

A meeting of the **Planning Standing Committee** is held this day commencing at 4:30 o'clock p.m. in Council Chambers there being present the following members:

Councillor Marra (Chair)
Councillor Hatfield
Councillor Maghnieh
Councillor Sleiman

Absent

Councillor Gignac
Cheryl Cross-Leal
Barb Bjarneson

Citizen

Merrill Baker

Also present are the following from Administration:

George Wilkki, City Solicitor and Corporate Leader Economic Development and Public Safety
Thom Hunt, City Planner
Don Wilson, Manager of Development
Mike Palanacki, Executive Director of Operations
Michael Cooke, Manager of Planning Policy
Wes Hicks, Senior Manager, Infrastructure and Transportation Planning/Deputy City Engineer
Lee Anne Doyle, Chief Building Official
Josette Eugeni, Manager of Transportation Planning
Vera Vendrasco, Senior Legal Counsel
Marianne Sladic, Steno Clerk Senior (A)
Agatha Armstrong, Deputy City Clerk

1. Call to Order

The meeting is called to order at 4:30 o'clock p.m.

2. Disclosures of Pecuniary Interest and the General Nature Thereof

None disclosed.

3. Adoption of Minutes

Moved by Councillor Sleiman, seconded by Councillor Maghnieh,
That the minutes of the meeting of the Planning Standing Committee (Planning Act Matters)
held October 11, 2011 **BE ADOPTED** as presented.
Carried.

Moved by Councillor Sleiman, seconded by Councillor Maghnieh,
That the minutes of the meeting of the Planning Standing Committee held October 11, 2011
BE ADOPTED as presented.
Carried.

4. **Request For Deferrals, Referrals, or Withdrawals**

None requested.

5. **Communications**

None

6. **Presentations and Delegations**

None.

7. **Administrative Matters**

Item 3 3332-3334 Sandwich Street, Exemption to Interim control By-law 19-2007

Moved by Councillor Sleiman, seconded by Councillor Maghnieh,

That an exemption from the Interim Control By-law 19-2007 as amended by By-law 35-2008, **BE GRANTED** to Mehar Jawed, the owner of the residential property located at 3332-3334 Sandwich Street to construct a two storey residential duplex, on condition that the Olde Sandwich Towne Community Improvement Plan, and the Olde Sandwich Towne Supplemental Development and Urban Design Guidelines be incorporated into this development, and the elevation drawings for the proposed construction be subject to approval of the City Planner prior to issuance of a Building Permit.

Carried.

8. **Planning Act Matters**

Minutes for the Planning Act Matters are **attached** as Appendix "A".

Item 1 Official Plan Review Official Plan Amendment No. 81 – Infrastructure

Moved by Councillor Maghnieh, seconded by Mr. Baker,

I. That Official Plan Amendment No. 81 (Infrastructure) contained in the staff report dated October 7, 2011, **BE AMENDED** to reflect the comments received during the public consultation process, specifically those detailed in:

- The memorandum of November 9, 2011, from the Official Plan Project Manager;
- The memorandum of November 9, 2011, from the Acting Policy Analyst (Transportation Planning);
- The letter dated October 7, 2011, from Bell Canada;
- The letter dated November 3, 2011, from Process Planning Associates Inc. (on behalf of the Greater Essex County District School Board);
- The letter dated October 14, 2011, from the Essex Region Conservation Authority

II. That the Official Plan Amendment No. 81 **BE ADOPTED** and forwarded to the Minister of Municipal Affairs and Housing for approval, pursuant to Section 17(34) of the Planning Act; and

III. That Council **DECLARE** to the Minister of Municipal Affairs and Housing that Official Plan Amendment No. 81 – Infrastructure meets the requirements of Section 26 (1) of the Planning Act.

Carried.

