 007-21 [ZNG-6357] Vince Mocerri Holdings Inc 2800 Deziel Dr Bldg 320 - Ward 9

Moved by: Councillor Holt

Seconded by: Councillor Gill

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Decision Number: **DHSC 338**

THAT an amendment to Zoning By-law 8600 **BE APPROVED** changing the zoning of Part of Lots 99 & 100, Concession 3 (being Part 6,12R-20639), situated on the north side of Deziel Drive, known municipally as 2800 Deziel Drive, by adding a new site specific exception to Section 20(1) as follows:

NORTH SIDE OF DEZIEL DRIVE (2800 DEZIEL DRIVE)

For the lands comprising Part of Lots 99 & 100, Concession 3 (being Part 6,12R-20639), situated on the north side of Deziel Drive, known municipally as 2800 Deziel Drive, that an *Automobile Repair Garage and an Automobile Sales Lot* shall be additional permitted uses.

Carried.

Report Number: S 135/2021
Clerk's File: ZB/14136

7.7. Zoning Bylaw Amendment – Petretta Construction - 6475 Wyandotte St E.- Z 014-21 [ZNG-6399] To permit a Multiple Dwelling Development - Ward 6

Moved by: Councillor Gill

Seconded by: Member Moore

- I. THAT an amendment to City of Windsor Zoning By-law 8600 BE APPROVED, changing the zoning of Lot 6, Concession 4, designated as Part 1 on Reference Plan 12R 10242, in the City of Windsor, known municipally as 6475 Wyandotte St E, from Commercial District 1.2 (CD1.2) to Residential District (RD) 3.3 with the following site specific regulations:

Required Parking – Minimum – 52 total spaces

Standard Parking spaces – 50

Required accessible parking space – Type A – 1

Required accessible parking space – Type B – 1

Parking Area Separation to a Habitable Room Window – Minimum – 2.5 m

Required landscaped open space – Minimum – 35%

- II. THAT Part of Lot 6, Concession 4 in the City of Windsor, known municipally as 6475 Wyandotte St E; subject to rezoning Z 014-21 [ZNG-6399] BE EXEMPT from Interim Control By-law 103-2020.

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

Aye votes: Councillor Gill and Member Moore.

Nay votes: Councillors Holt and Bortolin and Members Gyemi and Rondot.

Absent: None.

Abstain: None.

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Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **DHSC 339**

- I. THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED**, changing the zoning of Lot 6, Concession 4, designated as Part 1 on Reference Plan 12R 10242, in the City of Windsor, known municipally as 6475 Wyandotte St E, from Commercial District 1.2 (CD1.2) to Residential District (RD) 3.3 with the following site specific regulations:

Required Parking – Minimum – 52 total spaces

Standard Parking spaces – 50

Required accessible parking space – Type A – 1

Required accessible parking space – Type B – 1

Parking Area Separation to a Habitable Room Window – Minimum – 2.5 m

Required landscaped open space – Minimum – 25%

- II. THAT Part of Lot 6, Concession 4 in the City of Windsor, known municipally as 6475 Wyandotte St E; subject to rezoning Z 014-21 [ZNG-6399] **BE EXEMPT** from Interim Control By-law 103-2020.

Carried.

Councillor Gill and Members Rondot and Gyemi voting nay.

Report Number: S 134/2021

Clerk's File: ZB/14114

Councillor Morrison leaves the meeting at 8:52 o'clock p.m.

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 8:55 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 8:55 o'clock p.m.

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

See Items 11.1 and 11.2.

10. HERITAGE ACT MATTERS

None presented.

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11. ADMINISTRATIVE ITEMS

11.1. To Close and Convey Part of the North/South Alley Abutting 209 Henkel Place, Between Henkel Place and George Avenue, North of Wyandotte St E - Applicant: Rohit Papali - Ward 5 - SAA/6494

Elliott Rutter, Area Resident

Elliott Rutter, area resident, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report "To Close and Convey Part of the North/South Alley Abutting 209 Henkel Place, Between Henkel Place and George Avenue, North of Wyandotte St E - Applicant: Rohit Papali - Ward 5 - SAA/6494" and provides a brief history of his property and the alley that is part of the application. Mr. Rutter indicates that the alley is very valuable to him and his neighbours. Mr. Rutter adds that he and his neighbours have maintained the alley for many years and they do not support an alley closure at this time.

