

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  
Councillor Kusmierczyk

**Citizens**

Merrill Baker  
Barbara Bjarneson

**Delegations**

Caroline Baker, GSP Group Inc. (Item 1)  
Gary Jones, Resident (Item 1)  
Kanwarpreet Singh Khahra, Applicant (Item 2)  
Dan Sills, Resident (Item 2)  
Gary Cabana, Resident (Item 2)  
Mike Lisini (Item 3, available for questions)  
Mariano Meconi (Item 4)

***Also present are the following from Administration:***

Thom Hunt, City Planner  
Don Wilson, Manager of Development Applications  
Tom Cadman, Planner III  
Kevin Alexander, Planner III  
Adam Pillon, Engineering, CAD Technician I  
Wira Vendrasco, Deputy City Solicitor  
Justina Nwaesei, Planner II  
Robert Barlozzari, Council Assistant

**1. CALL TO ORDER**

The Chair calls the meeting of the Planning and Economic Development Standing Committee to order at 4:31 o'clock p.m.

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

None disclosed.

3. **ADOPTION OF MINUTES**

Moved by Councillor D. Dilkens, seconded by Councillor E. Sleiman,  
**THAT** the minutes of the meeting of the Planning and Economic Development  
Standing Committee held February 10, 2014 **BE ADOPTED** as presented.  
Carried.

Moved by Councillor D. Dilkens, seconded by Councillor E. Sleiman,  
**THAT** the minutes of the meeting of the Planning and Economic Development  
Standing Committee (Planning Act Matters) held February 10, 2014 **BE ADOPTED** as  
presented.  
Carried.

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

None.

5. **PRESENTATIONS AND DELEGATIONS**

Item 1 **Rezoning, Forest Glade Park of Windsor Inc., west side of Forest Glade Drive, rezone from RD2.4 to RD2.2 with specific provisions to facilitate the creation of lots for six existing dwelling units fronting onto Forest Glade Drive, and to facilitate the conversion of 28 dwelling units fronting on Forest Glade Court, from rental to condominium tenure**

Caroline Baker, GSP Group Inc.

Caroline Baker, Senior Planner, GSP Group Inc. appears before the Planning & Economic Development Standing Committee on behalf of the applicant and presents a PowerPoint presentation pertaining to the rezoning request. Presentation attached hereto as "Appendix B."

Moved by M. Baker, seconded by B. Bjarneson

1. That an amendment to Zoning By-law 8600 **BE APPROVED**, changing the zoning of land located on the west side of Forest Glade Drive at Forest Glade Court, described as Part of Block M, Plan 12M-77 and further described as Parts 1 and 2 Plan 12R-5704 from Residential District 2.4 (RD2.4) to Residential District 2.2 (RD2.2) and by adding a Site Specific Provision on the following basis:

A. For the land identified as Area 'A' on Appendix 'D', the following regulations shall apply for the six existing dwelling units fronting on Forest Glade Drive:

- (i) Minimum Lot Frontage – 6.5 metres
- (ii) Minimum Lot Area – 140 square metres
- (iii) Maximum Lot Coverage – 50% of the lot area
- (iv) Maximum Building Height – Main Building – 10 metres

- (v) Minimum Front Yard Depth – 2.5 metres
  - (vi) Minimum Rear Yard Depth – 6 metres
  - (vii) Minimum Side Yard Width - 0.0 metres on one side and 3.0 metres on the other side, save and except, the most southerly dwelling lot, where the Minimum Side Yard Width shall be 3.0 metres on both sides
- B. For the land identified as Area ‘B’ on Appendix ‘D’, the following regulations shall apply to the 28 dwelling units fronting on Forest Glade Court:
- (i) The Maximum Lot Frontage, Maximum Number of Dwelling Units, Maximum Building Height, Minimum Front Yard Depth, Minimum Rear Yard Depth, Minimum Side Yard Width and Minimum Landscaped Open Space Yard shall be as they existed on the day this provision comes into force. [ZDM15; ZNG/4064].

Carried.

Item 2 **Rezoning, Khara Real Estate Corporation/Dougall Avenue Veterinary Professional Corporation, 1797 Huron Church Road, to permit additional commercial uses**

Kanwarpreet Singh Khahra, Applicant

Kanwarpreet Singh Khahra, applicant, appears before the Planning & Economic Development Standing Committee to answer questions or concerns the committee members may have regarding his application. Mr. Khara further requests the committee to consider the inclusion of a car rental business on the property.

