

Planning, Heritage & Economic Development Standing Committee Meeting

Date: Monday, June 11, 2018

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

Members Present:

Chairperson

Chairperson Marra

Councillors

Ward 4 - Councillor Holt

Ward 5 - Councillor Sleiman

Ward 7 - Councillor Kusmierczyk

Councillors – Regrets

Ward 9 - Councillor Payne

Members

Member Baker

Member Miller

Member – Regrets

Member DiMaio

Member Foot

ALSO PRESENT ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Corporate Leader Social Development & Health

Thom Hunt, City Planner

John Revell, Chief Building Official

Michael Cooke, Manager, Planning Policy

Greg Atkinson, Planner III - Economic Development

Laura Diotte, Planner III – Special Projects

Kevin Alexander, Planner III – Special Projects

Kristina Tang, Planner II - Revitalization & Policy Initiatives

Sahar Jamshidi, Planner II – Development Review

Anna Ciacelli, Supervisor of Council Services

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Delegations

- Item 10.2 Cara Kennedy, Chair of Walkerville BIA
- Item 11.1 Patti Faulkner, applicant
- Item 11.1 Neelam Sharma, applicant
- Item 12.1 Marina Clemens, Chair, Housing Advisory Committee
- Item 12.1 Raymond Hoang, resident of Ward 7
- Item 12.1 Caroline Taylor, concerned citizen
- Item 12.1 Michelle Friesen, Executive Director Family to Family Support Network

1. CALL TO ORDER

The Chairperson calls the meeting of the Planning, Heritage and Economic Development Standing Committee to order at 4:30 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

5. ADOPTION OF THE PLANNING ACT MINUTES

None.

6. PRESENTATION & DELEGATIONS (PLANNING ACT MATTERS)

See Item 10.2, 11.1 and 12.1.

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7. PLANNING ACT MATTERS

None.

8. ADOPTION OF THE MINUTES

8.1. Adoption of the minutes of the Planning, Heritage & Economic Development Standing Committee meeting held May 14, 2018

Moved by: Councillor Holt

Seconded by: Member Baker

THAT the minutes of the Planning, Heritage and Economic Development Standing Committee meeting held May 14, 2018 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 224/2018

Clerk's File: MB2018

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE & ADMINISTRATIVE MATTERS)

See Item 10.2, 11.1 and 12.1.

10. HERITAGE ACT MATTERS

10.1. Nikola Budimir Memorial Library, 1310 Grand Marais Road West - Partial Demolition of Listed Property on the Windsor Municipal Heritage Register (Ward 10)

Kristina Tang, Heritage Planner (A), appears before the Planning, Heritage and Economic Development Standing Committee regarding the administrative report Nikola Budimir Memorial Library, 1310 Grand Marais Road West – Partial Demolition of Listed Property on the Windsor Municipal Heritage Register and provides a brief overview of the requested application for demolition including a rendering of the proposed new site.

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Moved by: Councillor Kusmierczyk

Seconded by: Member Baker

Decision Number: **PHED 584**

That a partial demolition of the Nikola Budimir Memorial Library **BE APPROVED** as follows, subject to submitted designs (see Appendix C [of staff report S72/2018]) and finalized through Site Plan Approval.

Carried.

Report Number: S 72/2018

Clerk's File: MBA2018

10.2. Walkerville Heritage Walking Tour (Ward 4)

Kristina Tang, Heritage Planner appears before the Planning, Heritage and Economic Development Standing Committee regarding the administrative report Walkerville Heritage Walking Tour and provides a brief overview of the web site and information related to the tour. Ms. Tang indicates that the information available online is extensive and includes an overview and information of the 40 locations as well as navigation routes to arrive at the destinations.

Cara Kennedy, Chair of Walkerville BIA

Cara Kennedy, Chair of Walkerville BIA appears before the Planning, Heritage and Economic Development Standing Committee regarding the administrative report Walkerville Heritage Walking Tour and thanks the committee and administration for allowing the Walkerville BIA to have input on the Walking tours and comments that signage might be warranted in a few locations.

Councillor Holt requests clarification on the type of signage what the Walkerville BIA had in mind. Ms. Kennedy indicates that it should be large enough to see it and has to be in the area of the walking tour.

Administration will report back on costing for this idea.

Councillor Sleiman inquires whether these types of tours will be available in other areas of the City. Administration indicates that the information in other areas and the process of updating the information for various other locations and converting it to digital information is underway.

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Moved by: Councillor Holt
Seconded by: Member Miller

Decision Number: **PHED 585**

THAT the report of the Heritage Planner (Acting) regarding the Walkerville Heritage Walking Tour **BE RECEIVED** for information; and,

THAT Administration **BE REQUESTED** to report back to the Planning, Heritage & Economic Development Standing Committee with the feasibility and costing options to add signage reflecting significance of the area.

Carried.

Report Number: S 82/2018

Clerk's File: MBA/3258

There being no further business the meeting of the Planning, Heritage and Economic Development Standing Committee (Heritage Items) portion is adjourned at 4:50 o'clock p.m.