Judy Hillman, Area Resident

Judy Hillman, area resident, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report "To Close and Convey Part of the North/South Alley Abutting 209 Henkel Place, Between Henkel Place and George Avenue, North of Wyandotte St E - Applicant: Rohit Papali - Ward 5 - SAA/6494" and indicates they have a great community in the area and help out their neighbours and thanks the committee for their consideration of the matter.

Councillor Holt commends the delegates for their response to the alley closure request.

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

Decision Number: **DHSC 340**

- I. THAT the application to close the portion of the alley between Henkel Place and George Street abutting 209 Henkel Place as shown on Drawing No. CC-1794 *attached* as Appendix "A" **BE DENIED**.

Carried.

Councillor Morrison was absent from the meeting when the vote was taken on this matter.

Report Number: S 98/2021
Clerk's File: SAA2021

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11.2. Close Part of the N/S Alley Between Byng Rd and Ida Rd, South of Somme Ave, from southern limit of 2545 Byng Rd - Applicant: Alec Lauziere - Ward 4 - SAA/6498

Alec Lauziere, Applicant

Alec Lauziere, applicant, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report “Close Part of the N/S Alley between Byng Rd and Ida Rd, south of Somme Ave, from southern limit of 2545 Byng Rd - Applicant: Alec Lauziere - Ward 4 - SAA/6498” and provides some history related to the property and the alley, including comments related to some of the reasons for his alley closure request, including safety concerns, people cutting through their property, and upgrading their fence. Mr. Lauziere indicated that some of his neighbours were interested in closing the alley as well and concludes by suggesting that closure of the alley would be an example of the City minimizing their liabilities resulting from maintaining alleys.

Kimberley Branch, Area Resident

Kimberley Branch, area resident, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report “Close Part of the N/S Alley between Byng Rd and Ida Rd, south of Somme Ave, from southern limit of 2545 Byng Rd - Applicant: Alec Lauziere - Ward 4 - SAA/6498” and agrees with everything the previous delegate has indicated. Ms. Branch indicates that security of their property is questionable and would like to see the alley closed mainly for that reason.

Councillor Bortolin requests that administration provide clarification related to the administrative recommendation to deny the request and the reasoning behind not proceeding with the easement due to the sewer line. Michael Cooke, Manager of Planning Policy, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report “Close Part of the N/S Alley between Byng Rd and Ida Rd, south of Somme Ave, from southern limit of 2545 Byng Rd - Applicant: Alec Lauziere - Ward 4 - SAA/6498” and indicates that the size of the sewer is the issue of concern. Mr. Cooke indicates that large maintenance vehicles would be required to access the alley way, including heavier equipment which may be required. Mr. Cooke indicates that the vehicles may be hindered once fences are moved or erected on the closed portion and administration recommends leaving the alley open. Patrick Winters, Development Engineer, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report “Close Part of the N/S Alley between Byng Rd and Ida Rd, south of Somme Ave, from southern limit of 2545 Byng Rd - Applicant: Alec Lauziere - Ward 4 - SAA/6498” and indicates that administration does not support closing an alley with a sewer line as the line may require maintenance and eventual replacement. Mr. Winters expresses concern related to an easement as encumbrances in the alley would not be allowed as access for maintenance would be required.

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Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **DHSC 341**

- I. THAT the application to close the portion of the alley between Byng Road and Ida Road, between Somme Avenue and the southern property line of 2545 Byng Road as shown on Drawing No. CC-1793 *attached* as Appendix "A", **BE DENIED**.

Carried.

Councillor Morrison was absent from the meeting when the vote was taken on this matter.

Report Number: S 100/2021

Clerk's File: SAA2021

11.3. Downtown CIP Grant Applications made by Riva Botross for 754 Ouellette, Ward 3

Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **DHSC 342**

- I. THAT the request for incentives under the Downtown Windsor Enhancement Strategy and Community Improvement Plan (CIP) made by Riva Botross, owner of Trinity Windsor Drug Limited for the property located at 754 Ouellette Avenue **BE APPROVED** for the following programs:
 - i. *Commercial/Mixed Use Building Facade Improvement Program* for 50% of the eligible costs of the façade improvements, up to \$20,000 per property;
 - ii. *Building/Property Improvement Tax Increment Grant Program* for 100% of the municipal portion of the tax increment resulting from the proposed development for five (5) years in the amount of +/- \$3,992.12;
 - iii. *Retail Investment Grant Program* for 50% of eligible costs for improvements to a maximum amount of \$15,000 per retail unit.
- II. THAT the CAO and City Clerk **BE AUTHORIZED** to execute the agreement between the City and Riva Botross, owner of Trinity Windsor Drug Limited to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications; and,
- III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor; and,

