

Development & Heritage Standing Committee Meeting

Date: Monday, September 13, 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

Members Regrets

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

France Isabelle Tunks – Deputy City Engineer / Senior Manager of Engineering

Neil Robertson – Deputy City Planner / Manager of Urban Design

Michael Cooke – Deputy City Planner / Manager of Planning Policy

Wira Vendrasco – Deputy City Solicitor, Legal and Real Estate

Adam Pillon – Manager of Right-of-Way

Barbara Rusan – Manager, Policy & Regulatory Services

Adam Szymczak, Planner III – Zoning

Christopher Aspila – Planner III – Policy & Special Studies

Greg Atkinson – Planner III – Economic Development

Kevin Alexander – Planner III – Special Projects

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Melissa Gasic, Planner II – Development Review
Simona Simion, Planner II – Research & Policy Support
Tracy Tang – Planner II – Revitalization & Policy Initiatives
Rania Toufeili – Policy Analyst
Stefan Fediuk – Landscape Architect
Marianne Sladic, Clerk Steno Senior
Sandra Gebauer, Council Assistant
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

Delegations—participating via video conference

Item 7.2 Tracey Pillon-Abbs, Principal Planner representing applicant
Item 7.2 Tony Chau, Senior Project Manager, Architectural Design Associates
Item 7.2 Dr. Barry Emara, Ophthalmologist
Item 7.2 Mark Recine, representing Dr. Emara
Item 7.4 Randy Saccucci, Property Owner
Item 7.4 Bobbie and Ben Bruneau, Area Residents
Item 7.4 Amy Farkas, Dillon Consulting
Item 7.5 Nick Dyjach, Agent, Strik Baldinelli Moniz
Item 7.5 J. Lester, Transport Engineer, Strik Baldinelli Moniz,
Item 7.5 Dave Traher, Applicant
Item 7.6 Simon Chamely, Applicant
Item 11.2 Jeffrey Dow, Owner, Dow Sign Displays
Item 11.3 Dan Wells, Biblioasis Inc.
Item 11.4 Nate Schaly, Owner
Item 11.6 Averil Parent, representing applicant
Item 11.10 Kyle Davies, Applicant

1. CALL TO ORDER

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

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Member Gyemi discloses an interest and abstains from voting on Item 7.5 being the report of the Planner II – Development Review regarding “ Official Plan Amendment – 1475 Huron Church Road to permit direct access to Huron Church Road, a Class 1 Arterial Road; OPA 146 [OPA/6363] - Ward 2,” as his firm has been retained by the tenant of the subject property.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

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11.7. Close and Convey the East/West Alley Between Pillette Road and Olive Road, North of Tecumseh Road E and South of Empress Street - Applicant: Dr. Walter Friedl - SAA/5956 - Ward 8

Moved by: Councillor Holt
Seconded by: Councillor Sleiman

THAT the report of the Senior Planner – Policy & Special Studies dated June 14, 2021 entitled “Close and Convey the East/West Alley Between Pillette Road and Olive Road, North of Tecumseh Road E and South of Empress Street - Applicant: Dr. Walter Friedl - SAA/5956 - Ward 8” **BE DEFERRED** to a future meeting of the Development & Heritage Standing Committee to allow for further discussion with Administration to address a misunderstanding in the report and further develop their proposal before bringing it forward to the Standing Committee at a future meeting.
Carried.

Report Number: S 39/2021
Clerk’s File: SAA2021

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 July 12, 2021

Moved by: Councillor Gill
Seconded by: Councillor Morrison

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

Report Number: SCM 248/2021
Clerk’s File: MB2021

7. *PLANNING ACT* MATTERS

7.1. Rezoning – 1810 Alexis Road – Jean Marc Laforest - Z-039/20 ZNG/6250 - Ward 5

Moved by: Councillor Sleiman

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Seconded by: Councillor Morrison

Decision Number: **DHSC 315**

1. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 103, Plan 1083, located on the east side of Alexis Road, south of Milloy Street (known municipally as 1810 Alexis Road; Roll No. 010-350-02400) by adding a site specific exception to Section 20(1) as follows:

420. **EAST SIDE OF ALEXIS ROAD, SOUTH OF MILLOY STREET**

For the lands comprising Lot 103, Plan 108, one *multiple dwelling* with a maximum of three *dwelling units* shall be an additional permitted *main use* and shall be subject to the following provisions:

- a) *Lot Width* - minimum – 12.0 m
 - b) *Lot Area* – minimum – 390 m²
 - c) *Lot Coverage* – maximum - 45.0%
 - d) *Building Height – Main Building* - maximum - 10.0 m
 - e) *Front Yard Depth* - minimum - 4.60 m
 - f) *Rear Yard Depth* – minimum - 7.50 m
 - g) *Side Yard Width* – minimum - 1.10 m
- [ZDM 3; ZNG/6250]

Carried.

Report Number: S 99/2021
Clerk's File: ZB/14039

7.2. Rezoning - 10700 Tecumseh Road East - Petretta Construction - Z-022/21 ZNG/6481 - Ward 7

Moved by: Councillor Gill
Seconded by: Councillor Holt

Decision Number: **DHSC 316**

1. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part of Lots 140 & 141, Concession 1, further described as Parts 5 to 8, Plan 12R-18564 (10700 Tecumseh Road East; Roll No. 070-730-04450; PIN 015971256), located on the north side of Tecumseh Road East, east of Clover Avenue, by adding a site specific provision to Section 20(1) as follows:

421. **NORTH SIDE OF TECUMSEH ROAD EAST, EAST OF CLOVER AVENUE**

For the lands comprising Part of Lots 140 & 141, Concession 1, further described as Parts 5 to 8, Plan 12R-18564, a *medical office* shall be an additional permitted *main use*, and that for a *medical office*, the minimum number of required *parking spaces* shall be 62.

