

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 Marra (Chair)
Councillor Dilkens
Councillor Sleiman
Councillor Payne

Citizens

Merrill Baker
Barbara Bjarneson

Delegations

Abdul Karim Habib, Karim Homes (Item 2)
Angela Bondy (Item 2)
Bruce Holmes, Resident (Item 4)
James Branoff, Legal Counsel (Item 4)
Susan Taylor, Resident (Item 4)
Rowan Faludi, urbanMetrics (Item 6)

Also present are the following from Administration:

Helga Reidel, Chief Administrative Officer
Onorio Colucci, Chief Financial Officer
Mario Sonogo, City Engineer (Arrives at 5:35 o'clock p.m.)
Thom Hunt, City Planner
Don Wilson, Manager of Development Applications
Michael Cooke, Manager of Planning Policy
Lee Anne Doyle, Executive Director/Chief Building Official
Greg Atkinson, Planner III – Economic Development
Adam Szymczak, Planner III – Zoning
Wira Vendrasco, Deputy City Solicitor
Marianna Arpino, Legal Counsel (A)
Simona Simion, Planner II
Justina Nwaesei, Planner II
June Liu-Vajko, Technologist, Engineering
Robert Barlozzari, City Council Assistant

1. **CALL TO ORDER**

The Chair calls the meeting of the Planning and Economic Development Standing Committee to order at 4:33 o'clock p.m.

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

None disclosed.

3. **ADOPTION OF MINUTES**

Moved by B. Bjarneson , seconded by Councillor Payne,
THAT the minutes of the meeting of the Planning and Economic Development Standing Committee held December 9, 2013 **BE ADOPTED** as presented.
Carried.

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

None.

5. **PRESENTATIONS AND DELEGATIONS**

Item 2 **East Pelton Secondary Plan: North Portion OPA No. 94**

Mr. Abdul Karim Habib, Habib Homes

Mr. Abdul Karim Habib, Habib Homes, appears before the Planning & Economic Development Standing Committee and explains that he is supportive of the administrative recommendations regarding the East Pelton Secondary Plan.

Ms. Angela Bondy, Resident

Ms. Angela Bondy, resident, appears before the Planning & Economic Development Standing Committee to convey her support to Official Plan Amendment No. 94 as outlined in the administrative report.

Moved by Councillor Sleiman, seconded by B. Bjarneson
THAT Official Plan Amendment No. 94 – East Pelton Secondary Plan: North Portion **BE APPROVED** and Official Plan Vol. 2 Chapter 7 East Pelton **BE AMENDED** by adding OPA 94; and
THAT Administration **BE DIRECTED** to prepare a By-law to implement Official Plan Amendment No. 94.
Carried.

Item 4 **Request to close part of the north/south alley between Giles Boulevard East and Erie Street East, between Windsor Avenue and Goyeau Street, and abutting 1140 Goyeau Street**

Mr. Bruce Holmes, Ward 3 Resident

Mr. Bruce Holmes appears before the Planning & Economic Development Standing Committee in support of administrative recommendations to DENY the

alley closure. Mr. Holmes explains that he will lose access to both his garage and rear yard parking space if the alley is closed.

Mr. James Branoff, Solicitor

Mr. Branoff, Solicitor appears before the Planning & Economic Development Standing Committee on behalf of his client who owns 1060 Goyeau, a fifty-eight (58) unit apartment. Garbage and recycling collection is conducted in the alleyway, as well as delivery of furniture by moving trucks. Closure of the alley will force these trucks to back out of the alley onto Erie Street East. An alley closure will also restrict residents in this block on both Goyeau and Windsor Avenue who access their rear yard garage or parking spaces.

Ms. Susan Taylor, Ward 3 Resident

Ms. Susan Taylor appears before the Planning & Economic Development Standing Committee to express her opposition to closing part of the alley. Ms. Taylor explains that parking for her residence, a four plex, is located in the alleyway and closure will force tenants to park elsewhere. The area is already facing a lack of on-street parking compounded by on-street parking restrictions on Goyeau across the street from Hotel Dieu Grace Hospital.