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-
- IV. THAT funds in the amount of up to \$20,000 under the *Commercial/Mixed Use Building Facade Improvement Program*, and funds under the *Retail Investment Grant Program* in the amount of \$15,000 per retail unit **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Downtown Windsor Enhancement Strategy and CIP (#7011022) once the work is completed; and,
- V. THAT grants **BE PAID** to Riva Botross, owner of Trinity Windsor Drug Limited, upon completion of the improvements to the existing 1 storey building and property located at 754 Ouellette Avenue, from Downtown Windsor Enhancement Strategy Fund (Project # 7011022) to the satisfaction of the City Planner and Chief Building Official; and,
- VI. THAT should the project not be completed in two (2) years, City Council **AUTHORIZE** that the funds under the *Commercial/Mixed Use Building Façade Improvement Grant Program* and *Retail Investment Grant Program* for 754 Ouellette be uncommitted and made available for other applications; and,
- VII. THAT the approval to participate in *the Building/Property Improvement Tax Increment Grant Program* **EXPIRE** if the grant agreement is not signed by applicant within one year following Council approval. The City Planner may extend the deadline for up to one year upon request from the applicant; and further,
- VIII. THAT the City Planner **BE DELEGATED** authority to approve the Site Plan Control application for 754 Ouellette Ave.

Carried.

Councillor Morrison was absent from the meeting when the vote was taken on this matter.

Report Number: S 123/2021
Clerk's File: SPL/14232

12. COMMITTEE MATTERS

None presented.

13. QUESTION PERIOD

None registered.

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14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Matters) is adjourned at 9:20 o'clock p.m.
Carried.

Ward 3 - Councillor Bortolin
(Chairperson)

Deputy City Clerk / Supervisor
of Council Services

Development & Heritage Standing Committee
(Planning Act Matters)

Date: Tuesday, October 12, 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
Thom Hunt, City Planner
Wira Vendrasco, Deputy City Solicitor – Legal & Real Estate
Michael Cooke, Manager of Planning Policy / Deputy City Planner
Barbara Rusan, Manager of Policy & Regulatory Services
Tyson Cragg, Executive Director of Transit Windsor
Jason Scott, Supervisor of Planning
Jeff Hagan, Transportation Planning Senior Engineer
Patrick Winters, Development Engineer
Simona Simion, Planner II – Research & Policy Support
Jim Abbs, Planner III – Subdivisions
Kevin Alexander, Planner III – Special Projects
Adam Szymczak, Planner III – Zoning
Marianne Sladic, Clerk Steno Senior
Sandra Gebauer, Council Assistant
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

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1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:31 pm.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

See item 7.2

4. COMMUNICATIONS

None

5. ADOPTION OF THE PLANNING ACT MINUTES

5.1 Minutes of the Development & Heritage Standing Committee (*Planning Act Matters*) minutes held September 13, 2021.

Moved by: Member Gyemi

Seconded by: Councillor Gill

THAT the Minutes of the Development & Heritage Standing Committee meeting (*Planning Act Matters*) meeting held September 13, 2021 **BE ADOPTED** as presented.

CARRIED, UNANIMOUSLY.

Report Number: SCM 298/2021

Clerk's File: MB2021

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

Item 7.1	Sam Helou, 971096 Ontario Inc.
Items 7.1, 7.4, 7.5	Tracey Pillon-Abbs, Principal Planner
Item 7.2	Tiziano Zaghi, Planner representing Owner
Item 7.3	Amy Farkas and Karl Tanner, Dillon Consulting Limited
Item 7.3	Jesse Nathanson, VP, Asset Management and Investments, Europro
Item 7.3	Josef Jakubovic, Europro
Item 7.3	Mathew Frieberg, Area Resident
Item 7.4	Andi Shallvari, 1731952 Ontario Ltd., and Cameron Reid
Item 7.4	Mike Cardinal, Area Resident
Item 7.4	Vivian Cattaneo, Area Resident
Item 7.4	Sheila Wisdom, Area Resident
Item 7.4	Christopher Huxley, Area Resident
Item 7.5	Peg Dorner, Area Resident
Item 7.5	Ray Blanchard, Director & Owner, 5021089 Ontario Inc.
Item 7.6	Brad Dixon, Owner, XtremeFX
Item 7.7	Jonathon Lot, VP Operations, Petretta Construction Inc.
Item 7.7	S. J. Dowling and Doug Dowling, Area Residents
Item 7.7	Eddy Staudt, Area Resident

7. PLANNING ACT MATTERS

7.1 Z-026/21 [ZNG/6500] – 971096 Ontario Inc 163 Janette Ave – Rezoning Ward 3

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

Sam Helou (applicant) is present and available for questions.

