

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

Councillor Sleiman
Councillor Kusmierczyk
Councillor Dilkens (Acting Chair)

Members Absent

Councillor Payne
Councillor Marra (Chairperson)

Citizens

Merrill Baker

Citizens Absent

Barbara Bjarneson

Delegations

Jeffrey Slopen—Solicitor for the Developer (Item 1)
Karl Tanner—Consultant for the Developer (Item 1)
Mayer Schulman, resident Ward 4 (Item 1)
Jamie Quinion, resident Ward 4 (Item 1)
MariAnne Nykilchuk, resident Ward 4 (Item 1)
Peter Nykilchuk, resident Ward 4 (Item 1)
Gary Kelly, NARMCO group (Item 3)
Don Rodzik Jr., NARMCO group (Item 3)
Jeff Gaudette, NARMCO group (Item 3)

Also present are the following from Administration:

Onorio Colucci, Chief Financial Officer & City Treasurer/Corporate Leader Finance and Technology
Thom Hunt, City Planner/Executive Director
Don Wilson, Manager of Development Applications
Wira Vendrasco, Deputy City Solicitor
Justina Nwaesei, Planner II, Development Review
Greg Atkinson, Planner III, Economic Development
Justin Teakle, Co-op Student, Planning
Anna Ciacelli, Supervisor of Council Services (A)

1. CALL TO ORDER

The Acting Chair calls the meeting of the Planning 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. **ADOPTION OF MINUTES**

Moved by Councillor Kusmierczyk, seconded by Councillor Sleiman, **THAT** the minutes of the meeting of the Planning and Economic Development Standing Committee held July 14, 2014 **BE ADOPTED** as presented.
Carried.

Moved by Councillor Kusmierczyk, seconded by Councillor Sleiman, **THAT** the minutes of the meeting of the Planning and Economic Development Standing Committee (Planning Act Matters) held July 14, 2014 **BE ADOPTED** as presented.
Carried.

4. **REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS**

None requested.

5. **COMMUNICATIONS**

None presented.

6. **PRESENTATIONS AND DELEGATIONS**

None.

7. **PLANNING ACT MATTERS**

Item 1 **Official Plan Amendment & Zoning By-Law Amendment for the Lands known as 1247 & 1271 Riverside Drive East (former Danny's Tavern)**

Justina Nwaesei, Planner II, Development Review appears before the Planning & Economic Development Standing Committee and provides a brief outline of the report by the City Planner regarding the requested official plan amendment and zoning amendment for 1247 & 1271 Riverside Drive East (former Danny's Tavern). The previous buildings were recently demolished and the applicant is requesting to retain the Residential Zoning of the parcels including site specific zoning and policy provision to allow for the construction of a business office building. There will be no entrance access to the proposed parking lot of the new building from Riverside Drive.

Jeffrey Slopen—Solicitor for the Developer

Jeffrey Slopen, Solicitor for the developer, appears before the Planning & Economic Development Standing Committee and provides comment regarding the official plan amendment and zoning by-law amendment request for 1247 and 1271 Riverside Drive East noting the setbacks, height requirements and appearance is comparable to the other residences along the

Riverside Drive area.

Karl Tanner—Consultant for the Developer

Karl Tanner, Consultant for the Developer, appears before the Planning & Economic Development Standing Committee and provides comment regarding the official plan amendment and zoning by-law amendment for 1247 and 1271 Riverside Drive East, indicating they are in support of the administrative recommendation and provides some details of the appearance and construction of the proposed building including discussion regarding the setbacks of the building on the site and stating that the site will be landscaped. Conceptual drawings of the proposed building and site are attached as Appendix A.

Mayer Schulman—Resident Ward 4

Mayer Schulman, Resident Ward 4, appears before the Planning & Economic Development Standing Committee and provides comment regarding the official plan amendment and zoning by-law amendment for 1247 and 1271 Riverside Drive East, indicating his approval of the developer of the project. He states that the primary concern of the surrounding residents is the covering up of light and air space as a result of the construction of this proposed development. Mr. Schulman indicates that if the building was configured differently on the lot it may have less of an impact on the surrounding residents so that a portion of the NE section of the property would be left open. Views from surrounding balconies/verandas from residences on Hall Avenue will be obstructed with the construction of this building.