Moved by Councillor Dilkens, seconded by Councillor Sleiman

THAT the request to close that portion of the 5.5 metre (18.0 feet) wide north/south alley between Giles Boulevard and Erie Street East, between Windsor Avenue and Goyeau Street, and abutting 1140 Goyeau Street; shown on Drawing No. CC-1651 attached hereto as Appendix "A", **BE DENIED**.

Carried.

Item 6 **Application by Central Park Athletics Under the Economic Revitalization Community Improvement Plan for 3400 Grand Marais Road East (formerly Windsor Ice Park)**

Mr. Rowan Faludi, urbanMetrics inc.

Mr. Rowan Faludi, urbanMetrics inc. appears before the Planning & Economic Standing Committee as representative for the owners of the Central Park Athletics Centre.

Mr. Faludi proceeds to showcase the Central Park Athletics facility and amenities as it will appear when construction is complete through the use of a PowerPoint presentation, attached hereto as "**Appendix B.**"

The Central Park Athletics centre ability to host numerous sporting events in the community is also included in Mr. Faludi's presentation to the Standing Committee members.

The salient points of the discussion regarding the Application by Central Park Athletics under the Economic Revitalization Community Improvement Plan for 3400 Grand Marais East are as follows:

- Relief being recommended by administration is for Phase III of the project under the Business Retention and Expansion Grant Program

- Administrative recommendations provide incentives to developer in the form of tax increment in the Economic Revitalization Community Improvement Plan through municipal tax levy
- There are no examples of a Community Improvement Plan where both the Business Retention and Expansion Grant and the Development Charges Grants were applied together
- Waiver of Development Charges are excluded from the administrative recommendations
- M. Sonogo, City Engineer explains that development charges are required for services such as installing new or improving existing infrastructure such as sewers and road systems
- Estimated value of the Economic Retention and Expansion Grant provided over a ten (10) year period would amount to approximately \$607,380.00.
- Development charges would not apply to the project if the proposed soccer fields were not covered by a roof structure
- L. Doyle, Chief Building Official reports that development fees for Phase I of the project consist of and include:
 - Roads and Related: \$119,169.00
 - Sanitary sewers and Pollution Control: \$47,526.00
 - Storm Sewer and Municipal Drains: 38,304.00
 - Water Storage and Distribution: \$38,304.00
 - Indemnity fee: \$1,000.00
 - Parks fee \$4,000.00
- In addition to the administrative recommendations (i.e. \$607,380), the applicant is requesting:
 - Tax Increment Grant for Phase II-B totaling approximately \$160,000 over a ten year period; and
 - Waiver of Development Charges for Phases II-B and III totaling approximately \$358,873.;
- The revised grant request totals approximately \$1,126,253.

Moved by Councillor Payne, seconded by Councillor Dilkens

I. THAT the request made by 2313846 Ontario Limited (Central Park Athletics) under the Business Retention and Expansion Grant Program **BE APPROVED** for Phase III (i.e. indoor soccer/sports field) of the development proposed for the property located at 3400 Grand Marais Road East; and

II. THAT in carrying out Recommendation I Administration **BE DIRECTED** to interpret the definition of 'Tax Increment' in the Economic Revitalization Community Improvement Plan to mean the difference in municipal tax levy between Phases II and III of the proposed development as described in LiveLink Report #16878; and

III. THAT, Administration **BE DIRECTED** to prepare an agreement to implement the Business Retention and Expansion Grant Program in accordance with Recommendations I and II and 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

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

V. THAT **NO FURTHER ACTION** be taken with respect to LiveLink Report No. 16683, which brings forward a request for rebate of development charges made by King Development Design & Build under the City's Waiver of Fees Policy.

The motion is **put** and is **lost** due to an equality of votes.