Tracey Pillon-Abbs (agent) provides a brief summary of the proposed application. Ms. Pillon-Abbs also addresses three conditions from Administration: 1) landscaping 2) corner cut-off conveyance, and 3) sewer connection.

Councillors Holt, Sleiman, Morrison, the Chair and Member Gyemi make inquiries regarding property length, allocation of parking spaces for residential use and numbers required, removal of commercial content, number of units on each floor, redundant sewer connections and relief of some of the conditions, ie. Corner cut-off conveyance. Inquiries addressed by Ms. Pillon-Abbs, Mr. Winters and Ms. Simion.

Moved by: Councillor Holt
Seconded by: Councillor Sleiman

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Decision Number: **DHSC 327**

RECOMMENDATIONS

- I. THAT Zoning By-law 8600 **BE AMENDED** for Registered Plan 274 E PT Lot 8 Corner, municipally known as 163 Janette Ave, by adding a site specific exception to Section 20(1) as follows:
 422. **SOUTH SIDE OF PITT STREET WEST AND WEST SIDE OF JANETTE AVE**

For the lands comprising Registered Plan 274 E PT Lot 8, Corner, a *multiple dwelling* with a maximum of six *dwelling units* shall be an additional permitted use, and that for the additional permitted use no additional *parking spaces* are required and the lot width, lot area, lot coverage, main building height, front yard depth, rear yard depth, and side yard width shall be as existing on the date this amendment comes into force.
[ZDM 3; ZNG/6500]
- II. THAT the lands affected **BE SUBJECT** to an H symbol and that the H symbol **BE REMOVED** when the following conditions have been satisfied:
 1. **Holding Symbol Removal Application/Fee** - The owner/agent submits an application and fee (\$1,536.00 – 2021 rate) to remove the H symbol. The submission to include proof that the conditions are completed to the satisfaction of the City Engineer.
 2. **Encroachment Agreement** – The owner agrees to submit application for and execute an agreement with the Corporation for the landscaping encroachments into the Janette Ave. and Pitt St. W right-of-way to the satisfaction of the City Engineer.
 3. **Corner Cut-Off** – The owner(s) agrees, prior to the issuance of a construction permit, to gratuitously convey a 4.6m x 4.6m (20' x 20') corner cut-off at the intersection of Janette Avenue and Pitt Street in accordance with City of Windsor Standard Drawing AS-230.
 4. **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.

Motion CARRIED UNANIMOUSLY.

Report Number: S 103/2021

Clerk's File: ZB/14175

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7.2 RICBL Exemption 2021-3 – Tiziano Zaghi 0 Daytona Ave – Residential Interim By-law Exemption Ward 10

Adam Szymczak (author), Planner III – Zoning

Tiziano Zaghi (agent) is present and available for comment and in support of staff recommendations.

Councillors Morrison, Sleiman & Holt and Members Gyemi, Moore and Rondot inquire regarding proposed building direction, driveway locations, parking areas, tenure status (rental versus freehold), Interim Control By-laws in regards to parking location/direction, direction for Site Plan and consideration for detached homes over townhomes. These items addressed by Mr. Hunt and Mr. Szymczak. The Chair also notes the purpose of the Committee regarding Site Plan Control concerns.

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

- 1) THAT Council DENY the request of Tiziano Zaghi, Planning Consultant, on behalf of Abdul Karim Habib, property owner, for an exemption from the provisions of Interim Control By-law 103-2020 for the property known municipally as 0 Daytona Avenue (Roll No. 080-490-04510; southeast corner of Daytona Avenue and Northwood Street).

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

Aye votes: Councillors Morrison, Sleiman and Gill, and Member Moore.

Nay votes: Councillors Holt and Bortolin, and Members Gyemi and Rondot.

Absent: None.

Abstain: None.