Dan Sills, resident

Dan Sills of 3777 Blackburn Road appears for the Planning & Economic Development Standing Committee to address his concerns with alleyway flooding which spills into his yard. Damage to a wooden fence has resulted from the flooding. He is particularly interested in what the plans entail to help address this flooding issue and if landscaping will be used.

Gary Cabana, Resident

Gary Cabana, 3804 Malden, appears before the Planning & Economic Development Standing Committee to address his concerns with the proposed project and confirms the flooding issue in the alleyway. Mr. Cabana also raises concern regarding future uses of the vacant property listed as 0 Huron Church Road.

Moved by Councillor Sleiman, seconded by M. Baker

1. **THAT** an amendment to Zoning By-law 8600 **BE APPROVED**, amending the zoning for 1797 Huron Church Road (Part of Lots 2-5, Plan 1021); from CD1.6 to CD1.6 with special provisions to add the following permitted uses:

- A retail store, a business, financial or medical office, a veterinary clinic and a public parking area.

2. **THAT** the Planning Department **BE DIRECTED** to undertake a review of vacant, undeveloped or underdeveloped sites including, but not limited to (1115 Huron Church Rd., 1235 Huron Church Rd., 1725 Huron Church Rd., 1797 Huron Church Rd. and 0 Huron Church Rd [Part of Lots 2-10, Plan 1021]) within the Huron Church Corridor Special Policy Area to provide consistency between Official Plan policy direction (including road network policy) permitted uses and zoning regulations.

Carried.

Item 4 **Request to close the east/west alley and part of the north/south alley between Dawson and Raymo Roads, south of Wyandotte Street East, abutting 4925 Wyandotte Street E., 4985 Wyandotte St. E., 816 Dawson Rd. and 820 Dawson Rd.**

Marianno Meconi, Playdium Lanes

Marianno Meconi, Playdium Lanes, appears before the Planning & Economic Development Standing Committee to convey his support for the administrative recommendations in the report and further requests the committee to restrict access to pedestrian and vehicle traffic identified as Part 4 of Drawing #CC01654 attached as Appendix A in the administrative report. There is interest in purchasing Part 4 and prepare the property for future redevelopment

The salient points of the discussion regarding Request to close the east/west alley and part of the north/south alley between Dawson and Raymo Roads, south of Wyandotte Street East, abutting 4925 Wyandotte Street E., 4985 Wyandotte St. E., 816 Dawson Rd. and 820 Dawson Rd are as follows:

- Applicant request to include Part 4 would be full closure of the alley
- Full closure of alleyways that provide access to rear yards or off-street parking, including garages is not permitted by the City of Windsor whether parking areas or structures are being utilized or not.

Moved by Councillor Sleiman, seconded by Councillor Payne

I. **THAT** the portions of the 3.66 metre (12.0 feet) wide east-west alley between Dawson and Raymo Roads, south of Wyandotte Street East, shown as **Parts 2, 3, 4 & 6** on Drawing No. CC-1654 **attached** hereto as Appendix "A", **BE ASSUMED** for subsequent closure;

II. **THAT** the portions of the 3.66 metre (12.0 feet) wide east-west alley between Dawson and Raymo Roads, south of Wyandotte Street East, shown as **Parts 2, 3, 4 & 6** on Drawing No. CC-1654 **attached** hereto as Appendix "A", **BE**

**CLOSED AND CONVEYED** to the abutting property owners, subject to easements as noted below;

- III. THAT Easement **BE REQUIRED** over Part 2 in favour of:
    - Bell Canada
  - IV. THAT Easements **BE REQUIRED** over Parts 3 & 6 in favour of:
    - Bell Canada
    - Enwin Utilities Ltd (Hydro)
    - Each abutting property owner, for the purpose of maintaining vehicular and pedestrian access
  - V. THAT Easements **BE REQUIRED** over Part 4 in favour of:
    - Bell Canada
    - Each abutting property owner, for the purpose of maintaining vehicular and pedestrian access
  - VI. THAT Conveyance Cost **BE SET** as follows:
    - Abutting properties zoned CD2.2: \$9.00 per square foot (\$96.88 per square metre) no easements and 44.50 per square foot (\$48.44 per square metre) with easements-deed preparation and survey costs included
    - Abutting properties zoned RD1.2: \$1.00 plus deed preparation plus proportionate share of survey cost
  - VII. That the new owner(s) of the closed alley portions **BE REQUIRED** to maintain the existing grade of the alley since there is a catch basin that drains the area.
  - VIII. That the new owner(s) of the closed alley **BE REQUIRED** to obtain a permit to transfer ownership/responsibility of the existing driveway approach or obtain a permit to restore the curb along the edge of the existing driveway approach
  - IX. THAT the City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number CC-1654, attached hereto as Appendix "A"
  - X. THAT the City Planner, or designate, **BE AUTHORIZED** to publish the required legal notice
  - XI. That the City Solicitor **BE REQUESTED** to prepare the necessary by-laws;
  - XII. 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;
  - XIII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
- Carried.