Aye votes: Councillor Payne, Councillor Dilkens

Nay votes: Councillor Sleiman, Councillor Marra

Abstain: none

Absent: none

6. **PLANNING ACT MATTERS**

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

7. **ADMINISTRATIVE ITEMS**

Item 3 **Request to close the portion of the east-west alley situated on the east side of Lauzon Road, north of Clairview Avenue, and abutting the south lot line of the property known as 262 Lauzon Road**

Moved by Councillor Dilkens, seconded by Councillor Sleiman

I. THAT the portion of the 4.87 metre (16.0 feet) wide east-west alley on the east side of Lauzon Road, north of Clairview Avenue, abutting the south lot line of the property known as 262 Lauzon Road, and shown on Drawing No. CC-1650 ***attached*** hereto as Appendix "A", **BE ASSUMED** for subsequent closure;

II. THAT the portion of the 4.87 metre (16.0 feet) wide east-west alley on the east side of Lauzon Road, north of Clairview Avenue, abutting the south lot line of the property known as 262 Lauzon Road, and shown on Drawing No. CC-1650 ***attached*** hereto as Appendix "A", **BE CLOSED AND RETAINED** by the Corporation of the City of Windsor for lot consolidation purposes, subject to easements as noted below;

III. THAT Easements **BE REQUIRED** in favour of:

- Bell Canada
- Enwin Utilities Ltd.

IV. THAT the City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number CC-1650, ***attached*** hereto as Appendix "A"

V. THAT the City Planner, or designate, **BE AUTHORIZED** to publish the required legal notice

VI. That the City Solicitor **BE REQUESTED** to prepare the necessary by-laws;

VII. 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;

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

Carried.

Item 5 **Request to close part of the east-west and north-south alleys north of Seminole Street, between Albert Road and Hickory Road**

Moved by Councillor Sleiman, seconded by Councillor Dilkens

I. THAT the portions of the 4.3 metre (14.0 feet) wide east-west and north-south alleys north of Seminole Street, between Albert Road and Hickory Road, shown as Part 1 on Drawing No. CC-1652 **attached** hereto as Appendix "A", **BE ASSUMED** for subsequent closure;

II. THAT the portions of the 4.3 metre (14.0 feet) wide east-west and north-south alleys north of Seminole Street, between Albert Road and Hickory Road, shown as Part 1 on Drawing No. CC-1652 **attached** hereto as Appendix "A", **BE CLOSED** and **CONVEYED** entirely to the owner of the property known as 2690 Seminole Street Road for purpose of lot consolidation, subject to the easements noted below;

III. THAT Easements **BE REQUIRED** in favour of:

- Bell Canada
- Cogeco Cable Canada LP
- Enwin Utilities Ltd.

IV. THAT Conveyance Cost **BE SET** as follows:

- Abutting properties zoned RD1.3: \$1.00 plus deed preparation and survey cost
- Abutting properties zoned ID1.1: \$3.00 per square foot (\$32.29 per square metre) with no easements, plus deed preparation plus proportionate share of survey or \$1.50 per square foot (\$16.15 per square metre) with easements plus deed preparation and survey cost
- Abutting properties zoned CD1.1: \$5.00 per square foot (\$53.82 per square metre) with no easements,

plus deed preparation and proportionate share of survey cost or \$2.50 per square foot (\$26.91 per square metre) with easements plus deed preparation and survey cost

V. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number. CC-1652, attached hereto as Appendix "A"

VI. That The City Planner, or designate, **BE AUTHORIZED** to publish the required legal notice

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.

8. **COMMITTEE MATTERS**

Minutes of the International Relations Committee meeting held September 26, 2013

Moved by Councillor Dilkens, seconded by Councillor Sleiman
THAT the minutes of the International Relations Committee meeting held September 26, 2013 **BE RECEIVED** for information.
Carried

Minutes of the Windsor Heritage Committee meeting held November 14, 2013

Moved by Councillor Dilkens, seconded by Councillor Sleiman
THAT the minutes of the Windsor Heritage Committee meeting held November 14, 2013 **BE RECEIVED** for information.
Carried.