[ZDM 14; ZNG/6481]

Carried.

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Report Number: S 107/2021
Clerk's File: ZB/14179

7.3. Zoning By-Law Amendment - 3236-3240 Peter St Z 025-21 [ZNG-6171], Ward 2

Moved by: Councillor Holt
Seconded by: Member Gyemi

Decision Number: **DHSC 317**

- I. THAT an amendment to City of Windsor Zoning Bylaw 8600 **BE APPROVED**, changing the zoning of the south part Lot 6, Plan 40, known municipally as 3236-3240 Peter St, from Residential District 3.3 (RD 3.3) to Residential District 3.1 (RD3.1).
- II. THAT the property **BE SUBJECT** to Site Plan Control (SPC) as a small-scale low profile residential development (as defined in the By-law 1-2004). The subject property is situated within Sandwich Community Improvement Plan.

Carried.

Report Number: S 104/2021
Clerk's File: ZB/14178

7.4. Zoning By-Law Amendment - 781 Erie St E Z-020/21 (ZNG/6464), Ward 4

Moved by: Councillor Holt
Seconded by: Councillor Sleiman

Decision Number: **DHSC 318**

- I. THAT Zoning By-law 8600 **BE AMENDED** by adding a site specific exception to Section 20(1) for Lots 249 and 250 Plan 360; municipally known as 781 Erie Street East as follows:

419. **SOUTH SIDE OF ERIE STREET EAST, WEST SIDE OF MARENTETTE AVE**

For the lands comprising Lots 249 and 250 Plan 360:

- a) A *hotel* shall be an additional permitted use
- b) Number of Parking Spaces for hotel– minimum – 6
- c) Number of Loading Space – minimum – 0

[ZDM7; ZNG/6464]

Carried.
Councillor Gill voting nay.

Report Number: S 105/2021
Clerk's File: ZB/14177

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7.5. OFFICIAL PLAN AMENDMENT – 1475 Huron Church Road to permit direct access to Huron Church Road, a Class 1 Arterial Road; OPA 146 [OPA/6363] - Ward 2

Moved by: Councillor Sleiman
Seconded by: Councillor Holt

Decision Number: **DHSC 319**

THAT an amendment to the City of Windsor Official Plan, Volume II, for a site-specific exemption to permit direct access to Huron Church Road (a Class 1 Arterial Road) for the subject lands located at 1475 Huron Church Road, **BE APPROVED**.

Carried.

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

Report Number: S 114/2021

Clerk's File: ZO/14113

7.6. Rezoning Application – 1172 Goyeau Street Z 016-21 [ZNG-6409] to add use to the existing zoning designation with site specific regulations - Ward 3

Moved by: Councillor Morrison
Seconded by: Councillor Sleiman

Decision Number: **DHSC 320**

I. THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED**, changing the zoning of PLAN 1303 N PT LOT 187 (known municipally as 1172 Goyeau Street, Roll No. 040-350-03500-0000), situated on the east side of Goyeau Street and north of Giles Boulevard East, by adding the following use to the existing zoning category (CD1.4):

ADDITIONAL PERMITTED USE:

One Single Unit Dwelling

PROVISIONS:

Maximum building height 10 m

Lot area, lot frontage, all setbacks shall be as existing

II. THAT the lands affected **BE SUBJECT** to a H symbol (hold provision) and that the H symbol be removed when the following conditions have been satisfied:

- i. The owner submits an application to remove the H symbol;
- ii. The owner removes the existing metal fascia facing Goyeau and restores the roof line as required
- iii. The owner removes the pavement behind the building and provides landscaping or sodding instead, save and except the required parking

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- iv. The owner restores the landscaping in the front yard so that 50% of the front yard is green space consisting of grass / sod

Carried.

Report Number: S 115/2021
Clerk's File: ZB/14118

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:36 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:36 o'clock p.m.

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

See items 11.2, 11.4, 11.10, 11.6, 11.1, 11.3.

10. HERITAGE ACT MATTERS

None presented.

11. ADMINISTRATIVE ITEMS

11.2. Amendment to Sign By-law 250-04 for 1083 Ouellette Avenue, File No. SGN_001-21 - Ward #3

Jeffrey Dow, Owner, Dow Sign Displays

Jeffrey Dow, Owner, Dow Sign Displays, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report "Amendment to Sign By-law 250-04 for 1083 Ouellette Avenue, File No. SGN_001-21 - Ward #3" and is available for questions.

Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **DHSC 322**

THAT the application for a Site Specific Amendment to the Windsor Sign By-law 250-2004, to allow for the installation of a ground signs at 1083 Ouellette Ave, **BE APPROVED**; and,

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THAT Schedule "E" – "Special Provisions for Individual Signs" of By-law 250-2004 **BE AMENDED** by adding the following:

E.22 That a single GROUND SIGN with an ELECTRONIC CHANGE COPY SIGN FACE may be constructed in the SPECIAL DISTRICT: THEME STREET at the Northwest corner of Ouellette Avenue and Pine Street (known as 1083 Ouellette Avenue) subject to the following provisions:

- a. Maximum Sign Height of 2.54 metres,
- b. Maximum Sign Face Area of 3.334 square metres,
- c. Maximum Electronic Message Sign Area of 1.96 square metres,
- d. Shall only advertise messages related to the permitted tenants' uses occupying the building. All signs or messages that are not related to the building permitted occupancies are prohibited,
- e. Does not display flashing or strobing of colours or images, and shall not be permitted to have a Static message at intervals of less than 60 seconds before a second message is displayed in accordance with subsection 5) s 3.3.2,
- f. The GROUND SIGN manufacturer shall confirm compliance with the lighting restrictions of in accordance with Subsection 7) s 4.2 for electronic message signs,
- g. Shall not have any sign message with red letters,
- h. Shall not have any animation in the type of scrolling letters, T.V and/ or video style messages or any moving sign message objects, and
- i. The illumination intensity shall comply with Subsection 3.3.1.(c) automatically controlling the brightness of the sign with an ambient light photo-sensor.