Moved by: Councillor Holt

Seconded by: Member Gyemi

- 1) THAT Council APPROVE the request of Tiziano Zaghi, Planning Consultant, on behalf of Abdul Karim Habib, property owner, for an exemption from the provisions of Interim Control By-law 103-2020 for the property known municipally as 0 Daytona Avenue (Roll No. 080-490-04510; southeast corner of Daytona Avenue and Northwood Street).
- 2) THAT Council AMEND Interim Control By-law 103-2020 by adding to Section 5 the following clause using the next sequential clause number:

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(?) 0 Daytona Avenue (southeast corner of Daytona Avenue and Northwood Street)

Part Lot 75, Lots 76 to 79, Registered Plan 1015, and Parts 5 to 7, Plan 12-21146;
Roll No. 080-490-04510

- 3) THAT Administration DIRECT Site Plan Control (SPC) to maximize the opportunities to promote rear yard parking with the proponent.

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

Aye votes: Councillors Holt and Bortolin, and Members Gyemi and Rondot.

Nay votes: Councillors Morrison, Sleiman and Gill, and Member Moore.

Absent: None.

Abstain: None.

Moved by: Councillor Holt

Seconded by: Councillor Gill

RECOMMENDATIONS

THAT the report of the Senior Planner dated August 30, 2021 entitled "RICBL Exemption 2021-3 - Tiziano Zaghi - 0 Daytona Avenue - Ward 10" **BE REFERRED** back to Administration to work with the proponent to attempt to resolve the issues of the number of driveways and the location of required parking.

Motion CARRIED

Member Moore voting nay

Report Number: S 122/2021

Clerk's File: Z/14231

7.3 Z-023/21 [ZNG/6482] & OPA 150 [OPA/6483] – Europro 7446-7780 Tecumseh Rd E – Rezoning & Official Plan Amendment Ward 8

Adam Szymczak (author), Planner III – Zoning

Mr. Szymczak provides a PowerPoint presentation of the application.

Amy Farkas & Karl Tanner (agents) – Dillon Consulting – available for questions.

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Josef Jakubovic (applicant) – Europro – available for questions.

Councillors Holt, Gill & Chair and Members Gyemi & Moore have questions regarding reduction in paved area, shared parking,, if a supplementary traffic analysis is required by Site Plan, number of units, development area, impact on Transit Windsor and possible relocation of transit terminal, increased vehicular traffic and its impact nearby roads and intersections, whether the development is appropriate, the scale of the development, and stormwater runoff. These items are addressed by Mr. Szymczak, Mr. Robertson, Mr. Cragg and Mr. Hagan.

Moved by: Councillor Holt

Seconded by: Member Rondot

Decision Number: **DHSC 335**

RECOMMENDATIONS

- I. 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 Part Lots 125 to 127 (McNiff), Concession 1, including Parts 1, 2 & 3, Plan 12R16376 and Parts 1, 2, 3 & 4, Plan 12R18468, known municipally as 7446-7780 Tecumseh Road East (Roll No. 070-680-03200), situated on the North side of Tecumseh Road East between Lauzon Parkway and Lauzon Road.

- 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.X Lands bounded by Lauzon Road, Tecumseh Road East, Lauzon Parkway and VIA Rail Corridor (7446-7780 Tecumseh Road East)

1.X.1 The property described as Part Lots 125 to 127 (McNiff), Concession 1, including Parts 1, 2 & 3, Plan 12R16376 and Parts 1, 2, 3 & 4, Plan 12R18468, known municipally as 7446-7780 Tecumseh Road East, **IS DESIGNATED** on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan;

1.X.2 Notwithstanding the “Commercial Centre” designation of the subject land on Schedule D: Land Use in Volume I – The Primary Plan, “Multiple Dwelling” shall be an additional permitted use.”

- III. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part Lots 125 to 127 (McNiff), Concession 1, including Parts 1, 2 & 3, Plan 12R16376 and Parts 1, 2, 3 & 4, Plan 12R18468, known municipally as 7446-7780 Tecumseh Road East (Roll No. 070-680-03200), situated on the North side of Tecumseh Road East between Lauzon Parkway and Lauzon Road, by adding a site specific exception to Section 20(1) as follows:

424. NORTH SIDE OF TECUMSEH ROAD EAST BETWEEN LAUZON PARKWAY AND LAUZON ROAD

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For the lands comprising of Part Lots 125 to 127 (McNiff), Concession 1, a *multiple dwelling* shall be an additional permitted use and shall be subject to the applicable provisions in Section 12.3.5.