Minutes of the Windsor BIA Advisory Committee meeting held October 16, 2013

Moved by Councillor Dilkens, seconded by Councillor Sleiman
THAT the minutes of the Windsor Business Improvement Association Advisory Committee meeting held October 16, 2013 **BE RECEIVED** for information.
Carried.

Report No. 9 of the Windsor BIA Advisory Committee (BIA Capital Works Program Fund)

Moved by Councillor Dilkens, seconded by Councillor Sleiman
THAT City Council **BE REQUESTED TO CONSIDER** the reinstatement of the annual contribution of \$100,000 into the BIA Capital Works Program Fund to assist the BIA's in their respective endeavours.

Carried.

Minutes of the Property Standards Committee meeting held October 28, 2013

Moved by Councillor Dilkens, seconded by Councillor Sleiman
THAT the minutes of the Property Standards Committee meeting held October 28, 2013 **BE RECEIVED** for information; and further,

THAT administration **BE REQUIRED TO PROVIDE** training for future committee members of the Property Standards Committee consistent with their duties, roles and responsibilities to ensure that committee recommendations to City Council are within the legislative framework and authority of that committee and its mandate.

Carried.

9. **QUESTION PERIOD**

None

10. **ADJOURNMENT**

There being no further business, the meeting is adjourned at 6:14 o'clock p.m.



CHAIR



COUNCIL ASSISTANT

APPENDIX "A"

MS/
Windsor, Ontario, January 13, 2014

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 Marra (Chair)
Councillor Dilkens (arrived 4:39pm)
Councillor Payne
Councillor Sleiman

Citizens

Barb Bjarneson
Merrill Baker

Regrets

Delegations

Abdul Karim Habib, representing Karim Homes

Also present are the following from Administration:

Thom Hunt, City Planner
Don Wilson, Manager of Development Applications
Michael Cooke, Manager Planning Policy
Wira Vendrasco, Deputy City Solicitor
Mariana Arpino, Legal Counsel
Mario Sonego, City Engineer
Lee Anne Doyle, Chief Building Official/Director of Building
Adam Szymczak, Planner III
Greg Atkinson, Planner III
Simona Simion, Planner II
Justina Nwaesei, Planner II
Nico Cariati, Coop Student, Planning
Jan Wilson, Executive Director of Programming
June Liu-Vajko, Engineering, Public Works
Onorio Colucci, CFO & City Treasurer, Corporate Leader Finance & Technology
Helga Reidel, CAO
Robert Barlozzari, Council Secretariat

1. CALL TO ORDER

The Chair calls the meeting to order at 4:32 pm.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

Before beginning the meeting, the Chair acknowledges the passing of Pat Malicki, member of the Heritage Committee. The Chair asked for a moment of silence.

ADOPTION OF MINUTES

Moved by Ms. Bjarneson, seconded by Councillor Payne.

THAT the minutes of the meeting of the Planning & Economic Development Standing Committee held Monday, December 10, 2013 BE ADOPTED as presented.

Carried, Unanimously.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

There is a written request for deferral from the GSP Group. The Chair asks if Chris Pidgeon (GSP Group) is in the audience. The Planning Department received a formal request for deferral of Item 2. Mr. Michael Cooke advises the report can still be considered by the members of the committee today. The thread of the letter refers to issues related to the Lauzon Parkway EA, which is a separate process that will also be coming forward to Council.

Councillor Payne concurs and notes the concern comes due to a question posed to Council last year regarding east/west access south from Windsor Christian Fellowship.

Councillor Sleiman asks the reason for the request for deferral. The Chair directs the councillor to the additional information given to them. The letter from GSP Group is attached.

4. COMMUNICATIONS

None.

5. PRESENTATIONS AND DELEGATIONS

None.

6. PLANNING ACT MATTERS

Item 1 East Pelton Secondary Plan: North Portion OPA 94

Ms. Simion is introduced as the author by the Chair. The recommendation is for Approval.

Mr. Abdul Karim Habib (representative) of Karim Homes notes they agree with the recommendations in OPA 83 and are in full support of the recommendations in OPA 94.