All the amendments found in these recommendations would still conform to the provisions for Theme Streets, as found in the City of Windsor's Official Plan.

Carried.

Report Number: S 72/2021
Clerk's File: SBS/14199

11.4. Ford City CIP Application for 1373 Hickory Road, Owner: Nathan Schaly, Ward 5

Nate Schaly, Owner

Nate Schaly, Owner, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report "Ford City CIP Application for 1373 Hickory Road, Owner: Nathan Schaly, Ward 5" and is available for questions.

Moved by: Councillor Sleiman

Seconded by: Councillor Gill

Decision Number: **DHSC 324**

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- I. THAT the request for incentives under the Ford City CIP Financial Incentive Programs made by Nathan Schaly, the owner of the property located at 1373 Hickory Road **BE APPROVED**, for the following incentive programs:
 - i. *New Residential Development Grant* in the maximum amount of \$5,000 for two (2) new residential units;
 - ii. *Municipal Development Fees Grant Program* in the amount of +/- \$5,920
 - iii. *Building/Property Improvement Tax Increment Grant Program* for 100% of the municipal portion of the tax increment for up to 10 years in the amount of +/- \$4,563 per year.
- II. THAT the CAO and City Clerk **BE AUTHORIZED** to prepare the agreement between the City and Nathan Schaly 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;
- 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;
- IV. THAT funds in the amount of \$5,000 under the *New Residential Development Grant Program*, and funds under the *Municipal Development Fees Grant Program* in the amount of +/- \$5,920 **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project Fund (#7181046);
- V. THAT grants **BE PAID** to Nathan Schally, upon completion of the two (2) new residential units and improvements to the property located at 1373 Hickory Road, the Ford City CIP Fund (Project #7181046) to the satisfaction of the City Planner and Chief Building Official; and,
- VI. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 112/2021

Clerk's File: SPL/14201

11.10. Close and Convey Part of the East/West Alley South of Wyandotte Street East, Abutting 814 Jos Janisse Avenue – SAA/6467 – Applicant: Abbey Charette – Ward 5

Kyle Davies, Applicant

Kyle Davies, Applicant, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report "Close and Convey Part of the East/West

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Alley South of Wyandotte Street East, Abutting 814 Jos Janisse Avenue – SAA/6467 – Applicant: Abbey Charette – Ward 5“ and is available for questions.

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

Decision Number: **DHSC 330**

- I. THAT the 3.05 metre wide portion of the east/west alley south of Wyandotte Street East, abutting 814 Jos Janisse Avenue, and shown on Drawing No. CC-1792 *attached as Appendix “A”*, **BE ASSUMED** for subsequent closure;
 - II. THAT the 3.05 metre wide portion of the east/west alley south of Wyandotte Street East, abutting 814 Jos Janisse Avenue, and shown on Drawing No. CC-1792 *attached as Appendix “A”*, **BE CLOSED AND CONVEYED** to the applicant, subject to the following:
 - a) Easement, subject to their being accepted in the City’s standard form and in accordance with the City’s standard practice, be granted to:
 - Bell Canada, ENWIN Utilities Ltd, MNSi and Enbridge Gas;
 - III. THAT Conveyance Cost **BE SET** as follows:
 - a. For alley abutting lands zoned Residential RD1.2: \$1.00 plus deed preparation fee and proportionate share of the survey cost as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor;
 - IV. THAT the City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number CC-1792, *attached as Appendix “A”*;
 - V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s)
 - VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor; and
 - VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
- Carried.

Report Number: S 97/2021

Clerk’s File: SAA2021

11.6. Closure of Part of Dodsworth Street, Between Kay Street and Malden Road, Between 5168 and 5180 Malden Road - Applicant: T. Fasan - SAS/5917 - Ward 1

Averil Parent, representing Applicant

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Averil Parent, representing the applicant appears via video conference before the Development and Heritage Standing Committee Meeting regarding the administrative report “Closure of Part of Dodsworth Street, Between Kay Street and Malden Road, Between 5168 and 5180 Malden Road – Applicant T. Fasan – SAS/5917-Ward 1” and provides a brief history of the application to close Dodsworth. Ms. Parent indicates that in 2019 when the application was initially started and prior to the changes to Provincial Policy statement there has been a huge increase in costs as the property was deemed developable. Ms. Parent indicates that she presented an option to administration that the City would retain the developable property and split the remaining lands. Ms. Parent indicates she was not provided details by administration since the application was last heard by this committee. Ms. Parent provides a potential solution as follows: the front portion would still be City right of way, retained by the City and still provide access to their property, and the back portion could be purchased at a non-developable rate.

Councillor Gill inquires as to the difference between developable and non-developable land. Chris Aspila, Senior Planner – Policy and Special Studies appears via video conference before the Development and Heritage Standing Committee Meeting regarding the administrative report “Closure of Part of Dodsworth Street, Between Kay Street and Malden Road, Between 5168 and 5180 Malden Road –Applicant T. Fasan – SAS/5917-Ward 1” and indicates there is a substantial price difference between the two, and that it is consistent with the street and alley closing policy.