Item 2 Official Plan Review Official Plan Amendment No. 84 – Procedures and Tools

Moved by Councillor Hatfield, seconded by Councillor Sleiman,

I. That Official Plan Amendment No. 84 – Procedures and Tools **BE ADOPTED** and **BE FORWARDED** to the Minister of Municipal Affairs and Housing for approval, pursuant to Section 17(34) of the *Planning Act*; and

II. That Council **DECLARE** to the Minister of Municipal Affairs and Housing that Official Plan Amendment No. 84 – Procedures and Tools, meets with requirements of Section 26(1) of the *Planning Act*.

Carried.

9. DATE OF NEXT MEETING

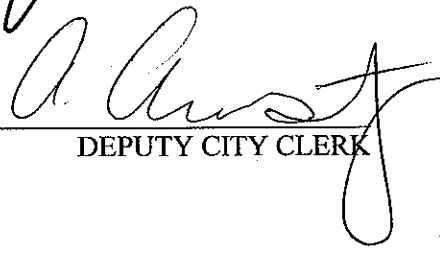
The next meeting of the Planning Standing Committee will be held on December 12, 2011 at 4:30 o'clock p.m. in Council Chambers.

10. ADJOURNMENT

There being no further business, the meeting is adjourned at 5:40 o'clock p.m.



CHAIR



DEPUTY CITY CLERK

**MINUTES OF THE CITY OF WINDSOR PLANNING STANDING COMMITTEE
(Planning Act Matters)**

NOVEMBER 14, 2011

A meeting of the Windsor Planning Standing Committee was held this day at 4:30 p.m. in the Council Chambers, Third Floor, City Hall, there being present:

Councillor B. Marra –Chair, Councillor E. Sleiman, Councillor P. Hatfield, Councillor A. Maghnieh, and Mr. M. Baker.

Regrets: Councillor Joanne Gignac, Barb Bjarneson and Cheryl Cross-Leal.

Also present are:

Mr. Thom Hunt – City Planner, Mr. Don Wilson - Manager of Development Applications & Secretary, Mr. Michael Cooke – Manager of Planning Policy and Ms. Marianne Sladic – Senior Clerk, Planning Department; Ms. Agatha Armstrong – Supervisor of Council Services/Deputy City Clerk; Ms. Stacey Shyshak - Engineering & Corporate Projects Department; Ms. Lee Anne Doyle – Executive Director/Chief Building Official, Building Department; Mr. George Wilkki – City Solicitor, Ms. Wira Vendrasco – Senior Legal Counsel, Legal Department; Mr. Mike Palanacki – Executive Director Operations; Mr. Wes Hicks – Senior Manager, Infrastructure and Transportation Planning and Ms. Josette Eugeni – Manager of Transportation Planning.

GENERAL BUSINESS:

The Chair explains the rules of procedure of the Planning Standing Committee. He asks if there are any disclosures of pecuniary interest. Hearing none, he asks members and the public present if there are any requests for deferral, referral or withdrawal. Hearing none, he proceeds with the meeting.

ADOPTION OF THE MINUTES

Moved by Councillor Sleiman, seconded by Councillor Maghnieh.

That the minutes of the Planning Advisory Committee (Planning Act Matters) meeting of October 11, 2011 **BE ADOPTED.**

Motion **CARRIED** UNANIMOUSLY.

The Chair introduces the third item on the agenda per the request of the Applicant. Item 3 does not pertain to Planning Act Matters.

Item 1 – OFFICIAL PLAN REVIEW OFFICIAL PLAN AMENDMENT NO. 81 - INFRASTRUCTURE

Mr. Michael Cooke (Manager of Planning Policy) summarizes the report on behalf of the author.

The subject amendment to the Official Plan updates the infrastructure policies in Volume I, Chapter 7 and adds a schedule that describes the specific right of way requirements for specific segments of municipal roads. The primary topics that are addressed in the subject amendment are: consistency with the *Provincial Policy Statement (2005)*; integration of land use and transportation planning; driveway proliferation; protection of abandoned rail lines for future uses; road designations; gratuitous land conveyances; right-of-way width requirements; and installation of new septic systems. The subject amendment is prepared under s.26 of the *Planning Act* where the Province of Ontario is the approval authority. [Chris Aspila – Official Plan Review Project Manager]

Mr. Baker requests clarification regarding driveway access as noted in the summary opposed to what is written in the report. Mr. Cooke advises the Memo (dated November 9, 2011) shown in the additional information packet as Policy 7.2.1.12, is to be considered as the final recommended policy brought forward.