Ms. Angela Bondy – 1132 Gillian Court, Belle River - there on behalf of her parents who live on 8th Concession. They are also in full support of the recommendations.

Councillor Payne inquires as to what type of residence will take place in the area? Ms. Simion advises there will be medium and low density residential development, which also implies emergency services, libraries, community services and neighbourhood commercial. Councillor Payne inquires whether the homes are single family or duplexes? Ms. Simion advises they will be single and semi-detached, duplexes or condos. There is a height restriction due to the proximity to the airport. It will depend on the land developer. Mr. Cooke further clarifies what the different colours on the map projected stand for regarding types of development permitted.

Councillor Payne inquires whether any commercial development permitted in the area? Mr. Cooke advises the area is zoned residential but there are community based uses, such as elementary schools, community centres and small scale neighbourhood commercial uses permitted. What will go in will be determined by the market, by the developer and plan of subdivision.

Councillor Payne asks if the future development could affect the future of the fire station at the airport. Mr. Cooke advises that all comes into question during a plan of subdivision and development. Mr. Cooke gives a brief overview of the procedure for subdivision (review & circulation for comments).

Councillor Payne inquire about infrastructure and storm sewers. Again, Mr. Cooke advises these are all items that are addressed during the procedure for subdivision. Mr. Cooke points out existing drains on the map shown. Councillor Payne inquires what the red looping lines on the map represent. Mr. Cooke advises those called a noise contour (NEF) from Windsor Airport. They represent the limit of possible noise, from time to time, from the secondary runway for residents in the area.

Councillor Payne notes that he had been advised by a resident, during the time of construction of the new jail, that this area was a No Fly Zone.

Ms. June Liu-Vajko adds provides information regarding sewer drains, advising the 8th Concession plan wouldn't be optimal. Public Works would recommend the trunk centre sewer. Ms. Liu-Vajko advises what studies would be required of the developer in order to obtain the optimum information for sewer placement and run-off.

Councillor Payne asks if the rail line will continue in existence? Mr. Cooke advises information was circulated to the rail company and they have not indicated they would abandon the line. Future development will occur with the assumption the rail line will continue to operate.

Councillor Payne notes the Environmental Assessment Study mentioned earlier. Will that be addressed before development occurs? Mr. Cooke advises the only delay in bringing this report forward was in waiting to see the results of the Airport Cargo Study, Lauzon Parkway Extension and East/West Arterial. Administration is comfortable recommending approval of this plan.

Ms. Bjarneson asks if there will be plans for individual neighbourhood parks? Mr. Cooke confirms that is something that is done under the plan of subdivision. Ms. Bjarneson asks if the centre way will also provide a bike path? Ms. Simion advises there is a map providing bike paths and has the attendant display the map for visual aid. Ms. Simion adds that the bikeways are integrated with the open space area.

Ms. Bjarneson mentions the concerns as presented by the letter for deferral from Windsor Christian Fellowship concerning additional traffic expected with the rezoning for addition of medium density residential immediately north of them. Has Administration considered the impact of increased traffic on 7th Concession? Mr. Cooke advised they have and that as developments are approved, there will be additional collector roads added, thereby reducing the volume that WCF is anticipating. Additional options to various exists will be possible. However, even though the density is higher, because of the proximity to the airport, there will be height restrictions. There will be no multi-family high-rise buildings allowed.

Ms. Bjarneson asks how many plans of subdivision are anticipated for this area? Mr. Cooke advises it'll depend on how property will be consolidated in the area, first of all. Secondly, it'll depend on the developer(s). It may be two (2) subdivisions, or possibly a phased subdivision. But if they come forth individually, there may be more. Ms. Bjarneson asks if lessons learned from the East Riverside development will be incorporated in this development? Mr. Cooke advises yes.

Councillor Sleiman asks if it's too early at this time to determine what development will occur, how many houses, condominiums, bike paths? Mr. Cooke agrees that at this time, they can't anticipate how many applications for development they'll receive. There'll be more details as the process moves along.

Moved by Councillor Sleiman, seconded by B. Bjarneson.