Councillor Bortolin inquires that should the proponent go ahead with administrations recommendation, would they be denied a building permit. Mr. Aspila indicates that it's possible a building permit could be issued for the RD 1.4 portion of the right of way.

Councillor Bortolin inquires if the property is a developable lot, why isn't the City selling it. Wira Vendrasco, Deputy City Solicitor appears via video conference before the Development and Heritage Standing Committee Meeting regarding the administrative report “Closure of Part of Dodsworth Street, Between Kay Street and Malden Road, Between 5168 and 5180 Malden Road – Applicant T. Fasan – SAS/5917-Ward 1” and indicates that in accordance with the Official Plan it is preferred that development occur on municipally serviced areas, in this case the City would not be selling this property as a serviced lot.

Councillor Bortolin inquires whether a potential solution can include the right of way being retained by the City and selling the remainder at a non-developable rate. Ms. Vendrasco indicates that the purpose of applying for the road closure would be not to have to enter into an encroachment agreement for the driveway. Ms. Vendrasco believes that was the reason the applicant wanted to close the street. Ms. Vendrasco adds that the applicant would still have to enter into an agreement should the committee adopt the potential solution.

Ms. Parent indicates the reason for the closure related to the structure on the property not the driveway access.

Councillor Bortolin inquires whether the applicant would enter into an agreement along with the other property owner related to access to the street. Ms. Parent indicates if the road is closed fully

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from Malden, then an agreement would be required to access their property through the vacant land. Ms. Parent adds that the option she presented wouldn't require this.

Councillor Bortolin inquires if the property remains status quo and an application for a building permit is made for that lot in 5 years, what process is in place for allowing neighbours to object. Mr. Aspila indicates that the property is a developable property zoned RD1.4. If the proposal was consistent with the guidelines required then there is no mechanism for objection, only the building permit application process. Mr. Aspila adds that if a re-zoning was requested the planning meeting process would be necessary. Mr. Aspila indicates that administration has based their recommendation on the Council approved Street and Alley closing policy.

Councillor Holt inquires if the status quo remains, could the City sell this property tomorrow and could someone build a house on it. Mr. Aspila indicates yes, but it would create issues related to driveway access, Dodsworth provides access to the 2 properties' driveways.

Councillor Holt inquires as to why the City is charging the proponents the developable fees. Mr. Aspila indicates ultimately it is the committee and Council's right to decide based on the information provided. Mr. Aspila adds that administration has deemed the property developable. Ms. Vendrasco indicates that the City recently developed vacant lots and put in services on those properties and received substantially more than this cost.

Moved by: Councillor Holt

Seconded by: Councillor Gill

Decision Number: **DHSC 326**

That the City **RETAIN** the front developable RD 1.4 portion of Dodsworth St. between Kay Street and Malden Road; and,

That the remaining undevelopable property DRD 1.1 portion at the rear of the subject right-of-way **BE CLOSED AND CONVEYED** and be offered to the abutting land owners at the undevelopable fee;"and,

That the front developable RD 1.4 portion of Dodsworth St. between Kay Street and Malden Road **BE OFFERED** for sale by the City's Real Estate Services Department.

Carried.

Report Number: S 41/2020 & AI 7/2021

Clerk's File: SAA2021

11.11. SAA/6514 - Close N/S Alley between Ford Blvd and Buckingham Dr, between South National St and Reginald St - Applicant: Hans Fyn - Ward 8

Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **DHSC 331**

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- I. THAT the portion of the 3.68 metre wide north/south alley located between South National Street and Reginald Street, between Ford Boulevard and Buckingham Drive, and shown on Drawing No. CC-1796 attached as Appendix "A", **BE ASSUMED** for subsequent closure.
- II. THAT the portion of the 3.68 metre wide north/south alley located between South National Street and Reginald Street, between Ford Boulevard and Buckingham Drive, and shown on Drawing No. CC-1796 attached as Appendix "A", **BE CLOSED AND CONVEYED** in two equal halves, along the centre of the subject alley, to the abutting property owners, subject to the following:
 - a) Easement, subject to their being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
 - Bell Canada, MNSi and EnWin Utilities Ltd.
- III. THAT Conveyance Cost **BE SET** as follows:
 - a. For alley abutting lands zoned RD1.2: \$1.00 plus deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- IV. THAT the City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number CC-1796, *attached* as Appendix "A".
- V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor.
- VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: S 101/2021
Clerk's File: SAA2021

11.3. Main Street/Building Facade Improvement CIP Application for 1662-1668 Ottawa Street, Owner: Biblioasis Inc. Ward 4

Dan Wells, Biblioasis Inc.

Dan Wells, Biblioasis Inc. appears via video conference before the Development and Heritage Standing Committee Meeting regarding the administrative report "Main Street/Building Facade Improvement CIP Application for 1662-1668 Ottawa Street, Owner: Biblioasis Inc. Ward 4" and is available for questions.

Councillor Gill inquires as to the balance of the CIP fund. Kevin Alexander, Senior Planner-Special Projects appears via video conference before the Development and Heritage Standing Committee

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Meeting regarding the administrative report “Main Street/Building Facade Improvement CIP Application for 1662-1668 Ottawa Street, Owner: Biblioasis Inc. Ward 4” and indicates that this application is eligible for up to \$60,000 based on the Building Facade Community Improvement Plan for Main Streets. Mr. Alexander indicates that the reserve fund has \$711,000 and every year based upon how much money is used a request to Council is made during Budget to request more funding. Mr. Alexander adds that information is provided to Council related to the number of applications and the uptake, a decision would be made by Council during Budget deliberations as to the amount to be included in that fund.