Item 5 Application by the owner of 3230-3232 Sandwich Street for Financial Incentives under the Sandwich Community Improvement Plan Incentive Program

Kevin Alexander and Mr. Jason Grossi, Design Studio g+G Architects

Jason Grossi, Architect, Design Studio g+G Architects, representing the owner and applicant appears before the Planning & Economic Development Standing Committee with Kevin Alexander, Planner III for the purposes of presenting computer model renderings of the project and to answer questions from the committee members. PowerPoint Presentation attached hereto as "Appendix C."

The salient points of the discussion regarding the Application by the owner of 3230-3232 Sandwich Street for Financial Incentives under the Sandwich Community Improvement Plan Incentive Program as follows:

- Sandwich Community Improvement Plan Incentive Program predates the city-wide Community Improvement Plan
- First application to come forward under the Sandwich Community Improvement Plan
- The Sandwich Street property is registered in the Sandwich Towne Heritage District
- Owner/applicant is investing approximately \$600,000.00 to the project

Moved by Councillor Dilkens, seconded by Councillor Sleiman

I. **THAT** Council **ACTIVATE** the *Commercial/Mixed Use Building Improvement Loan Program* from the Sandwich Incentive Program(s) "toolkit", and that funding for the program be allocated from Account 7076176-*Sandwich Community Development Plan* (previously approved by Council);

II. **THAT**, the request made by 1433341 ONTARIO LIMITED, owner of the property located at 3230-3232 Sandwich Street, Jason Grossi, OAA AIA of designstudio g + G inc., architect, agent for the owner under the Sandwich Incentive Program(s) "toolkit" **BE APPROVED**, for the following incentive programs:

- i. *Commercial/Mixed Use Building Facade Grant in the amount of \$25,000;*
- ii. *Commercial Core Feasibility Grant in the amount of \$4,600;*
- iii. *Development and Building Fees Grant for 100% of the Development and Building Fees identified in the Sandwich CIP (+/- \$14,661);*
- iv. *Revitalization Grant Program for 70% of the municipal portion of the tax increment for up to 10 years (+/- \$7,465 per year);*
- v. *Commercial/Mixed Use Building Improvement Loan Program in the amount of \$30,000; and*

III. **THAT**, the CAO and City Clerk **BE AUTHORIZED** to sign the Sandwich Incentive Program(s) Agreements in accordance with all applicable policies, requirements, and provisions contained within the Olde Sandwich Towne 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 implication.

Carried.

Councillor Payne voting nay on this matter.

6. **PLANNING ACT MATTERS**

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

7. **ADMINISTRATIVE ITEMS**

Item 3 **Request to close the east/west alley between Buckingham Drive and Westminster Avenue, north of Tecumseh Road East**

Moved by Councillor Dilkens, seconded by Councillor Sleiman

XIV. **THAT** the easterly half of the 4.3 metre (14 feet) wide east-west alley between Westminster Avenue and Buckingham Drive, north of Tecumseh Road East, shown as Part 1 on Drawing No. CC-1653 *attached* hereto as Appendix "A", **BE ASSUMED** for subsequent closure;

XV. **THAT** the easterly half of the 4.3 metre (14 feet) wide east-west alley between Westminster Avenue and Buckingham Drive, north of Tecumseh Road East, shown as Part 1 on Drawing No. CC-1653 *attached* hereto as Appendix "A", **BE CLOSED AND CONVEYED** to the abutting property owners in a ratio that allows the existing fence to remain, subject to the easements and conveyance costs noted below;

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

- Bell Canada
- Enwin Utilities Ltd.

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

- Abutting properties zoned RD1.2: \$1.00 plus deed preparation plus proportionate share of survey cost.
- Abutting properties zoned CD2.1: \$10.00 per square foot (\$107.64 per square metre) no easements and \$5.00 per square foot (\$53.82 per square metre) with easements. Deed preparation included. Proportionate share of survey cost in addition.

XVIII. **THAT** The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number. CC-1653, ***attached*** hereto as Appendix "A"

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

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

XXI. **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

XXII. **THAT** the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.

Carried.

8. **COMMITTEE MATTERS**


None.


9. **QUESTION PERIOD**

None.

10. **ADJOURNMENT**

There being no further business, the meeting is adjourned at 5:50 o'clock p.m.