- I That Official Plan Amendment No. 94 – East Pelton Secondary Plan: North Portion BE APPROVED and Official Plan Vol. 2 Chapter 7 East Pelton BE AMENDED by adding OPA 94; and
- III That Administration BE DIRECTED to prepare a By-law to implement Official Plan Amendment No. 94;

Motion **CARRIED, UNANIMOUSLY.**

Item 1 **Housekeeping Amendment 2013-2**

Mr. Szymczak is introduced as the author by the Chair. Recommendation is for Approval.

Ms. Bjarneson inquires about item on page 5 of 16, #7 referring to low grade parking spaces for south side of Riverside Drive, west of George. What building is that for? Mr. Szymczak advises it's for a parcel of land on the south side of Riverside Dr. They want the parking underground.

Ms. Bjarneson asks in term of the Pawn Shops, she didn't see any comments from the Police Department or School Board. Were there any comments received? Mr. Szymczak advises they weren't circulated on this issue. There's been a blurring line in terms of various uses from pawn shops, old gold dealers, retail stores and financial shops. This is merely bringing pawn shops more as a regular use without the restrictions. Ms. Bjarneson comments it may be wise to inform Police and School Boards prior to going before Council.

Councillor Sleiman notes the stipulations for opening a Pawn Shop ("x" metres from school, etc.). Would there be similar stipulations for opening a supermarket? It seems you can open up one supermarket next to another. Mr. Szymczak concurs. However, the business of Pawn Shops has changed over the years. There are more regulations incurred Provincially and Municipally. Inventory, sales, purchases all must be monitored and recorded. Councillor Sleiman asks for the reason behind a buffer zone between a Pawn Shop and schools? Mr. Szymczak can only advise that at one time it was easier for students to come into a Pawn Shop to sell/buy items. Currently, they must show proper identification and be at least 18 years of age.

Councillor Payne felt it was difficult to follow the report. Asks that in future, such reports consolidate the items. The Councillor asks if these housekeeping amendments were the result of complaints received or changes due to updated information? Mr. Szymczak advises the answer is both. Comments are received from staff in various departments and some concerns are from the

public. The Chair also adds that the recommendations are listed on pages one through five. Pages six through sixteen provide a fuller description of those recommendations. The Chair asks if there is anyone in the audience to speak on the item.

Moved by Mr. Baker, seconded by Councillor Dilkens.

The Chair asks the author/planner if he stands by his recommendation? Mr. Szymczak advises his recommendation stands.

1. That Zoning By-law 8600 **BE AMENDED** by deleting Section 24.24 and replacing it with the following:

“24.24 ACCESSIBLE PARKING SPACE PROVISIONS [ZNG/4046]

24.24.1 REQUIRED ACCESSIBLE PARKING SPACES

- .1 There shall be provided accessible parking spaces as shown in Table 24.24.1:

TABLE 24.24.1 – REQUIRED ACCESSIBLE PARKING SPACES		
TOTAL NUMBER OF PARKING SPACES IN PARKING AREA	REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES – MINIMUM	
	TYPE A	TYPE B
1 to 25	1 space	0
26 to 100	2 percent of parking spaces	2 percent of parking spaces
101 to 200	1.5 percent of parking spaces	0.5 space plus 1.5 percent of parking spaces
201 to 1,000	0.5 space plus 1 percent of parking spaces	1 space plus 1 percent of parking spaces
1,001 or more	5 spaces plus 0.5 percent of parking spaces	5.5 spaces plus 0.5 percent of parking spaces

- .5 If the calculation of the number of required Type A and Type B accessible parking spaces results in a number containing a fraction, the number shall be rounded up to the nearest whole number.

24.24.10 SIZE OF ACCESSIBLE PARKING SPACE

- .1 A Type A accessible parking space shall have a minimum width of 3.5 metres and a minimum length of 5.5 metres.
- .2 A Type B accessible parking space shall have a minimum width of 2.5 metres and a minimum length of 5.5 metres.