[ZDM 14, 15; ZNG/6482]

- IV. THAT, at the discretion of the City Planner, Deputy City Planner, or Site Plan Approval Officer, the following **BE SUBMITTED** either prior to, or with, an application for site plan approval:
1. Updated documents, reports, or studies, including any addendum or memorandum, submitted in support of the applications for amendments to the Official Plan and Zoning By-law 8600 to reflect the site plan for which approval is being sought.
 2. Detailed tree survey to the satisfaction of the Landscape Architect.
 3. Species at Risk clearance from the Ministry of Environment, Conservation and Parks (MECP).
- V. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following into an approved site plan and executed and registered site plan agreement:
1. Mitigation measures identified in Section 9 of the Environmental Evaluation Report subject to the approval of the City Planner
 2. Conditions and measures identified in the Functional Servicing Study subject to the approval of the City Planner and City Engineer
 3. Mitigation measures identified in the Noise & Vibration Assessment subject to the approval of the City Planner
 4. Conditions and measures identified in the Stormwater Management Brief subject to the approval of the City Engineer
 5. Mitigation measures identified in Sections 6, 7 and 8 in the Transportation Impact Study subject to the approval of the City Planner, City Engineer, and/or Transportation Planning Senior Engineer
 6. Requirements of the City of Windsor – Engineering Department – Right-Of-Way Division contained in Appendix D of this report subject to the approval of the City Engineer
 7. General and transportation impact study requirements of Transportation Planning contained in Appendix D of this report subject to the approval of City Planner, City Engineer or the Transportation Planning Senior Engineer.
- VI. THAT the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:

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1. Zoning Provisions for Parking Setback and Urban Design comments from the Landscape Architect contained in Appendix D of this report
 2. Comments of the Environment & Sustainability Coordinator contained in Appendix D of this report
 3. Comments from Enwin Utilities - Hydro Engineering contained in Appendix D of this report
 4. Comments regarding watershed management, stormwater management, natural heritage policies from the Essex Region Conservation Authority contained in Appendix D of this report
 5. Comments regarding the provision of public transit facilities on the subject parcel including, but not limited to, bus bays, bus parking, bus routing, and driver facilities, from Transit Windsor contained in Appendix D of this report
 6. Reduce the paved area used for parking purposes, which may include a reduction in the number of required parking spaces.
 7. Maximize the amount of landscaped open space yard and amenity area.
- VII. THAT, as part of a Site Plan Control application, the applicant **BE PERMITTED** to submit an application to the Committee of Adjustment for a reduction in the number of required parking spaces.

Motion CARRIED

Councillor Gill voting nay

Report Number: S 129/2021
Clerk's File: ZO/14211 & ZB/14210

7.4 Z-031/21 [ZNG/6537] – 1731952 Ontario Ltd 334 California Ave – Rezoning Ward 2

Adam Szymczak (author), Planner III - Zoning

Mr. Szymczak presents a PowerPoint presentation of the application

Tracey Pillon-Abbs (agent) notes agreement with recommendations and is available for questions.

Andi Shallvari (applicant) available for questions.

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Area residents Mike Cardinal, Sheila Wisdom, Vivian Cattaneo and Chris Huxley express their opposition to the proposed development citing it is not conducive to the area, too dense, directly impacts the home behind it, sets a precedent for the entire block. Have concerns over the building height, privacy, number of units/bedrooms, parking and access from the alley, preserving the heritage of the area and the lack of input/collaboration with the university.

Councillors Holt, Morrison, Sleiman & Gill and Member Moore pose questions regarding the lack of planning with the university, request reduction in height to 10m, clarification of double duplex dwelling, verification of lot size and maximum lot coverage. Addressed by Mr. Szymczak and Ms. Pillon-Abbs.

Moved by: Councillor Holt

Seconded by: Councillor Gill

THAT Council DENY the request of 1731952 Ontario Limited (Andi Shallvari, Principal) for an amendment to Zoning By-law 8600 for the property known municipally 334 California Avenue (Roll No. 050-110-07300); East side of California, south of University Avenue West); and further,

THAT Administration BE REQUESTED to open up a planning dialogue with the University of Windsor through the City's Town & Gown Committee to establish an official planning process to address the on and off campus student housing and how to coordinate moving forward within this neighbourhood.

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

Aye votes: Councillors Holt, Gill and Bortolin, and Member Moore.

Nay votes: Councillors Morrison and Sleiman, and Members Rondot and Gyemi.

Absent: None.

Abstain: None.