Councillor Hatfield notes several items for clarification stating some confusion within the report and the additional information provided.

- 1) Wyandotte St. classification, is it Class I or Class II? Mr. Hicks advises Wyandotte East is a Class II arterial. Councillor Hatfield advises he has somewhat of a problem. Riverside Sportsman's Club is in the process of requesting driveway access from Wyandotte St. E. If the Council were to adopt this recommendation, would that mean no access for the Riverside Sportsmen's Club off Wyandotte? The Councillor notes there are homes that span along Wyandotte St. E. with access from Wyandotte and possible homes from Riverdale to Banwell may require them as well. Mr. Hicks refers to Section 7.2.6.5 (b)(v) [pg. 19 of report], indicates direct access will be discouraged where other alternatives exist. Councillor Hatfield advises the only alternative is to maintain the access from Riverside Dr. Mr. Wilson advises there have been Site Plan Applications made in the past but only for building expansions. But is not familiar with any request for expansion on further driveway access to Wyandotte. Councillor Hatfield notes his reluctance to approve the recommendation that will deny their request for better access to the property. If this is approved, would access to Wyandotte for the Club be grandfathered in? Mr. Hicks advises each site is reviewed based on its merits and would be considered accordingly. Mr. Hicks gives an example such as consolidated access between businesses, etc. Councillor Hatfield notes his opposition to the possibility of refusing access from Wyandotte for the Riverside Sportsman's Club.
- 2) Regarding expansion on Banwell through to Clover, if another subdivision is built, which it inevitably will be, won't some homes require access from Wyandotte? Mr. Cooke advises the subdivision plans will go similarly as those on McHugh where access will be from perpendicular streets and not directly off of Wyandotte. They will prohibit homes that front directly onto Wyandotte. Existing homes are permitted to continue.

- 3) Public On-Street Parking (7.2.2.14 on page 8) – restrict or partially restrict parking on Class I Arterial roads. Is Tecumseh Rd. a Class I Arterial road? Mr. Hicks advises the only Class I Arterial roads in the city are Huron Church and Lauzon Parkway. Councillor Hatfield inquires about discouraging parking on Class II roads. Mr. Hicks advises whatever exists will remain unless there are opportunities to remove through redevelopment of adjacent sites. Similar circumstances are also possible for Wyandotte.
- 4) Travel Demand Management (7.2.2.21 on page 10) – Councillor Hatfield inquires how will Council promote this without the assistance of Transit Windsor? Councillor Hatfield requests an amendment to add that "Council AND Transit Windsor" encourage employers to manage their travel demand by (a), (b) & (c).
- 5) School Area Transportation (7.2.2.25 on page 11) – Councillor Hatfield requests an explanation of the process. Does the School Board inquire of the Corporation or do they search properties in dense residential areas then proceed with requests, site plans, etc.? Councillor Hatfield feels this too should be amended to read "Council AND the School Boards". The two should work together. Mr. Cooke notes comments sent by the representative of the School Board which also suggests softer wording in the recommendation and listed in the "Additional Information" supplement. Councillor Hatfield brings direct notice to Subsection (a) which states Council will ensure the new elementary school locations are central to the area they intend to serve. The Councillor states this should be the School Board's intent and decision, not Council's. The Chair adds his agreement but notes it is Council's responsibility to determine proper zoning of lands.
- 6) 7.2.2.25 (e)(iii) on page 12 – Councillor Hatfield inquires if this pertains to new and existing or just new? Mr. Cooke refers to the letter from the School Board's consultant (Process Planning Associates Inc.) on that same point which offers suggestions and recommended wording offering more flexibility allowing more appropriate parking and stopping restrictions along school frontages. Along those lines, Councillor Hatfield asks why the Kiss n Ride program isn't made mandatory in this document for cutaways in front of schools? Ms. Eugeni advises the Kiss 'n' Ride program encourages families to drop off their children personally at school in the mornings, being that arrival times are scattered and the ability to do so with the given space allows for it. At the end of the day, all students are departing the school at the same time. Space becomes limited with school buses and due to liability, making the program not in the Corporation's best interest.
- 7) School Active Transportation Plans (7.2.2.26 on page 12) – In regards to sidewalks, Councillor Hatfield asks whether the City pays for them or does the School Board provide them? Mr. Cooke refers to the School Board Consultant's letter addressing that as well. The School Board will be responsible for providing sidewalks fronting the school property. The area down the block and around the corner is not to be their responsibility. Wording provided in their memo.
- 8) Pedestrian Network (7.2.3.2 on page 13 and 14) – Councillor Hatfield notes his agreement with section (a) but on page 14 section (d) regarding maintenance, the Councillor asks whether Council will be responsible for snow removal and the what the cost is? Councillor Hatfield also adds section (c) regarding installation of signalized pedestrian refuge islands, what is the cost there as well? Mr. Cooke clarifies the