  
\_\_\_\_\_  
CHAIR

  
\_\_\_\_\_  
COUNCIL ASSISTANT



Windsor, Ontario, March 18, 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  
Councillor Payne  
Councillor Sleiman  
Councillor Kusmierczyk

**Citizens**

Merrill Baker  
Barb Bjarneson

**Regrets**

**Delegations**

*Also present are the following from Administration:*

Thom Hunt, City Planner  
Don Wilson, Manager of Development Applications  
Wira Vendrasco, Deputy City Solicitor  
Kevin Alexander, Planner III  
Tom Cadman, Planner III  
Justina Nwaesei, Planner II  
Nico Cariati, Planning Co-Op Student  
Jeff Hagan, Transportation Planning  
Adam Pillon, Engineering, Public Works  
Robert Barlozzari, Council Secretariat

**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 disclosed.

**ADOPTION OF MINUTES**

Moved by Councillor Dilkens, seconded by Councillor Sleiman. Ms. Bjarneson abstains from voting.

**THAT** the minutes of the meeting of the Planning & Economic Development Standing Committee held Monday, February 10, 2014 BE ADOPTED as presented.

Carried, Unanimously.

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

None

**4. COMMUNICATIONS**

Administration submits two additional memos dated March 11 & 13, regarding additional information concerning Item 2.

**5. PRESENTATIONS AND DELEGATIONS**

Caroline Baker (Senior Planner) – GSP Group – PowerPoint presentation  
Gary Jones, resident

**6. PLANNING ACT MATTERS**

Item 1 **Forest Park of Windsor Inc. – 3161 Forest Glade Dr.**

Mr. Tom Cadman is introduced as the author of the report. The recommendation is for approval.

Ms. Caroline Baker (Planner) – GSP Group – provides additional summary and visual aid supporting Mr. Cadman's report.

Mr. Gary Jones (resident) – 9970 Forest Glade Court, Windsor, ON – wishes to be notified when the item goes to Council. Also wants to confirm that he will have the option to purchase or continue renting.

Ms. Bjarneson confirms with the Applicant/Planner that tenants will be notified. Ms. Baker confirms there is a requirement under the Tenancy Act. All tenants have first right of refusal to purchase units.

Ms. Bjarneson inquires if any inspections have been scheduled. Ms. Baker informs the Committee an Inspection Report was submitted with the Draft Plan. Any requirements will be addressed prior to registration.

Councillor Payne inquires whether any of the current tenants opt not to purchase a unit, will they be permitted to continue as tenants? Mr. Cadman advises there is a policy in the Official Plan that requires a lifetime lease to be given to tenants that choose not to purchase their unit and a condition to this effect is also included in the approval of all condominium conversions in Windsor.

The Chair asks Mr. Cadman if he stands by his recommendations? Mr. Cadman confirms.

Moved by Mr. Baker, seconded by Ms. Bjarneson.

1. That an amendment to Zoning By-law 8600 **BE APPROVED**, changing the zoning of land located on the west side of Forest Glade Drive at Forest Glade Court, described as Part of Block M, Plan 12M-77 and further described as Parts 1 and 2 Plan 12R-5704 from Residential District 2.4 (RD2.4) to Residential District 2.2 (RD2.2) and by adding a Site Specific Provision on the following basis:

- A. For the land identified as Area 'A' on Appendix 'D', the following regulations shall apply for the six existing dwelling units fronting on Forest Glade Drive:
- (i) Minimum Lot Frontage – 6.5 metres
  - (ii) Minimum Lot Area – 140 square metres
  - (iii) Maximum Lot Coverage – 50% of the lot area
  - (iv) Maximum Building Height – Main Building – 10 metres
  - (v) Minimum Front Yard Depth – 2.5 metres
  - (vi) Minimum Rear Yard Depth – 6 metres
  - (vii) Minimum Side Yard Width - 0.0 metres on one side and 3.0 metres on the other side, save and except, the most southerly dwelling lot, where the Minimum Side Yard Width shall be 3.0 metres on both sides
- B. For the land identified as Area 'B' on Appendix 'D', the following regulations shall apply to the 28 dwelling units fronting on Forest Glade Court:
- (i) The Maximum Lot Frontage, Maximum Number of Dwelling Units, Maximum Building Height, Minimum Front Yard Depth, Minimum Rear Yard Depth, Minimum Side Yard Width and Minimum Landscaped Open Space Yard shall be as they existed on the day this provision comes into force. [ZDM15; ZNG/4064]

Motion **CARRIED, UNANIMOUSLY.**

Item 2 **Khahra Real Estate Corp./Dougall Avenue Veterinary Corp. – 1797 Huron Church Rd.**

Mr. Wilson is introduced as the author of the report. Recommendation is for approval, as noted in the revised recommendation. Mr. Wilson notes the application is for 1797 Huron Church only at this time. The property at 0 Huron Church Rd. will be dealt with at a later date.