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: **DHSC 336**

RECOMMENDATIONS

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 95 to 96, Block A, Registered Plan 50, (known municipally as 334 California Avenue; Roll No. 050-110-07300; PIN 01232-0269, situated on the east side of California, south of University Avenue West) by adding a site specific exception to Section 20(1) as follows:

426. EAST SIDE OF CALIFORNIA AVENUE, SOUTH OF UNIVERSITY AVENUE WEST

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For the lands comprising of Lots 95 to 96, Block A, Registered Plan 50, a *double duplex dwelling or multiple dwelling* with a maximum of four *dwelling units* shall be an additional permitted use, and the following additional provisions shall apply

- | | |
|-----------------------------------|----------------------|
| a) Lot Width – minimum | 15.0 m |
| b) Lot Area – minimum | 500.0 m ² |
| c) Lot Coverage – maximum | 50.0% |
| d) Main Building Height – maximum | 10.0 m |
| e) Front Yard Depth – minimum | 6.0 m |
| f) Rear Yard Depth – minimum | 7.50 m |
| g) Side Yard Width – minimum | 1.20 m |
- [ZDM 3; ZNG/6537]

and,

THAT Administration **BE REQUESTED** to open up a planning dialogue with the University of Windsor through the City's Town & Gown Committee to establish an official planning process to address the on and off campus student housing and how to coordinate moving forward within this neighbourhood.

Motion CARRIED

Councillors Holt and Gill voting nay

Report Number: S 128/2021

Clerk's File: ZB/14212

7.5 Z-030/21 [ZNG/6535] & OPA 153 [OPA/6536] – 5021085 Ontario Inc 659-665 Ouellette Ave – Rezoning & Official Plan Amendment Ward 3

Adam Szymczak (author), Planner III – Zoning

Peg Dorner (resident) – Not opposed to more residential. Will there be additional windows added? Concern for parking. Where will they park? Looking for quality of life for future tenants.

Tracey Pillon-Abbs (agent) available for questions.

Ray Blanchard (owner) gives a statement on the proposed development and is available for questions.

Moved by: Councillor Holt

Seconded by: Member Gyemi

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Decision Number: **DHSC 337**

RECOMMENDATIONS

- I. 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 Lot 6, Block 2, Registered Plan 256, known municipally as 659-665 Ouellette Avenue (Roll No. 040-310-04600; PIN 01191-0115), situated on the west side of Ouellette Avenue and east side of Pelissier Street, south of Wyandotte Street 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.X **West Side of Ouellette Avenue and East Side of Pelissier Street, South of Wyandotte Street West (659-665 Ouellette Avenue)**

1.X.1 The property described as Lot 6, Block 2, Registered Plan 256, known municipally as 659-665 Ouellette Avenue (Roll No. 040-310-04600; PIN 01191-0115), situated on the west side of Ouellette Avenue and east side of Pelissier, south of Wyandotte Street West, **IS DESIGNATED** on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan;

1.X.2 Notwithstanding the “Mixed Use” designation of the subject land on Schedule E: Land Use in Volume I – The Primary Plan, “Self-Storage Facility” shall be an additional permitted use.

- III. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 6, Block 2, Registered Plan 256, known municipally as 659-665 Ouellette Avenue (Roll No. 040-310-04600; PIN 01191-0115), situated on the west side of Ouellette Avenue and east side of Pelissier Street, south of Wyandotte Street West, by adding a site specific exception to Section 20(1) as follows:

425. **WEST SIDE OF OUELLETTE AVENUE AND EAST SIDE OF PELISSIER STREET, SOUTH OF WYANDOTTE STREET WEST**

For the lands comprising of Lot 6, Block 2, Registered Plan 256, a *self-storage facility* shall be an additional permitted *main use* including in a *combined use building*, and that for a self-storage facility the following additional provisions shall apply:

- a) A *self-storage facility* is prohibited on the ground floor within the first 9.0 m of the *building* on the Ouellette Avenue frontage.
- b) A loading space is not required.
[ZDM 7; ZNG/6535]

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Motion CARRIED UNANIMOUSLY

Report Number: S 127/2021
Clerk's File: ZO/14207 & ZB/14206

7.6 Z-007/21 [ZNG/6357] – Vince Mocerri Holdings Inc 2800 Deziel Dr, Bldg 320 – Rezoning Ward 9

Jim Abbs (author), Planner III – Subdivisions

Brad Dixon (owner – Extreme Effects) in support of the recommendation and available for questions.