MariAnne Nykilchuk—Resident Ward 4

MariAnne Nykilchuk, Resident Ward 4, appears before the Planning & Economic Development Standing Committee and provides comment regarding the official plan amendment and zoning by-law amendment for 1247 and 1271 Riverside Drive East, indicating her concerns with proposed project including parking restrictions and how the landscaping of the site will enhance the building and should be considered carefully and concludes by suggesting an esplanade on the South Side would enhance safety concerns in the area.

Jamie Quinion—Resident Ward 4

Jamie Quinion, Resident Ward 4, appears before the Planning & Economic Development Standing Committee and provides comment regarding the official plan amendment and zoning by-law amendment for 1247 and 1271 Riverside Drive East, indicating he is in favour of the concept of the proposed project although he has concerns with the covering up of light and air space with the proposed building, including the extensive landscaping he has done on his property as well as his concern with parking on Hall and traffic concerns in the area.

Peter Nykilchuk—Resident Ward 4

Peter Nykilchuk, Resident Ward 4, appears before the Planning & Economic Development Standing Committee and provides comment regarding the official plan amendment and zoning by-law amendment for 1247 and 1271 Riverside Drive East, indicating his concerns with the proposed project including the traffic and speeding concerns in the area and how this proposed project may add to those concerns. He would also like to see the building set back more than proposed in the conceptual drawings.

Mr. Slopen indicates that the existing foot print of the proposed project is almost identical as the previous building on this site, including the height. There will be minimal traffic as it will be a professional office and the parking is at the rear, accessed from Hall Avenue. Mr. Slopen states that this new building will enhance the area and the proposed use will not impede negatively on traffic or parking in the area.

Councillor Kusmierczyk comments on the parking and inquires whether it is adequate for a building of this size or whether on street parking might be required. He also comments that this project may have a positive economic impact on the community. Mr. Slopen indicates that parking is sufficient for the building and he hopes that the proposed project will be a catalyst to more development in the area. He indicates that he anticipates there will be 7 tenants maximum in the building.

Justina Nwaesei indicates that when the traffic department was consulted for comment they didn't have any objection to the proposed project and they don't anticipate an adverse traffic impact to the area.

Urban Design Comments regarding the conceptual building design are attached as Appendix B.

Moved by M. Baker, seconded by Councillor Sleiman

I THAT OPA #97 **BE ADOPTED** to amend the City of Windsor Official Plan by adding the following site specific policies:

- (1) The property described as Pt Lot 92, Concession 1; and Lot 6, Registered Plan 433, at the southwest corner of the intersection of Riverside Drive East and Hall Avenue is designated on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.
- (2) Notwithstanding the “Residential” designation of these lands on Schedule D: Land Use in Volume I – The Primary Plan, “a business office” shall be an additional permitted use, and can be developed in combination with a residential use.
- (3) The following guidelines shall be considered when evaluating the proposed design of a business office or combination of business office and a permitted residential use on the above described lands:
 - a) The ability to achieve conformity with the Infill Development Policies (8.7.2.3) as outlined in the Urban Design Chapter of this Plan;
 - b) The provision of appropriate landscaping or other buffers to enhance and screen:
 - i. All parking lots, and outdoor loading, storage and service areas; and
 - ii. The separation between the use and adjacent uses, where appropriate;

- c) Motorized vehicle access is oriented in such a manner that direct traffic shall not be permitted from Riverside Drive East or the east-west alley abutting Hall Avenue at the most southerly limit of the subject lands;
- d) Pedestrian and cycling access is accommodated in a manner that is distinguishable from the access provided to motorized vehicles and is safer and convenient; and
- e) Pitched roof design shall be encouraged for any development on the subject land.

II THAT an amendment to the Zoning By-law 8600 **BE APPROVED** to change the zoning of the lands located at the southwest corner of the intersection of Riverside Drive East and Hall Avenue, and described as Pt Lot 92, Concession 1; and Lot 6, Registered Plan 433, by adding a site specific provision to allow “a business office” and a “business office in a combined use building with any one of the uses listed under Section 11(2)(a), provided that all dwelling units, not including entrances thereto, are located entirely above the office use” as an additional permitted uses, subject to the following regulations:

- a) Vehicular access is prohibited along the Riverside Drive frontage of the subject lands, and along the east-west alley abutting Hall Avenue situated at the most southerly limit of the subject lands;
- b) Parking space shall be setback a minimum of 12.0 m from the south limit of Riverside Drive East right-of-way, and shall be screened from Riverside Dr. E. and the adjacent dwellings;
- c) Parking spaces are prohibited in any required front yard
- d) Parking area separation from the abutting north-south alley only, shall be 1.1m;
- e) Minimum building setback shall be as follows:
 - i. From the exterior lot line along Hall Avenue – 1.2 m, and 3.2 m for any part of the building above 8 metres in height;
 - ii. From the exterior lot line along Riverside Drive – 6.0 m; and 8.0 m for any part of the building above 8 metres in height;
 - iii. From the interior lot lines – 15.0 m, for the area within 30 metres from Riverside Drive right-of way, and 1.5 m for the remainder of the area; and

- iv. From the rear lot line – 50.0 m;
- f) Maximum total lot coverage of 30% of the lot area;
- g) Minimum landscape open space of 15% of the lot area; and
- h) Maximum building height of 14.0 m, and not more than 3 storeys.
Carried.

8. **COMMITTEE MATTERS**

Minutes of the Windsor Heritage Committee of its meeting held June 11, 2014

Moved by Councillor Kusmierczyk, seconded by Councillor Sleiman,
THAT the minutes of the Windsor Heritage Committee meeting held June 11, 2014 **BE RECEIVED** for information.
Carried.

Minutes of the Windsor Heritage Committee of its meeting held July 9, 2014

Moved by Councillor Kusmierczyk, seconded by Councillor Sleiman,
THAT the minutes of the Windsor Heritage Committee meeting held July 9, 2014 **BE RECEIVED** for information.
Carried.

9. **ADMINISTRATIVE ITEMS**

Item 3 **Application by NARMCO for Financial Incentives Under the Economic Revitalization Community Improvement Plan**

Justin Teakle, Planning Co-op Student, appears before the Planning & Economic Development Standing Committee and provides a brief outline of the report by the City Planner regarding the application by NARMCO for Financial Incentives Under the Economic Revitalization Community Improvement Plan, indicating that the application qualifies under two eligible sectors of the plan being manufacturing and management.

Mr. Kelly, Don Rodzik Jr. Jeff Gaudette, NARMO Group

Mr. Gary Kelly, Mr. Don Rodzik Jr., and Mr. Jeff Gaudette, NARMCO Group appear before the Planning & Economic Development Standing Committee and provide comment regarding the application by NARMCO for Financial Incentives Under the Economic Revitalization Community Improvement Plan thanking the planning department for reviewing the application so quickly. The application is important to NARMCO to allow for the head office to stay in Windsor and expand in Windsor. They are requesting the municipal fees to also be

waived as these are some incentives offered by other Cities. The granting of the incentive and waiving of fees may result in the expansion of approximately 20,000 sq. feet of manufacturing added to the existing plant, and 16,000 sq. feet of office space to the existing site on Prince Road in addition to new jobs being created that may result in many spin off jobs.

Councillor Sleiman inquires about the potential expansion and types of jobs that may be created. Mr. Rodzik provides the details of the job types and numbers.

Councillor Kusmierczyk inquires about the funding amount that is available. Greg Atkinson, Planner III, Economic Development, indicates that costs that are outside of the initial incentives available can be applied for after the project is underway.

Thom Hunt, City Planner appears before the Planning & Economic Development Standing Committee and provide comment regarding the application by NARMCO for Financial Incentives Under the Economic Revitalization Community Improvement Plan indicating that he met with the NARMCO group and they indicated that other cities may provide these additional costs as part of their incentive programs. Mr. Hunt indicates there aren't any development charges for industrial applications but there may be other municipal charges such as building permit fees that can potentially be granted. Previously Council has granted either the incentives or the fees but typically not both. The fees would be paid by NARMCO and then they would have to apply to receive them as a refund.

Councillor Dilkens indicates that if the additional fees can't be waived perhaps consideration can be provided for other requests by NARMCO including the creation of a turn lane onto Prince Road (widening to 3 lanes) and the creation of a sidewalk on Carmichael Road—at MicMac Park in addition to improved lighting in that area at the City's expense.

Moved by Councillor Sleiman, seconded by Councillor Kusmierczyk

I. THAT the request made by the NARMCO Group of Companies **BE APPROVED** for 100% of the municipal portion of the tax increment (which includes development fees as an 'eligible cost') for up to ten years pursuant to the City of Windsor Economic Revitalization Community Improvement Plan;

II. THAT administration **BE DIRECTED** to prepare an agreement to implement the Business Retention and Expansion Grant Program in accordance with all applicable policies, requirements, and provisions contained within the Economic Revitalization Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications; and

III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Business Retention and Expansion Grant Agreement.