The Chairperson calls the Administrative Matters portion of the Planning, Heritage & Economic Development Standing Committee meeting to order at 4:50 o'clock p.m.

11. ADMINISTRATIVE ITEMS

4. COMMUNICATIONS

4.1. Overview of Incentive Applications - Downtown Windsor Enhancement Strategy and Community Improvement Plan

Laura Diotte, Planner III Special Projects provides an overview of the information provided related to Incentive Applications for the Downtown Windsor Enhancement Strategy and Community Improvement Plan including remaining funding.

Councillor Sleiman inquires whether an administrative report to increase funding for this Strategy will be forthcoming. Administration indicates that closer to when the fund has been depleted administration will provide a report to Council to consider options moving forward.

Councillor Marra highlights the amount of investment and increased assessment for the City that has resulted from Downtown Windsor Enhancement Strategy and Community Improvement Plan Fund noting positive feedback and commending administration for a job well done.

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Councillor Holt inquires about other BIA's Community Improvement Plans that may be incorporated. Administration indicates they are working on other plans throughout the City.

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

Decision Number: **PHED 583**

That the information entitled Overview of Incentive Applications - Downtown Windsor Enhancement Strategy and Community Improvement Plan **BE RECEIVED** for information.

Carried.

Report Number: SCM 238/2018

Clerk's File: SPL/10759

11.1. Downtown Windsor Enhancement Strategy and Community Improvement Plan Grant Application made by Neelam Sharma at 411 Pelissier Street, Ward 3

Patti Faulkner and Neelam Sharma, applicants

Patti Faulkner and Neelam Sharma, applicants appear before the Planning, Heritage & Economic Development Standing Committee regarding the administrative report Downtown Windsor Enhancement Strategy and Community Improvement Plan Grant Application made by 9114742 Canada Corp. doing business as Little India at 411 Pelissier Street and are available for questions.

Laura Diotte, Planner III, Special Projects appears before the Planning, Heritage & Economic Development Standing Committee regarding the administrative report Downtown Windsor Enhancement Strategy and Community Improvement Plan Grant Application made by 9114742 Canada Corp. doing business as Little India at 411 Pelissier Street and provides a brief overview of the application and some of the building feature enhancements that are being proposed as part of the application. Ms. Diotte concludes by indicating that administration is recommending approval of this application.

Councillor Sleiman requests clarification regarding the receipt of separate applications at this location. Administration indicates that joint applications do not have an impact on funding allocation.

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Moved by: Councillor Holt

Seconded by: Councillor Kusmierczyk

Decision Number: **PHED 586**

- I. THAT the request made by 9114742 Canada Corp. doing business as Little India (tenant), as agreed to by Larry Horwitz (property owner), to participate in the Commercial/Mixed Use Building Facade Improvement Grant Program **BE APPROVED** for 50% of the remaining eligible costs of a new awning, sign and lighting up to a maximum of \$2,000 at 411 Pelissier Street pursuant to the Downtown Windsor Enhancement Strategy and Community Improvement Plan and as shown in Appendix C provided the aluminum coping at the top of the building is painted black; and, the electrical conduit for the gooseneck lighting is painted black; and, the gooseneck lighting is installed as shown in Schedule E.
- II. THAT the grant **BE PAID** to 9114742 Canada Corp doing business as Little India (tenant), as agreed to by Larry Horwitz (property owner), by the City Treasurer, upon completion of the work to the satisfaction of the City Planner. Grant funds to come from the City Centre Community Development Planning Fund (Project #7011022).

Carried.

Report Number: S 88/2018

Clerk's File: Z/12916

11.2. (ACSP) North/south alley between Lillian Ave. and Louis Ave., south of Logan Ave. and north of Lens Ave. (Ward 4)

Sahar Jamshidi, Planner II Development Review appears before the Planning, Heritage and Economic Development Standing Committee regarding the administrative report (ACSP) North/South Alley between Lillian Ave. And Louis Ave., south of Logan Ave. And north of Lens Ave. and provides a brief overview of the application and indicates that a full closure of the alley is not possible as there is a garage that requires access to the alley.

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

Decision Number: **PHED 587**

- I. That the portion of the alley having the width of 3.66m, located between Lillian Ave. and Louis Ave., south of 2304 Lillian Ave. and north of Lens Ave., as shown on Drawing CC-1730 *attached* hereto as Appendix "A", **BE ASSUMED** for subsequent closure;
- II. That the portion of the alley having the width of 3.66m, located between Lillian Ave. and Louis Ave., south of 2304 Lillian Ave. and north of Lens Ave., as shown on Drawing CC-

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1730 *attached* hereto as Appendix "A, **BE CLOSED AND CONVEYED** to the abutting property owners subject to the following:

i. Easements, 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, Managed Network Systems Inc., COGECO CONNEXION Inc. and Enwin Utilities Ltd.

ii. Conveyance Cost **BE SET** as follows:

- Abutting properties zoned RD1.3 & RD 2.1:

1. \$1.00 plus alley subsidy cost of \$99.00 during the alley subsidy program;

2. \$1.00 plus alley subsidy cost of \$99.00 after the expiration of the alley subsidy program

III. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number CC-1730, *attached* hereto as Appendix "A"

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

V. 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

VI. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003

VII. If there are existing alley approaches, and these approaches become obsolete after the alley closure, the City shall remove existing alley approaches in the future when budget funds exist. Alternatively should property owners that abut the approaches to the closed alley wish to retain the alley approaches as driveways, permits from Public Works shall **BE REQUIRED**

Carried.