Moved by: Councillor Holt

Seconded by: Councillor Morrison

Decision Number: **DHSC 323**

- I. THAT the request made by Biblioasis Inc (c/o Daniel Wells), the owners of the property located at 1662-1668 Ottawa St., for *Building Facade Improvement grants* totalling a maximum of \$52,500 and *Building and Development Fees grants* totaling a maximum of +/- \$6,180 **BE APPROVED IN PRINCIPLE** under the *Building Facade Improvement Program and Urban Design Guidelines for Main Streets Community Improvement Plan*; and,
 - II. THAT funds in the maximum amount of \$52,500 (*Building Facade Improvement grants*) and +/- \$6,180 (*Building and Development Fees grants*) under the *Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the *Building Facade Improvement Program – Main Streets CIP Project Fund* (Project #7219018) when the grant funds are ready to be paid out;
 - III. THAT grants **BE PAID** to Biblioasis Inc. (Daniel Wells), upon completion of improvements to the exterior of the property located at 1662-1668 Ottawa St. from the *Building Facade Improvement Program – Main Streets CIP Project Fund* (Project #7219018) to the satisfaction of the City Planner and Chief Building Official; and,
 - IV. THAT grants approved **SHALL LAPSE** and the funds **BE UNCOMMITTED** if the applicant has not completed the work and fulfilled the conditions within 2 years of the council approval date.
- Carried.

Report Number: S 102/2021

Clerk's File: SPL/14200

11.1. Follow Up to CR713-2016: Requirements for Conducting a Study on Costs of Services across Settlement Patterns (Ward 4)

Councillor Holt inquires about the Halifax report and what if any planning lessons that administration has learned. Tracy Tang, Planner II-Revitalization & Policy Initiatives, appears via video conference before the Development and Heritage Standing Committee Meeting regarding the administrative report Follow Up to CR713/2016: Requirements for Conducting a Study on Costs of Services across Settlement Patterns (City Wide)” and indicates that there is a significant impact of the cost of hard services such as roads, water, sewer lines which are the 3 biggest monetary

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impacts of each of the neighbourhood patterns. Ms. Tang adds that soft services such as libraries, parks services have a smaller monetary impact. Ms. Tang indicates that they also learned about hard services and how they were costed, and unit indicators, as well as road frontage and the relationship between density and cost.

Councillor Holt inquires that if Windsor decides to go this route and study the cost of services, revenue in different classifications, would it be a valuable tool in planning future development, costs and what is put out in different settlement patterns. Thom Hunt, City Planner, appears via video conference before the Development and Heritage Standing Committee Meeting regarding the administrative report Follow Up to CR713/2016: Requirements for Conducting a Study on Costs of Services across Settlement Patterns (City Wide)" and indicates in areas of higher density there is a higher tax assessment. The official plan for the City highlights the intensification in various places, in the core and redevelopment areas, and that it is challenging to increase density across the City. Mr. Hunt provides information related to settlement patterns and drivers and adds that further exploration may be required.

Councillor Morrison indicates there is currently sufficient evidence and studies that exist, and inquires as to how Windsor moves forward on this without duplicating existing studies. Mr. Hunt provides comment related to existing studies, which are generic and adds that if Council wants to get down to the funding the City would have to do their own study. Mr. Hunt indicates that the land value equation also plays a part in this and that basic principals are understood.

Councillor Morrison inquires as to when the City's Official Plan is going to be updated. Michael Cooke, Manager Planning Policy appears via video conference before the Development and Heritage Standing Committee Meeting regarding the administrative report Follow Up to CR713/2016: Requirements for Conducting a Study on Costs of Services across Settlement Patterns (City Wide)" and provides information related to Official Plan updates. Mr. Cooke indicates that they've started the process of drafting updates by chapter including housekeeping amendments and Provincial Policy Statement changes and the Heritage chapter will probably be the first one to come through to this committee in the near future.

Councillor Gill inquires as to the Sandwich annexd lands next phases of development. Administration indicates that the County Rd. 42 secondary plan was completed which set density targets for neighbourhoods in that area which includes a various complement of land uses. This includes what it costs to drive the services and the City wants to be able to appeal to as many markets as possible.

Councillor Gill inquires as to a timeframe for the Sandwich area development. Mr. Cooke indicates that the East Pelton area was approved first, and the area east of 8th Concession close to County Rd. 42 that more work is required including studies.

Councillor Morrison inquires about a town centre in the Sandwich area. Mr. Cooke indicates that a larger mix of land uses is proposed for that area including availability of parkland, community centres, and libraries, pedestrian and cycling paths.

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Councillor Holt inquires whether the current Official Plan will support that growth. Ms. Tang indicates that there are policies in the official plan to promote intensification and to ensure land use is balanced and sustainable.

Moved by: Councillor Holt

Seconded by: Councillor Morrison

Decision Number: **DHSC 321**

THAT the City Planner **BE DIRECTED** to report back to the Development & Heritage Standing Committee before the end of 2021 with the following:

- a. Official Plan policy options to further enhance and strengthen densification and intensification as part of the City's overarching growth strategy, including timelines, funding and resource options to prepare that background work for an OPA or OP update; and,
- b. In order to better inform that policy work around, the Chief Planner is requested to report back with options to host one (or more) design charette workshops to co-create with community leaders a vision for a complete community city block that would capture the very best of global placemaking practices when certain density thresholds are achieved.

Carried.

Report Number: S 75/2021

Clerk's File: GM2021

11.5. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Riverside Horizons Inc. for 3251 Riverside Drive East (Ward 5)

Councillor Sleiman provides a brief outline of the property in the application, and is in favour of the development.