IV. THAT administration **REVIEW** the feasibility of granting other fees involved with this application specifically building and/or other municipal permit fees as requested by the applicant and **REPORT** the findings to City Council.

V. THAT administration **REVIEW** the feasibility of the creation of a turn lane onto Prince Road (widening to 3 lanes) and the creation of a sidewalk on Carmichael Road—at MicMac Park in addition to improved lighting in that area at the City's expense and **REPORT** the findings to City Council.

Carried.

Item 2 Brownfield Redevelopment and Economic Revitalization Community Improvement Plans (CIP)-2014 Update

Greg Atkinson, Planner III, Economic Development, appears before the Planning & Economic Development Standing Committee and provides a brief outline of the report by the City Planner regarding the Brownfield Redevelopment and Economic Revitalization Community Improvement Plans (CIP)-2014 Update including providing detail about some of the incentives approved since the plan was originally passed by Council and indicating that Administration is not recommending any changes be made to the plan at this time.

Moved by Councillor Sleiman, seconded by Councillor Kusmierczyk,

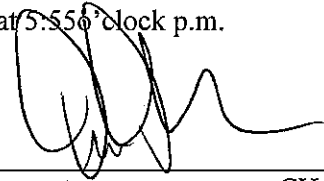
That the administrative report authored by the City Planner dated July 9, 2014 entitled "Brownfield Redevelopment and Economic Revitalization Community Improvement Plans (CIP) – 2014 Update" **BE RECEIVED** for information.
Carried.

10. QUESTION PERIOD

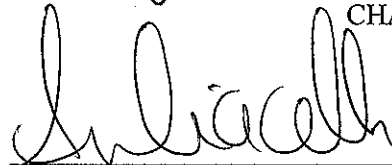
None.

11. ADJOURNMENT

There being no further business, the meeting is adjourned at 5:55⁶ clock p.m.



CHAIR



SUPERVISOR OF COUNCIL SERVICES (A)

A meeting of the Planning & Economic Development Standing Committee is held this day commencing at 4:30 pm in Council Chambers, there being present the following members:

Councillor Dilkens (Vice-Chair)
Councillor Sleiman
Councillor Kusmierczyk

Citizens

Merrill Baker

Regrets

Councillor Marra (Chair)
Councillor Payne
Barb Bjarneson

Delegations

Mayer Schulmann

Also present are the following from Administration:

Wira Vendrasco, Deputy City Solicitor
Thom Hunt, City Planner
Don Wilson, Manager of Development Applications
Justina Nwaesei, Planner II
Greg Atkinson, Planner III – Economic Development
Sahar Jamshidi, Planner II (A), Street & Alley Pilot Program
Adam Coates, Planner II – Urban Design, Sign By-Laws
Justin Teakle, Co-Op Student, Planning
Onorio Colucci, Chief Financial Officer & City Treasurer/Corporate Leader (Finance & Tech.)
Anna Ciacelli, Supervisor of Council Services (A)

1. **CALL TO ORDER**

The Chair calls the meeting to order at 4:30 pm.

2. **DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

None.

ADOPTION OF MINUTES

Moved by Councillor Kusmierczyk, seconded by Councillor Sleiman.

THAT the minutes of the meeting of the Planning & Economic Development Standing Committee held Monday, July 14, 2014 BE ADOPTED.

Carried, Unanimously.

REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None

3. **COMMUNICATIONS**

4. **PRESENTATIONS AND DELEGATIONS**

5. **PLANNING ACT MATTERS**

The Chair asks if there are any delegates present for any of the items.

Item 1 **ST. CLAIR/RHODES DEVELOPMENT CORP. – 1247 & 1271 Riverside Dr. E.**

Justina Nwaesei is introduced as the author of the report. The recommendation is for approval.

Jeffrey Slopen (agent) – Shibley Righton and Karl Tanner (planner) – Dillon Consulting – Advise they are in complete agreement with the recommendations presented by the Planning Department. A diagram of the site and artist's rendering of the future building are provided for viewing.