maintenance of the sidewalks refers to condition of sidewalks, replacement and trip hazards opposed to snow removal. Councillor Hatfield notes a concern that the Union may have regarding the contract and what would be legally considered maintenance and if that includes snow removal. Mr. Palanacki interjects advising the reference is to maintaining the structural integrity of the sidewalk is what the intent is and suggests that wording be added.

- 9) Bikeway Development (7.2.4.3 on page 15) – Councillor Hatfield inquires about the process, how it will be done and when? Ms. Eugeni gives an example noting with the Secondary Plan they're doing with the balance of the transfer lands as part of the Lauzon Parkway Environmental Assessment, the bicycle use Master Plan Network is being extended into that area. The property wasn't owned at the time the Bicycle Master Plan was implemented. The Bicycle Use is being extended in conjunction with the Secondary Plan as it takes effect. Regarding section (c), Councillor Hatfield inquires about the cycling facilities. Ms. Eugeni explains the facilities can be multi-use trails, bicycle lanes and signed routes. "Facilities" is used instead of naming each type individually.
- 10) Residential Areas (7.2.6.17(e) on page 25) – In regards to traffic calming devices, the Councillor asks is there any place someone can refer to in order to know what those devices are so that he is informed as to what options there are that he can suggest? Ms. Eugeni advises the Traffic Calming Policy does identify the tools available and can be accessed on the City Website.
- 11) Councillor Hatfield asks for the definition of a Chicane (7.2.6.19 (a)(iv)). Ms. Eugeni explains a Chicane is a narrowing of the road that causes a horizontal deflection and creates an S-bend in the road. [*Dictionary reference: Chicane – A **chicane** is an artificial feature creating extra turns in a road, used in motor racing and on city streets to slow cars to lower speeds.*]
- 12) Water Transportation Policies (7.2.9 on page 32) – Councillor Hatfield notes his concern for the environment, particularly when reading Section 7.2.9.2. Why isn't there wording in there that says, "without harm to the environment"? What's more important, our health, our natural environment or economic development? His concern is that the environmental lands may be removed if a significant development came in. Mr. Cooke advises a balance is required and all relevant policies of the Official Plan are considered. For example, when considering developments, reference is made not only to the Transportation Policies but also to other policies such as Heritage, Environmental etc. that would provide the counter-argument and provide that balance.
- 13) Economic Benefits (7.2.10.1 on page 33) – Councillor Hatfield again notes there is no wording promoting the protection of the Woodlots. Mr. Cooke notes in the current Official Plan those Woodlots are already designated Natural Heritage. The amendment is not to remove the designation but to work in conjunction with what is in place. Mr. Cooke states they are open to offering wording specifically for those lands in the policy section to raise importance of those lands.
- 14) Combined Sewer Separation (7.3.4.1 on page 39) – Councillor Hatfield's question is when is it not appropriate? A little more information should be provided.
- 15) Solid Waste Management Master Plan (7.3.5.1 on page 41) – The Councillor asks whether an insertion into the policy can be made to make it mandatory for this Community to recycle? The Chair believes there is a question being brought before Council regarding

something to that affect. Councillor Maghnieh adds that Councillor Dilkens has an item regarding the Downtown area. Ms. Vendrasco advises the inquiry has come to Public Works and will be reported to Council.