Moved by: Councillor Sleiman

Seconded by: Councillor Morrison

Decision Number: **DHSC 325**

- I. THAT the request made by Riverside Horizons Inc. to participate in the Environmental Site Assessment Grant Program **BE APPROVED** for the completion of a proposed Phase II Environmental Site Assessment Study for property located at 3251 Riverside Drive East pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan;
- II. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of \$15,000 based upon the completion and submission of a Phase II Environmental Site Assessment completed in a form acceptable to the City Planner and City Solicitor;

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- III. THAT the grant funds in the amount of \$15,000 under the Environmental Site Assessment Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 as project requires to Brownfield Strategy Remediation (project 7069003);
- IV. THAT should the proposed Phase II Environmental Site Assessment Study not be completed within two (2) years of Council approval, the approval **BE RESCINDED** and the funds be uncommitted and made available for other applications.

Carried.

Report Number: S 111/2021

Clerk's File: SPL/14202

11.8. Close portion of North/South alley between Park Street and Wyandotte Street W, between Pelissier Street and Dougall Avenue abutting 531 Pelissier Street - Applicant: 531 Pelissier Ltd - Ward 3, SAA/6462

Councillor Bortolin provides a brief outline of the application and indicates that the City is working with MPAC to solve the issues related to this property.

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

Decision Number: **DHSC 328**

- I. THAT the 0.20 metre wide portion of the north/south alley between Park Street and Wyandotte Street W, between Pelissier Street and Dougall Avenue, abutting 531 Pelissier Street, and shown on Drawing No. CC-1791 *attached as Appendix "A"*, **BE ASSUMED** for subsequent closure;
- II. THAT the 0.20 metre wide portion of the north/south alley between Park Street and Wyandotte Street W, between Pelissier Street and Dougall Avenue, abutting 531 Pelissier Street, and shown on Drawing No. CC-1791 *attached as Appendix "A"*, **BE CLOSED AND CONVEYED** to the applicant, subject to the following:
- a) Easement, subject to their being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
- ENWIN Utilities Ltd;
- III. THAT Conveyance Cost **BE SET** as follows:
- a. For alley abutting lands zoned Commercial CD3.6: \$193.75 per square metre without easements or \$96.88 per square metre with easements;
- IV. THAT the City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number CC-1791, *attached as Appendix "A"*;
- V. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s);

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- VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor; and,
- VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: S 95/2021
Clerk's File: SAA2021

11.9. Close and Convey the East/West Alley Between Lansing Street and Reddock Avenue, Between Second Street and Third Street, Abutting 1975 Lansing Street – SAA/6406 – Applicant: Daniel Apic – Ward 1

Moved by: Councillor Sleiman
Seconded by: Councillor Morrison

Decision Number: **DHSC 329**

- I. THAT the portion of the 5.49 metre wide east/west alley located between Lansing Street and Reddock Avenue, between Second Street and Third Street, abutting 1975 Lansing Street, and shown as "Part 1" on Drawing No. CC-1790 attached as Appendix "A", **BE ASSUMED** for subsequent closure;
- II. THAT the portion of the 5.49 metre wide east/west alley located between Lansing Street and Reddock Avenue, between Second Street and Third Street, abutting 1975 Lansing Street, and shown as Part 1" on Drawing No. CC-1790 attached as Appendix "A", **BE CLOSED AND CONVEYED** to the applicant;
- III. THAT the portion of the 5.49 metre wide east/west alley located between Lansing Street and Reddock Avenue, between Second Street and Third Street, abutting 1991 Lansing Street, and shown as "Part 2" on Drawing No. CC-1790 attached as Appendix "A", **BE ASSUMED** for subsequent closure;
- IV. THAT the portion of the 5.49 metre wide east/west alley located between Lansing Street and Reddock Avenue, between Second Street and Third Street, abutting 1991 Lansing Street, and shown as Part 2" on Drawing No. CC-1790 attached as Appendix "A", **BE CLOSED AND CONVEYED** to the owner of 1991 Lansing Street;
- V. THAT Conveyance Cost **BE SET** as follows:
b. For alley abutting lands zoned Development Reserve District DRD1.1 \$1.00 plus deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor;
- VI. THAT the City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number. CC-1790, *attached* as Appendix "A";

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- VII. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s);
- VIII. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor;
- IX. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: S 96/2021
Clerk's File: SAA2021

11.12. Oversizing/Cost Sharing for the Orchards Subdivision | 2601817 Ontario Ltd. and Imperial Developments Inc.

Moved by: Councillor Holt
Seconded by: Councillor Morrison

Decision Number: **DHSC 332**

- I. THAT Council **APPROVE** an Oversizing/Cost Sharing payment to 2601817 Ontario Ltd. **estimated at** \$381,724, plus taxes (final payment to be based on actual construction costs), as the City's share of infrastructure costs associated with The Orchards Subdivision, to be funded from the New Infrastructure Development Project (Project ID# 7035119).
- II. THAT Council **APPROVE** the addition of interest calculated annually at an interest rate, which is based upon the City's cost of borrowing through Infrastructure Ontario plus 4%, to the storm sewer oversizing costs associated to the vacant lands to the north of the Orchards Subdivision on the south side of McGuire Street. The applicable rate and calculation of interest shall commence on the date that these services constructed are accepted onto maintenance by the Corporation. The costs plus accrued interest are to be paid by the owner of the lands north of the Orchards Subdivision on the south side of McGuire Street prior to the owner being permitted to connect into these services.

Carried.

Report Number: S 113/2021
Clerk's File: ZP/13865

12. COMMITTEE MATTERS

12.1. Minutes of the International Relations Committee of its meeting held June 30, 2021

Moved by: Councillor Holt
Seconded by: Councillor Sleiman

Decision Number: **DHSC 333**

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THAT the minutes of the International Relations Committee (IRC) of its meeting held June 30, 2021
BE RECEIVED.