Mayer Schulman (resident/spokesperson) – 248-250 Hall Rd. – has the following comments:

- 1) Commends Mr. Maggio on the project. Notes Mr. Maggio is well respected and does quality work. Has no doubt the building will be beautiful.
- 2) Would like Planning to dismiss policy and allow the building to be moved back in order to provide visibility, air and light space to neighbours.
- 3) Would prefer to allow parking adjacent to Riverside Dr. rather than to hide it behind the building, thereby allowing for more view of the waterfront.
- 4) Concerned with traffic of turning/oncoming vehicles at Hall Rd. Advises it's a very busy and dangerous area.

Marianne Nykilchuck (resident) – 1315-1325 Riverside Dr. E. – Wishes to reiterate the statement by Mr. Schulman regarding parking adjacent to Riverside Dr. Suggests landscaping can beautify the parking area and provide a more pleasing visual from the Drive. Also notes concern with busy/speeding traffic, suggesting an esplanade in the centre to allow for safer turns onto Hall Rd.

Jamie Quinion (resident) – 214 Hall Rd. – Is all for the construction of the building. Would like to see it situated away from the Drive in order to allow for more air/breeze and visibility. Also mentions the traffic situation.

Peter Nykilchuck (resident) – 1315-1325 Riverside Dr. E. – Further expands on the traffic dangers at that corner. The two lanes heading eastbound reduce to one and cause speeders looking to get ahead of others. Corner area is accident prone. Dangerous for pedestrians using the sidewalks there. Camera control is required here.

Mr. Slopen responds saying:

- 1) The footprint of the new building is practically the same as that of the previous, therefore, there are no new hindrances as to view and air/breeze.
- 2) The new development will not have access from Riverside Drive. There will be only the main entrance from Hall and that will be more south from the Drive, behind the building

where the main entrance will be located. The second access off Pierre through the alleyway is not expected to be used as much, and also still subject to approval through Site Plan.

- 3) Also, the height of the proposed new building will not be any higher than the previous structure, and will be more in line with the theme of the neighbourhood. The building will consist of red brick and stone accents. Very visually pleasing.
- 4) The traffic situation should be less than when it was an adult entertainment venue. There will be no parking on the street. The building will offer more than enough for its tenants and visitors.

Councillor Kusmierczyk inquires of the agent, whether they foresee any possibility that on-street parking may be required? Mr. Slopen advises they have more than what is deemed necessary by the zoning by-law. The applicant even purchased the property directly to the west of the building for parking purposes (access off alleyway from Pierre), which probably won't even be utilized.

Councillor Kusmierczyk also asks what economic impact will this have on the area? Mr. Slopen hopes that it will be a catalyst. There are a number of requirements prior to building on Riverside Drive, such as an archaeological study, heritage study, etc. People want a view of the river. The value of a development on the riverfront is higher than if the same building were in South Windsor.

Councillor Kusmierczyk asks what types of tenants will be in the building? Mr. Slopen advises they will be typical 9-5 office use of professionals like accountants, lawyers and insurance.

Councillor Sleiman asks if this is brand new construction or is there existing structure for redevelopment? Mr. Tanner advises the previous structure has been demolished. This will be a brand new building, new construction.

Councillor Sleiman notes the development will have more parking than required. Will the developer lease any space to the public? Mr. Tanner advises the parking will not be leased. It will be strictly for the tenants and their visitors.

Councillor Sleiman asks where the access for the parking will be? Mr. Tanner advises the principal access will be from Hall Rd. There is a secondary access to a second, smaller parking lot to the west of the building is accessible from the alleyway off Pierre. The parking falls under Site Plan Control and they will be discussing this option during that process. Mr. Slopen adds there is a light at Hall and Wyandotte St. to the south. People will use that intersection to gain access to the building and the main parking lot.

Councillor Sleiman asks if there will be any glare off the building from the lighting? Mr. Tanner advises that through Site Plan Control, they are required to use downward, full cut-off lighting.

Councillor Sleiman notes concerns from the residents and asks if there are any plans to add a light/intersection at Hall and Riverside? Mr. Tanner advises there was no indication from Traffic Engineering that they had any issues with the traffic situation, therefore not warranting a signalized intersection.

Councillor Sleiman inquires as to how many offices the building will have? Mr. Slopen believes the top floor will be one tenant. Councillor Sleiman inquires about the other floors? Mr. Slopen advises each floor will have 3-4 tenants for a total of approximately 7 tenants maximum for the entire building.