Mr. Kanwarpreet Singh Khahra (applicant) – 2236 St. Clair Ave., Windsor, ON – present to provide answers to any questions. He would like the Committee to consider allowing a car rental on the site.

Mr. Dan Sills – 3777 Blackburn Rd. – property abuts 1797 Huron Church Rd. – Announces concern over the flooding in the alley which spills into his yard and whether that will be addressed and what kind of landscaping is planned. Mr. Sills advises no interest in purchasing the alleyway. Mr. Sills notes water damage from flooding causes the lean of his fence in the rear towards the alleyway.

The Chair asks if Mr. Khahra has interest in purchasing the alley? Mr. P. Khahra advises hearing of the alleyway flooding for the first time this evening. Feels the flooding issue is a City concern and is not able to speak concerning purchase of the alley at this time.

Gary Cabana – 3804 Malden. – confirms the flooding in the alleyway. Mr. Cabana notes concern over breaking up the curb next to his home. The Chair interjects, advising the only property being dealt with is the old KFC site (1797 Huron Church Rd.). The site Mr. Cabana is concerned with is the empty property, listed as 0 Huron Church Road at Malden. The Chair notes it will be dealt with in the future and residents will be notified when that time comes. Mr. Wilson adds that when any development will occur, lot grading is also taken into consideration. However, the

property at 0 Huron Church will be addressed in a few months and reiterates residents will be notified.

Councillor Payne to the Applicant, notes he doesn't see the difference between a car rental and car sales. Either way, vehicles will be stored on site which, as Mr. Wilson had stated, is not permitted. Mr. Khahra feels the site is large enough to accommodate the venture and also that there won't be vehicles parked permanently. It is constantly changing and feels there is a difference. Councillor Payne advises that although they wouldn't be the same cars all the time, there would be cars there all the time, and that is not permitted. Mr. Khahra notes there wouldn't be as many cars on site as there are in a car sales business. Councillor Payne wants to point out that vehicle storage, whether large or small, is prohibited.

Ms. Bjarneson to Administration, has there been any consideration to purchase the land in order to maintain the open/green space? Mr. Hunt advises it was considered however, given the shallowness of the parcel, selling the land is difficult. Mr. Hunt provides the former Ontario Tourism building as an example. Given the changes coming to the area, it may be something to revisit again in the near future. 1797 Huron Church has existing zoning with property rights which the Applicant is keeping. The Applicant is only adding some permitted uses. The owner of the property would have to agree to sell the property to the City for green space. The Chair adds the City would have to be a willing buyer.

Councillor Payne inquires about the Holding provision listed in the recommendations. Mr. Wilson and the Chair direct him to the revised recommendations given in Communications dated March 13<sup>th</sup> on the Blue Sheets.

Councillor Sleiman asks that the amended Recommendations be reviewed.

Councillor Payne seeks clarification regarding access from Huron Church Road to the property. Mr. Wilson advises there is one existing access from Huron Church to the property (1797 Huron Church Rd.), which will remain.

Moved by Councillor Sleiman, seconded by Mr. Baker.

1. That an amendment to Zoning By-law 8600 **BE APPROVED**, amending the zoning for 1797 Huron Church Road (Part of Lots 2-5 incl., Plan 1021); from CD1.6 to CD1.6 with special provisions to add the following as permitted uses:

A retail store, a business, financial or medical office, a veterinary clinic and a public parking area.

2. That the Planning Department **BE DIRECTED** to undertake a review of vacant, undeveloped or underdeveloped sites including, but not limited to (1115 Huron Church Rd., 1235 Huron Church Rd., 1725 Huron Church Rd., 1797 Huron Church Rd. and 0 Huron Church Rd. [Part of Lots 2-10, Plan 1021]) within the Huron Church Corridor Special Policy Area to provide consistency between Official Plan policy direction (including road network policy), permitted uses and zoning regulations.

Ms. Bjarneson will vote in favour of the motion because of its existing use but adds she does feel the City should look at this opportunity for extending the green space along the west side of Huron Church Road.

Motion **CARRIED, UNANIMOUSLY.**

The Chair concludes the Planning Act portion of the meeting.

There being no further business, the meeting is adjourned at 5:18 pm.

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Councillor Bill Marra, Chair

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Don Wilson, Secretary

/ms

*Original document signed & held in  
Planning Department*