- 16) Councillor Hatfield brings attention to one of the letters written by Ms. Kitowski (Additional Information packet) regarding Howard Avenue Truck Route. In her letter, Ms. Kitowski advises that in South Windsor there are alternate routes that trucks can utilize that are not residential. The Councillor asks what other routes in this area can be used that are not residential? Ms. Eugeni refers to the existing truck route map. Parallel routes in that area would be Dougall and Walker Roads. Howard Avenue is currently a truck route that exists from Highway 3 to Riverside Drive. It's an important part of the network system. Networks are successful because the loads are shared among multiple routes, trying to get as close to the destination as possible.
- 17) Councillor Hatfield brings up Scenic Drives. Other than Riverside Drive, what other scenic routes are there in the City? Administration reports that Riverside Drive is the only scenic drive.
- 18) In the supplemental packet (Additional Information) regarding 7.2.6.19 (b) subsections that were struck out, asks if it was a good idea to begin with, why is it being removed? He notes problems in the Blue Heron area where medians were put in to protect the people and now there's talk of removing them. Mr. Cooke advises the only reference as to why they would've been removed, at the end of each strike out is a notation "added by OPA 52" which was the Traffic Calming Policy, because the preamble to that section under 7.2.6.19 refers to appropriate Traffic Calming devices, then under (b) discussing Traffic Calming Policy, it was thought that the additional information was redundant. But it still speaks to ALL traffic calming policies as being available. The point is to consult with the Traffic Planning section and Traffic Calming Policies as opposed to individually identifying them here.

Councillor Sleiman comments on the report and the amendments (supplemental information) to the amendment. The Councillor requests a deferral so that Administration can clean up the report and present a more concise packet for review.

The Chair sees no one in support of the deferral but advises that all comments are being recorded and will be noted at time of the motion.

Councillor Sleiman has a question regarding the Protection of Abandoned Rail Lines for Future Uses on page 2 of 5 of the report for OPA No. 81 (paragraph 1). The Councillor notes that ERCA was acquiring some of those lines and transforming them to trails. If this is passed, will ERCA still be able and have access to acquiring some of these abandoned rail lines? Mr. Cooke advises that the Official Plan is in support of those types of conversations (ie. rails to trails).

Councillor Sleiman's next question is in regard to Item 2 and is informed by the Chair to inquire to same when the item is presented.

Mr. Hunt provides the amended Recommendations to the Committee due to the number responses received from various departments and public. These will be the Recommendations

for the report for Official Plan Amendment No. 81. Mr. Hunt mentions that the Planning Staff are not in agreement with the suggestions made from Mrs. Diane Kitowski. If the Committee is not in agreement with Planning Staff's decision, they will have to add something in respect to language to that effect.

The Chair notes Councillor Hatfield's raised several issues for clarification, wording amendments and considerations.

Mr. Hunt advises that comments brought forward by members of the Committee will be documented in the minutes of this meeting and the policies changed accordingly. The recommendations will be amended prior to going to Council to include specifically those items mentioned. There may be further dialogue with Members between this meeting and the Council Meeting to ensure the issues are being presented as intended.