Councillor Sleiman to Administration, inquires about signalized intersection at Hall and Riverside? Ms. Nwaesei advises that there is no one present from Traffic, however, according to their comments, they had no objection to what was proposed and don't feel the development will have any adverse impact to the neighbourhood. Councillor Sleiman asks if it's possible that traffic will also be coming from Wyandotte? Ms. Nwaesei advises she's sure Traffic Engineering takes all aspects into consideration. Ms. Nwaesei reads the comments from Traffic. The Vice-Chair interjects and advises that it's fair to say Ms. Nwaesei can't speak for Traffic, but traffic for this building would not warrant standards required for a traffic signal.

Moved by Mr. Baker, seconded by Councillor Sleiman.

I That OPA #97 **BE ADOPTED** to amend the City of Windsor Official Plan by adding the following site specific policies:

- (1) The property described as Pt Lot 92, Concession 1; and Lot 6, Registered Plan 433, at the southwest corner of the intersection of Riverside Drive East and Hall Avenue is designated on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.
- (2) Notwithstanding the “Residential” designation of these lands on Schedule D: Land Use in Volume I – The Primary Plan, “a business office” shall be an additional permitted use, and can be developed in combination with a residential use.
- (3) The following guidelines shall be considered when evaluating the proposed design of a business office or combination of business office and a permitted residential use on the above described lands:
 - a) The ability to achieve conformity with the Infill Development Policies (8.7.2.3) as outlined in the Urban Design Chapter of this Plan;
 - b) The provision of appropriate landscaping or other buffers to enhance and screen:
 - i. All parking lots, and outdoor loading, storage and service areas; and
 - ii. The separation between the use and adjacent uses, where appropriate;
 - c) Motorized vehicle access is oriented in such a manner that direct traffic shall not be permitted from Riverside Drive East or the east-west alley abutting Hall Avenue at the most southerly limit of the subject lands;
 - d) Pedestrian and cycling access is accommodated in a manner that is distinguishable from the access provided to motorized vehicles and is safer and convenient; and
 - e) Pitched roof design shall be encouraged for any development on the subject land.

II That an amendment to the Zoning By-law 8600 **BE APPROVED** to change the zoning of the lands located at the southwest corner of the intersection of Riverside Drive East and Hall Avenue, and described as Pt Lot 92, Concession 1; and Lot 6, Registered Plan 433, by adding a site specific provision to allow “a business office” and a “business office in a combined use building with any one of the uses listed under Section 11(2)(a), provided that all dwelling units, not including entrances thereto, are located entirely above the office use” as an additional permitted uses, subject to the following regulations:

- a) Vehicular access is prohibited along the Riverside Drive frontage of the subject lands, and along the east-west alley abutting Hall Avenue situated at the most southerly limit of the subject lands;

- b) Parking space shall be setback a minimum of 12.0 m from the south limit of Riverside Drive East right-of-way, and shall be screened from Riverside Dr. E. and the adjacent dwellings;
- c) Parking spaces are prohibited in any required front yard
- d) Parking area separation from the abutting north-south alley only, shall be 1.1m;
- e) Minimum building setback shall be as follows:
 - i. From the exterior lot line along Hall Avenue – 1.2 m, and 3.2 m for any part of the building above 8 metres in height;
 - ii. From the exterior lot line along Riverside Drive – 6.0 m; and 8.0 m for any part of the building above 8 metres in height;
 - iii. From the interior lot lines – 15.0 m, for the area within 30 metres from Riverside Drive right-of way, and 1.5 m for the remainder of the area; and
 - iv. From the rear lot line – 50.0 m;
- f) Maximum total lot coverage of 30% of the lot area;
- g) Minimum landscape open space of 15% of the lot area; and
- h) Maximum building height of 14.0 m, and not more than 3 storeys.

Mr. Baker applauds Mr. Maggio for the attractive design. He sees it as a great attribute to the city.

The Chair asks Ms. Nwaesei if she stands by her recommendations. Ms. Nwaesei stands by her recommendation with the proposed amendments noted in the above motion.

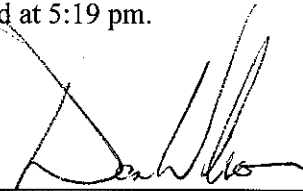
Motion **CARRIED, UNANIMOUSLY.**

The Chair concludes the Planning Act portion of the meeting.

There being no further business, the meeting is adjourned at 5:19 pm.



Councillor Drew Dilkens, Vice-Chair



Don Wilson, Secretary