24.24.15 ACCESS AISLES

- .1 An access aisle, that is the space between or beside accessible parking spaces that allows persons with disabilities to get in and out their vehicles, shall be provided for all accessible parking spaces.
- .2 An access aisle may be shared by two accessible parking spaces and shall have a minimum width of 1.5 metres, extend the full length of the accessible parking space and be marked with high tonal contrast diagonal lines.

24.24.20 CURB CUT OR RAMP FOR ACCESSIBLE PARKING SPACE

- .1 Where a parking area is bounded by perimeter curbing which separates the principal pedestrian entrance of a building from the parking area, there shall be provided and maintained at least one curb cut or ramp that has a minimum width of 1.2 metres and a maximum slope of 1:8 where elevation is less than 7.5 cm or 1:10 where elevation is 7.5 cm to 20 cm.
- .2 The curb cut or ramp shall be designed and located to provide unobstructed access between an accessible parking space and the principal pedestrian building entrance. This provision does not preclude the construction of perimeter curbing around the parking area as required by this by-law except insofar as is required to satisfy this provision.”

AND that Zoning By-law 85-18 **BE AMENDED** by deleting Section 5.33a and replacing it with the following:

“5.33a ACCESSIBLE PARKING SPACE PROVISIONS [ZNG/4046]

5.33b REQUIRED ACCESSIBLE PARKING SPACES

- .1 There shall be provided accessible parking spaces as shown in Table 5.33a:

TABLE 5.33a – REQUIRED ACCESSIBLE PARKING SPACES		
TOTAL NUMBER OF PARKING SPACES IN PARKING AREA	REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES – MINIMUM	
	TYPE A	TYPE B
1 to 25	1 space	0
26 to 100	2 percent of parking spaces	2 percent of parking spaces
101 to 200	1.5 percent of parking spaces	0.5 space plus 1.5 percent of parking spaces
201 to 1,000	0.5 space plus 1 percent of parking spaces	1 space plus 1 percent of parking spaces

1,001 or more	5 spaces plus 0.5 percent of parking spaces	5.5 spaces plus 0.5 percent of parking spaces
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- .5 If the calculation of the number of required Type A and Type B accessible parking spaces results in a number containing a fraction, the number shall be rounded up to the nearest whole number.

5.33c SIZE OF ACCESSIBLE PARKING SPACE

- .1 A Type A accessible parking space shall have a minimum width of 3.5 metres and a minimum length of 5.5 metres.
- .2 A Type B accessible parking space shall have a minimum width of 2.5 metres and a minimum length of 5.5 metres.

5.33d ACCESS AISLES

- .1 An access aisle, that is the space between or beside accessible parking spaces that allows persons with disabilities to get in and out their vehicles, shall be provided for all accessible parking spaces.
- .2 An access aisle may be shared by two accessible parking spaces and shall have a minimum width of 1.5 metres, extend the full length of the accessible parking space and be marked with high tonal contrast diagonal lines.

5.33e CURB CUT OR RAMP FOR ACCESSIBLE PARKING SPACE

- .1 Where a parking area is bounded by perimeter curbing which separates the principal pedestrian entrance of a building from the parking area, there shall be provided and maintained at least one curb cut or ramp that has a minimum width of 1.2 metres and a maximum slope of 1:8 where elevation is less than 7.5 cm or 1:10 where elevation is 7.5 cm to 20 cm.
 - .2 The curb cut or ramp shall be designed and located to provide unobstructed access between an accessible parking space and the principal pedestrian building entrance. This provision does not preclude the construction of perimeter curbing around the parking area as required by this by-law except insofar as is required to satisfy this provision.”
2. That Zoning By-law 8600 **BE FURTHER AMENDED** by deleting Section 16(3)(b)(iv) and Section 16(6)(b)(iii)
 3. That Zoning By-law 8600 **BE FURTHER AMENDED** by adding the following paragraph after paragraph (30) in Section 7:
 - “(30a) **”Community Garden”** means a single or common plot of land or land subdivided into individual plots for the growing of fruits, vegetable or flowers collectively by a group of people primarily for non-commercial purposes. [ZNG/4046]”

and adding the following paragraph to Section 21:

“(24) COMMUNITY GARDEN [ZNG/4046]

- (a) A Community Garden is a permitted use in any zone.
- (b) An accessory building with a maximum gross floor area of 50 sq. m. is permitted and shall have a minimum separation of 0.6 metres from the side and rear lot lines and 6 metres from the front lot line and a maximum building height of 4 metres. Any eaves and gutters shall have a minimum separation of 0.3 metres from the side and rear lot lines.”