Councillor Hatfield seeks to clarify the letter from Bell Canada pertains to this report. Mr. Cooke advises it is. Councillor Hatfield notes another problem regarding Bell Canada's walk-in cabinets. The Councillor would like these cabinets to go below ground primarily for aesthetic reasons. Feels they do nothing to help beautify the area. Mr. Cooke advises there are two parts. 1) Bell may be upgrading service and is placing cabinets in public right-of-way to pre-existing areas but moves forward through private consultation with the property owners. 2) In terms of new subdivisions, the box locations are noted in advance. The buyer is aware of that location at time of purchase. Mr. Cooke notes he is unaware of how large some of these items may be. Councillor Hatfield notes he would like to see Bell attempting to beautify or make more pleasurable the appearance of these units if they're going to stand above ground. It would be nice if Bell could provide a design that fits into a neighbourhood opposed to standing out in it. Councillor Sleiman suggests landscaping. He has seen some residents have planted shrubs and/or flowers around them to shield or improve upon the appearance of these units on their property.

The Chair advises he is not sure if there will be an opportunity between this meeting and the time the report goes to Council for clarification from Bell on this issue. To have that information would be helpful.

Moved by Councillor Maghnieh, seconded by M. Baker.

- I. **THAT** Official Plan Amendment No. 81 (Infrastructure) contained in the staff report dated October 7, 2011, **BE AMENDED** to reflect the comments received during the public consultation process, specifically those detailed in:
 - The memorandum of November 9, 2011, from the Official Plan Project Manager;
 - The memorandum of November 9, 2011, from the Acting Policy Analyst (Transportation Planning);
 - The letter dated October 7, 2011, from Bell Canada;
 - The letter dated November 3, 2011, from Process Planning Associates Inc. (on behalf of the Greater Essex County District School Board);
 - The letter dated October 14, 2011, from the Essex Region Conservation Authority;

- As well as comments made by the Planning Standing Committee members during the meeting of November 14, 2011;
- II. **THAT** the Official Plan Amendment No. 81 **BE ADOPTED** and forwarded to the Minister of Municipal Affairs and Housing for approval, pursuant to Section 17(34) of the *Planning Act*; AND
- III. **THAT** Council **DECLARE** to the Minister of Municipal Affairs and Housing that Official Plan Amendment No. 81 – Infrastructure, meets the requirements of Section 26 (1) of the *Planning Act*.

Motion **CARRIED, UNANIMOUSLY.**

Councillor Hatfield advises along with his comments, he is for with everything except the driveway access to the one specific location on Wyandotte St. E. because he believes the request for access on to Wyandotte St. E. by the Riverside Sportsmen's Club is in process for approval and he does not want to inhibit their approval by accepting this amendment.

The Chair agrees and would be willing to argue the subject during Council should it become an issue for approval.

Councillor Maghnieh feels that much was accomplished at the meeting and a good mould was made for Council. He looks forward to further discussion at Council regarding this amendment once the changes and considerations have been added.

Item 2 – OFFICIAL PLAN REVIEW OFFICIAL PLAN AMENDMENT NO. 84 – PROCEDURES AND TOOLS

Mr. Michael Cooke (Manager of Planning Policy) summarizes the report on behalf of the author.

The subject amendment to the Official Plan updates the procedure policies in Volume I, Chapter 10 and the tools policies in Volume I, Chapter 11. The primary topics that are addressed in the subject amendment are: consistency with the *Provincial Policy Statement (2005)*; the requirement for support studies as part of an application; the addition of community benefit policies; and the requirement for the approval of a redevelopment plan prior to the issuance of a demolition permit. The subject amendment is prepared under s.26 of the *Planning Act* where the Province of Ontario is the approval authority. [Chris Aspila – Official Plan Review Project Manager]

Councillor Hatfield seeks clarification on the Draft Amendments;

- 1) Sewer & Water Services (11.4.3.5 on page 11) – Does this include storm sewers? Is that considered a water service? Mr. Cooke is not entirely sure but will verify and advise.
- 2) Maintenance & Occupancy Standards By-law (11.8.2.6 on page 25) – Do we have one or are we in the process of getting one? Ms. Doyle advises the Building Department is

working on a second amendment of the Maintenance and Occupancy Standards By-law which is being taken to Council on November 21st which will deal with derelict properties. The Building Department is currently trying to mitigate the deterioration of buildings in the state they are now which is referred to as blight properties.