Report Number: S 234/2017

Clerk's File: SAA2018

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11.3. Response to Council Question CQ48-2017 regarding Official Plan policies and Zoning By-law provisions relating to second units (City-wide)

Greg Atkinson, Senior Planner appears before the Planning, Heritage and Economic Development Standing Committee and provides a brief outline of the proposed Official Plan Policies and tabling of the policy. Some background is supplied including examples of secondary suites, locations, size and specific proposals of the policy are outlined. Administration also has taken input from surrounding municipalities that have created these types of policies.

Councillor Kusmierczyk inquires about the potential for an incentive program related to these policies. Administration indicates there are CMHC grants available for second units although these are dependent on having the policies in place. Councillor Kusmierczyk inquires whether municipal grants have been explored. Administration indicates once the policies are in place and demand is determined this may be something that will come up in future conversations with Council and concerning funding.

Councillor Holt inquires about the expected uptake of the program in the community. Administration indicates there has been steady pressure from some community groups for some time. The interest would have to be determined based on the number of applications received if Council approves the changes to the Policies.

Councillor Holt inquires about alleys and maintenance of alleys related to these types of applications. Administration indicates that conversations have occurred regarding this but nothing has been determined.

Councillor Sleiman inquires about increases to assessment as a result of these changes. Administration confirms assessments would increase as a result of these types of applications being approved.

Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **PHED 588**

THAT the Report of the Senior Planner dated May 15, 2018 regarding Response to Council Question CQ48-2017 regarding Official Plan policies and Zoning By-law provisions relating to second units **BE RECEIVED** for information.

Carried.

Report Number: S 87/2018

Clerk's File: SPL2018

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12. COMMITTEE MATTERS

12.1. Report No. 7 of the Housing Advisory Committee - Draft Official Plan policies relating to Second Unit policies

Marina Clemens, Chair, Housing Advisory Committee

Marina Clemens, Chair, Housing Advisory Committee, appears before the Planning, Heritage and Economic Development Standing Committee regarding committee Report No. 7 of the Housing Advisory Committee—Draft Official Plan policies relating to Second Unit Policies and indicates that this is one small piece of the Housing issue. Ms. Clemens provides statistical information related to the people on the waiting list for housing in the City and urges the committee to move forward with implementing the policies.

Raymond Hoang, resident of Ward 7

Raymond Hoang, resident of Ward 7, appears before the Planning, Heritage and Economic Development Standing Committee in support of committee Report No. 7 of the Housing Advisory Committee—Draft Official Plan policies relating to Second Unit Policies and inquires whether more than one unit can be added per location.

Administration indicates only one second unit per location can be added.

Caroline Taylor, concerned citizen

Caroline Taylor, concerned citizen, appears before the Planning, Heritage and Economic Development Standing Committee regarding committee Report No. 7 of the Housing Advisory Committee—Draft Official Plan policies relating to Second Unit Policies and indicates that there isn't enough affordable housing in Windsor right now. Administration indicates that the owner of the house doesn't have to remain in the unit if a second unit is added.

Michelle Friesen—Executive Director Family to Family Support Network

Michelle Friesen—Executive Director Family to Family Support Network appears before the Planning, Heritage and Economic Development Standing Committee in support of committee Report No. 7 of the Housing Advisory Committee—Draft Official Plan policies relating to Second Unit Policies and provides a brief outline of their organization and concludes by suggesting she is hopeful that putting these policies in place will afford people the opportunity to access grant programs through Ontario Renovates.

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Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **PHED 589**

That Report No. 7 of the Windsor Housing Advisory Committee indicating:

That the "Draft" Official Plan policies relating to second unit policies BE ACCEPTED and further, that the recommendation of the Housing Advisory Committee proceed to the Planning, Heritage and Economic Standing Committee and to City Council as expeditiously as possible,
BE APPROVED.

Carried.

Report Number: SCM 207/2018

Clerk's File: SS2018

13. QUESTION PERIOD

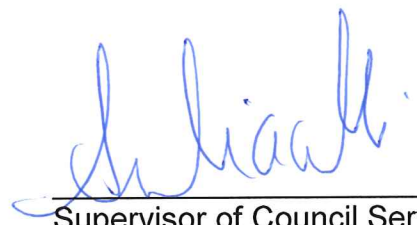
None requested.

14. ADJOURNMENT

There being no further business the meeting of the Planning, Heritage and Economic Development Standing Committee is adjourned at 5:39 o'clock p.m.



Ward 8—Councillor Marra
(Chairperson)



Supervisor of Council Services