4. That Zoning By-law 8600 **BE FURTHER AMENDED** by deleting Sections 18(1)(b)(ii), 18(2)(b)(ii), 18(5)(b)(ii), 19(5)(b)(ii) and 19(7)(b)(ii) and replacing it with the following:

“(ii) Minimum Front Yard Depth - 6 metres [ZNG/4046]”

and by deleting Sections 19(1)(b)(i) and 19(2)(b)(i) and replacing it with the following:

“(i) Minimum Front Yard Depth - 6 metres [ZNG/4046]”

and by deleting Section 19(3)(b)(iv) and replacing it with the following:

“(iv) Minimum Front Yard Depth - 6 metres [ZNG/4046]”

and by deleting Section 19(4)(b)(iii) and replacing it with the following:

“(iii) Minimum Front Yard Depth - 6 metres [ZNG/4046]”

5. That Zoning By-law 8600 **BE FURTHER AMENDED** by deleting Section 21(2)(a) and replacing it with the following:

“(a) City of Windsor and Public Authorities

- (i) A lot or part thereof may be used for any use of the City of Windsor or a Public Authority provided that all buildings and structures shall comply with all regulations of the zoning district in which they are located in, save and except that an elementary school shall comply with the regulations of Section 13(1)(b) – Institutional District 1.1 – and a secondary school shall comply with the regulations of Section 13(2)(b) – Institutional District 1.2. [ZNG/4046]”

6. That Zoning By-law 8600 **BE FURTHER AMENDED** by deleting Section 18(3)(a)(vi) and replacing it with the following:

“(vi) For any land zoned MD1.3 and located in an area bound by Wyandotte Street West to the north, Janette Avenue to the east, Tecumseh Road West to the south and

McKay Avenue to the west, any industrial use permitted in Section 18(1)(a) shall be an additional permitted use. [ZNG/4046]”

7. That Zoning By-law 8600 **BE FURTHER AMENDED** by deleting Section 20(1)71 and replacing it with the following:
- “71. For the lands comprising Part of Lot 1, Registered Plan 61, situated on the south side of Riverside Drive East, west of George Avenue, the following regulations shall apply:
- (i) Minimum lot area - 5,200 square metres
 - (ii) Minimum lot frontage - 27 metres
 - (iii) Maximum building height - 10 storeys
 - (iv) Maximum lot coverage - 15% of the lot area (exclusive of balcony projections)
 - (v) Minimum building setback (exclusive of a below grade parking garage) - 24 metres from the north lot line; 13.8 metres from the south lot line; 1.8 metres from the east lot line; 1.8 metres from the west lot line.
 - (vi) No parking space, loading space or parking area shall be permitted in a front yard or side yard and a minimum of 75% of the required parking spaces shall be located in a below grade parking garage. [ZDM 6, 10; ZNG/4046]”
8. That Police Services be notified for comment regarding Recommendation 2 concerning Pawnshops prior to Council.

Ms. Bjarneson thanks Administration for the housekeeping amendment on accessible parking spaces and that it was brought forward in a proactive way. Also, she would like to see that Police Services be notified for comment(s) prior to the report going before Council.

The Chair asks if the amended recommendations are accepted by Mr. Baker and Councillor Dilkens. They both nod in agreement.

Motion CARRIED AS AMENDED, UNANIMOUSLY.

The Chair concludes the Planning Act portion of the meeting.

There being no further business, the meeting is adjourned at 5:15 pm.

Councillor Bill Marra, Chair

Don Wilson, Secretary

/ms