Carried.

Report Number: SCM 255/2021

Clerk's File: MB2021

12.2. International Relations Committee 2020 Annual Report

Moved by: Councillor Holt

Seconded by: Councillor Gill

Decision Number: **DHSC 334**

THAT the 2020 Annual Report of the International Relations Committee (IRC) **BE APPROVED.**

Carried.

Report Number: SCM 256/2021

Clerk's File: MB2021

13. QUESTION PERIOD

None registered.

14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Matters) is adjourned at 7:15 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: Monday, September 13, 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

Members Regrets:

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
France Isabelle Tunks – Deputy City Engineer / Senior Manager of Engineering
Neil Robertson – Deputy City Planner / Manager of Urban Design
Michael Cooke – Deputy City Planner / Manager of Planning Policy
Wira Vendrasco – Deputy City Solicitor, Legal and Real Estate
Adam Pillon – Manager of Right-of-Way
Barbara Rusan – Manager, Policy & Regulatory Services
Adam Szymczak, Planner III – Zoning
Christopher Aspila – Planner III – Policy & Special Studies
Greg Atkinson – Planner III – Economic Development
Kevin Alexander – Planner III – Special Projects
Melissa Gasic, Planner II – Development Review
Simona Simion, Planner II – Research & Policy Support
Tracy Tang – Planner II – Revitalization & Policy Initiatives

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Rania Toufeili – Policy Analyst
Stefan Fediuk – Landscape Architect
Marianne Sladic, Clerk Steno Senior
Sandra Gebauer, Council Assistant
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:33 pm.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Member Gyemi discloses an interest and abstains from voting on Item 7.5 being the report of the Planner II – Development Review regarding “ Official Plan Amendment – 1475 Huron Church Road to permit direct access to Huron Church Road, a Class 1 Arterial Road; OPA 146 [OPA/6363] - Ward 2,” as his firm has been retained by the tenant of the subject property.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None

4. COMMUNICATIONS

None

5. ADOPTION OF THE PLANNING ACT MINUTES

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

Moved by: Councillor Gill
Seconded by: Councillor Morrison

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

CARRIED, UNANIMOUSLY.

Report Number: SCM 248/2021
Clerk’s File: MB2021

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

- Item 7.2 Tracey Pillon-Abbs, Principal Planner representing applicant
- Item 7.2 Tony Chau, Senior Project Manager, Architectural Design Associates
- Item 7.2 Dr. Barry Emara, Ophthalmologist
- Item 7.2 Mark Recine, representing Dr. Emara
- Item 7.4 Randy Saccucci, Property Owner
- Item 7.4 Bobbie and Ben Bruneau, Area Residents
- Item 7.4 Amy Farkas, Dillon Consulting
- Item 7.5 Nick Dyjach, Agent, Strik Baldinelli Moniz
- Item 7.5 J. Lester, Transport Engineer, Strik Baldinelli Moniz,
- Item 7.5 Dave Traher, Applicant
- Item 7.6 Simon Chamely, Applicant

7. PLANNING ACT MATTERS

7.1 Z-039/20 [ZNG/6250] – Jean Marc Laforest 1810 Alexis Rd – Rezoning Ward 5

Adam Szymczak (author), Planner III – Zoning on behalf of Pablo Golob

Moved by: Councillor Sleiman

Seconded by: Councillor Morrison

Decision Number: **DHSC 315**

RECOMMENDATIONS

1. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lot 103, Plan 1083, located on the east side of Alexis Road, south of Milloy Street (known municipally as 1810 Alexis Road; Roll No. 010-350-02400) by adding a site specific exception to Section 20(1) as follows:

420. EAST SIDE OF ALEXIS ROAD, SOUTH OF MILLOY STREET

For the lands comprising Lot 103, Plan 108, one *multiple dwelling* with a maximum of three *dwelling units* shall be an additional permitted *main use* and shall be subject to the following provisions:

- a) *Lot Width* - minimum – 12.0 m
- b) *Lot Area* – minimum – 390 m²
- c) *Lot Coverage* – maximum - 45.0%
- d) *Building Height – Main Building* - maximum - 10.0 m
- e) *Front Yard Depth* - minimum - 4.60 m
- f) *Rear Yard Depth* – minimum - 7.50 m

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- g) *Side Yard Width* – minimum - 1.10 m
[ZDM 3; ZNG/6250]

Motion CARRIED UNANIMOUSLY

Report Number: S 99/2021
Clerk's File: ZB/14039

7.2 Z-022/21 [ZNG/6481] – Petretta Construction Inc 10700 Tecumseh Rd E – Rezoning Ward 7

Adam Szymczak (author), Planner III - Zoning

Councillor Gill and Member Gyemi have inquiries addressed by Mr. Szymczak

Moved by: Councillor Gill

Seconded by: Councillor Holt

Decision Number: **DHSC 316**

RECOMMENDATIONS

1. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part of Lots 140 & 141, Concession 1, further described as Parts 5 to 8, Plan 12R-18564 (10700 Tecumseh Road East; Roll No. 070-730-04450; PIN 015971256), located on the north side of Tecumseh Road East, east of Clover Avenue, by adding a site specific provision to Section 20(1) as follows:

421. **NORTH SIDE OF TECUMSEH ROAD EAST, EAST OF CLOVER AVENUE**

For the lands comprising Part of Lots 140 & 141, Concession 1, further described as Parts 5 to 8, Plan 12R-18564, a *medical office* shall be an additional permitted *main use*, and that for a *medical office*, the minimum number of required *parking spaces* shall be 62.