- 3) Cash-In-Lieu (11.10.2.3 on page 27) – Can we take in here that we, no longer as a Community, allow a Developer to give Cash-In-Lieu to get out of building sidewalks on at least one side of the street? The Councillor notes problems he has had in his Ward (gives Bellagio St. as an example) and would like it if such deals were no longer allowed. Sidewalks are needed, no more cut deals on the side. The Chair adds that must have pre-dated the sidewalk policy because as it stands now all development must include sidewalks on one side of the street. There is no flexibility in this policy as he understands it. Mr. Cooke agrees. Councillor Maghnieh wanted acknowledgement that this was actually now policy, which it is.
- 4) Replacement of Rental Housing (11.10.2.12 on page 29) – Councillor Hatfield wants to ensure that remains in the policy and isn't removed in another area of the report.
- 5) Conservation of Heritage Resources (11.10.2.13 on page 29) – Does this mean, for example, you cannot demolish an old bank's facade? Mr. Cooke advises that is the intent of the policy.

Councillor Sleiman seeks clarification on the Demolition Permit as noted on page 2 of 4 of the report. The Councillor notes that prior to the issuance of a demolition permit, the Developer has to provide information as to what he intends to develop in its place. Nods in agreement from several members of Administration. The Councillor then asks if it's possible to require the same for anyone seeking to change the Zoning on a property? Mr. Hunt advises that through the Zoning process we provide a zoning regulation or category that allows for a number of potential uses. That's essentially what Council or Planning Standing Committee is agreeing to when a request for a zoning change is made. It's good to give flexibility to a Developer to have a variety of uses because many times they do not know exactly what they are going to build and it may be some time before they actually build or who their tenants may be. At this time Administration would like to keep it that way. If they cannot realize those uses then they would have to re-apply for another zoning change subsequent to the zoning they once had.

Councillor Sleiman inquires about empty properties. By changing the zoning, does it place the owner at a different category regarding property tax? Mr. Hunt confirms there is a relationship to the property as it's zoned and to what it's assessed at. Once a building is placed and MPAC provides an assessment, a higher rate of municipal tax is due. Vacant or agricultural land is different than if it were zoned residential, but there are varying degrees of taxation.

Ms. Doyle adds to Councillor Sleiman's previous question, in the report under the Redevelopment Plan, the Building Department provides input to the Planning Department with regards to the practice of the legislation as it's implemented. If an emergency order is issued because a building is structurally unsafe, as a public safety issue, the Building Department would proceed with the Demolition Order and then it's reported to Council afterward. What is currently happening, if a request for a Demolition Permit is located within a Demolition Control Area, those applications are taken to Council first for authorization and approval from City

Council prior to issuance of the Demolition Permit. If the property is outside of a Demolition Control Area, Demolition permits can be issued without Council approval.

Moved by Councillor Hatfield, seconded by Councillor Sleiman.

- I. THAT Official Plan Amendment No. 84 – Procedures and Tools contained in the Staff Report dated October 7, 2011, **BE AMENDED** to reflect the comments received during the public consultations process and contained in the memorandum of November 9, 2011, from the Official Plan Project Manager as well as comments received by members of the Planning Standing Committee during the meeting of November 14, 2011;
- II. **THAT** Official Plan Amendment No. 84 – Procedures and Tools **BE ADOPTED** and be forwarded to the Minister of Municipal Affairs and Housing for approval, pursuant to Section 17(34) of the *Planning Act*; AND
- III. **THAT** Council **DECLARE** to the Minister of Municipal Affairs and Housing that Official Plan Amendment No. 84 – Procedures and Tools, meets the requirements of Section 26 (1) of the *Planning Act*.

Motion **CARRIED, UNANIMOUSLY.**

Meeting adjourned: 5:40 pm

Councillor Bill Marra, Chair

Mr. D. Wilson, Secretary

/ms