Moved by: Councillor Holt
Seconded by: Councillor Gill

Decision Number: **DHSC 338**

RECOMMENDATIONS

THAT an amendment to Zoning By-law 8600 **BE APPROVED** changing the zoning of Part of Lots 99 & 100, Concession 3 (being Part 6,12R-20639), situated on the north side of Deziel Drive, known municipally as 2800 Deziel Drive, by adding a new site specific exception to Section 20(1) as follows:

NORTH SIDE OF DEZIEL DRIVE (2800 DEZIEL DRIVE)

For the lands comprising Part of Lots 99 & 100, Concession 3 (being Part 6,12R-20639), situated on the north side of Deziel Drive, known municipally as 2800 Deziel Drive, that an *Automobile Repair Garage and an Automobile Sales Lot* shall be additional permitted uses.

Motion CARRIED UNANIMOUSLY

Report Number: S 135/2021
Clerk's File: ZB/14136

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7.7 Z-014/21 [ZNG/6399] – Petretta Construction 6475 Wyandotte St E – Rezoning Ward 6

Jim Abbs (author), Planner III – Subdivisions

Mr. Abbs provides a PowerPoint presentation of the application. Notes error in the report. Be advised all comments regarding CD2.1 should read CD1.2. The error does not change any provisions or recommendations in the report.

Jonathon Lot (applicant) available for questions.

Area residents Sarah Jane & Doug Dowling and Eddie Staudt advise they're not opposed to development of the site, however, they are opposed to the proposed five-storey structure which will overshadow their yards, encroach on their privacy, increase traffic on the street and incur further parking issues.

Councillors Gill & Sleiman and Members Gyemi, Moore and Rondot inquire about maximum height, loading requirements, difference between accessible parking, number of parking spaces, if a parking study was done, building setback, any plans to widen the road, any consideration to close the alley and screening. Questions are addressed by Mr. Abbs and Mr. Winters.

Moved by: Councillor Gill

Seconded by: Member Moore

- I. THAT an amendment to City of Windsor Zoning By-law 8600 BE APPROVED, changing the zoning of Lot 6, Concession 4, designated as Part 1 on Reference Plan 12R 10242, in the City of Windsor, known municipally as 6475 Wyandotte St E, from Commercial District 1.2 (CD1.2) to Residential District (RD) 3.3 with the following site specific regulations:

Required Parking – Minimum – 52 total spaces

Standard Parking spaces – 50

Required accessible parking space – Type A – 1

Required accessible parking space – Type B – 1

Parking Area Separation to a Habitable Room Window – Minimum – 2.5 m

Required landscaped open space – Minimum – 35%

- II. THAT Part of Lot 6, Concession 4 in the City of Windsor, known municipally as 6475 Wyandotte St E; subject to rezoning Z 014-21 [ZNG-6399] BE EXEMPT from Interim Control By-law 103-2020.

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

Aye votes: Councillor Gill and Member Moore.

Nay votes: Councillors Holt and Bortolin and Members Gyemi and Rondot.

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Absent: None.

Abstain: None.

Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **DHSC 339**

RECOMMENDATIONS

- I. THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED**, changing the zoning of Lot 6, Concession 4, designated as Part 1 on Reference Plan 12R 10242, in the City of Windsor, known municipally as 6475 Wyandotte St E, from Commercial District 1.2 (CD1.2) to Residential District (RD) 3.3 with the following site specific regulations:

Required Parking – Minimum – 52 total spaces

Standard Parking spaces – 50

Required accessible parking space – Type A – 1

Required accessible parking space – Type B – 1

Parking Area Separation to a Habitable Room Window – Minimum – 2.5 m

Required landscaped open space – Minimum – 25%

- II. THAT Part of Lot 6, Concession 4 in the City of Windsor, known municipally as 6475 Wyandotte St E; subject to rezoning Z 014-21 [ZNG-6399] **BE EXEMPT** from Interim Control By-law 103-2020.

Motion CARRIED

Councillor Gill and Members Rondot and Gyemi voting nay

Report Number: S 134/2021

Clerk's File: ZB/14114

Councillor Morrison leaves the meeting at 8:52 p.m.

MINUTES

Development & Heritage Standing Committee
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8. ADJOURNMENT

There being no further business, the meeting of the Development & Heritage Standing Committee is adjourned at 8:55 p.m.

Ward 3 – Councillor Bortolin
(Chairperson)

Thom Hunt
(Secretary)