[ZDM 14; ZNG/6481]

Motion CARRIED UNANIMOUSLY

Report Number: S 107/2021
Clerk's File: ZB/14179

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7.3 Z-025/20 [ZNG/6171] – Lukasz Troczynski 3236-3240 Peter St – Rezoning Ward 2

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

Moved by: Councillor Holt
Seconded by: Member Gyemi

Decision Number: **DHSC 317**

RECOMMENDATIONS

- I. THAT an amendment to City of Windsor Zoning Bylaw 8600 **BE APPROVED**, changing the zoning of the south part Lot 6, Plan 40, known municipally as 3236-3240 Peter St, from Residential District 3.3 (RD 3.3) to Residential District 3.1 (RD3.1).
- II. THAT the property **BE SUBJECT** to Site Plan Control (SPC) as a small-scale low profile residential development (as defined in the By-law 1-2004). The subject property is situated within Sandwich Community Improvement Plan.

Motion CARRIED UNANIMOUSLY

Report Number: S 104/2021
Clerk's File: ZB/14178

7.4 Z-020/21 [ZNG/6464] – 781 Erie St Inc 781 Erie St E – Rezoning Ward 4

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

Bobbie Bruneau (resident) notes concerns over parking in area. Inquire where employees, visitors and customers park? There are not 100 municipal spots available as listed in the report. Also, will there be rooftop party area on site?

Councillor Gill comments about parking. Member Gyemi discusses the variance already in place and the request in reduction in space. Councillor Sleiman comments about the use and considerations made. Ms. Simion addresses the comments/inquiries.

Moved by: Councillor Holt
Seconded by: Councillor Sleiman

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Decision Number: **DHSC 318**

RECOMMENDATIONS

- I. THAT Zoning By-law 8600 **BE AMENDED** by adding a site specific exception to Section 20(1) for Lots 249 and 250 Plan 360; municipally known as 781 Erie Street East as follows:

419. **SOUTH SIDE OF ERIE STREET EAST, WEST SIDE OF MARENTETTE AVE**

For the lands comprising Lots 249 and 250 Plan 360:

- a) A *hotel* shall be an additional permitted use
- b) Number of Parking Spaces for hotel– minimum – 6
- c) Number of Loading Space – minimum – 0

[ZDM7; ZNG/6464]

Motion CARRIED

Councillor Gill voting nay.

Report Number: S 105/2021

Clerk's File: ZB/14177

7.5 OPA 146 [OPA/6363] – Ambassador West Land Corp 1415-1475 Huron Church Rd – Official Plan Amendment Ward 2

Melissa Gasic (author), Planner II – Development Review

Ms Gasic provides a video presentation to summarize the proposed amendment

Councillors Sleiman & Gill inquire regarding previous denials of applications over access to Huron Church and related questions to access on Huron Church and to the north. Ms Gasic provides response.

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

Decision Number: **DHSC 319**

RECOMMENDATIONS

THAT an amendment to the City of Windsor Official Plan, Volume II, for a site-specific exemption to permit direct access to Huron Church Road (a Class 1 Arterial Road) for the subject lands located at 1475 Huron Church Road, **BE APPROVED**.

Motion CARRIED

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

Report Number: S 114/2021

Clerk's File: ZO/14113

7.6 Z-016/21 [ZNG/6409] – Chamco Design Ltd 1172 Goyeau St – Rezoning Ward 3

Melissa Gasic (author), Planner II – Development Review

Simon Chamely gives comments regarding his application and requests recommendation II(ii) be removed.

Member Gyemi addresses the applicant regarding the removal of fascia with the possibility of adding a 2nd floor at a later time. Mr. Chamely notes no intent to add 2nd floor and doesn't understand the need to dictate the removal of fascia. Ms. Gasic advises the fascia added was to support signage.

Councillor Holt inquires about the removal of backyard paving. Ms Gasic responds the removal is to make it in line with neighbouring residences. Councillor Holt inquires if this is a direction that the City will move towards in future. Ms Gasic advises there is policy regarding climate change.

Councillor Gill inquires about the Hold provision. Ms. Gasic advises the Hold is being imposed so the provisions will be adhered to.

Member Gyemi asks applicant if he minds removing the pavement in back. Mr. Chamely advised he has no issue with landscaping requirements.

Moved by: Councillor Morrison

Seconded by: Councillor Sleiman

Decision Number: **DHSC 320**

RECOMMENDATIONS

- I. THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED**, changing the zoning of PLAN 1303 N PT LOT 187 (known municipally as 1172 Goyeau Street, Roll No. 040-350-03500-0000), situated on the east side of Goyeau Street and north of Giles Boulevard East, by adding the following use to the existing zoning category (CD1.4):

ADDITIONAL PERMITTED USE:

One Single Unit Dwelling

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PROVISIONS:

Maximum building height 10 m

Lot area, lot frontage, all setbacks shall be as existing

- II. THAT the lands affected **BE SUBJECT** to a H symbol (hold provision) and that the H symbol be removed when the following conditions have been satisfied:
- i. The owner submits an application to remove the H symbol;
 - ii. The owner removes the existing metal fascia facing Goyeau and restores the roof line as required
 - iii. The owner removes the pavement behind the building and provides landscaping or sodding instead, save and except the required parking
 - iv. The owner restores the landscaping in the front yard so that 50% of the front yard is green space consisting of grass / sod

Motion CARRIED UNANIMOUSLY.

Report Number: S 115/2021
Clerk's File: ZB/14118

8. ADJOURNMENT

There being no further business, the meeting of the Development & Heritage Standing Committee is adjourned at 5:36 p.m.

Ward 3 – Councillor Bortolin
(Chairperson)

Thom Hunt
(Secretary)