

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 Dilkens  
Councillor Sleiman  
Councillor Payne

**Regrets**

Councillor Marra  
Councillor Hatfield

**Citizens**

Merrill Baker  
Cheryl Cross-Leal  
Barb Bjarneson

**Delegations**

Louise Holly, Director of Operations, Applied Systems Canada (Item 2)  
Peter Valente, President of Valente Development Corporation (Item 3)  
David Fields, Project Manager (Item 4)  
Yingtao Shi, owner, 245 Mill St. (Report No. 311)

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

Thom Hunt, City Planner and Executive Director  
Don Wilson, Manager of Development Applications  
George Wilkki, City Solicitor  
Wira Vendrasco, Deputy City Solicitor  
Lee Anne Doyle, Executive Director/Chief Building Official  
William Jean, Manager of Permit Services/Deputy Chief Building Official  
Jim Abbs, Planner III—Subdivisions  
Justina Nwaesei, Planner II  
Helga Reidel, Chief Administrative Officer  
Marianne Sladic, Steno Clerk Senior (A)  
Agatha Armstrong, Deputy City Clerk

1. **CALL TO ORDER**

The Chair calls the meeting to order at 4:30 o'clock p.m.

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

Councillor Payne discloses an interest and abstains from voting on Report No. 317 of the Windsor Heritage Committee regarding the partial demolition of the Damase Pratt House at 3336 Riverside Drive East, due to his involvement in the BUHDAG

Application to quash certain by-laws related to the boarded-up-houses west of the Ambassador Bridge.

Councillor Payne discloses an interest and abstains from voting on Report No. 318 of the Windsor Heritage Committee regarding the request for demolition of a Heritage Listed Property known as the Anthony F. and Anna Grayson House at 1077 Ouellette Avenue, due to his involvement in the BUHDAG Application to quash certain by-laws related to the boarded-up-houses west of the Ambassador Bridge.

Councillor Payne discloses an interest and abstains from voting on Report No. 319 of the Windsor Heritage Committee regarding the request for the proposed demolition of the detached garage on the property at 4187 Riverside Drive East, due to his involvement in the BUHDAG Application to quash certain by-laws related to the boarded-up-houses west of the Ambassador Bridge.

3. **ADOPTION OF MINUTES**

Moved by Barbara Bjarneson, seconded by Councillor Sleiman,  
**THAT** the minutes of the meeting of the Planning and Economic Development Standing Committee (Planning Act Matters) held January 14, 2013 **BE ADOPTED** as presented.

Carried.

Moved by Councillor Sleiman, seconded by Cheryl Cross-Leal  
**THAT** the minutes of the meeting of the Planning and Economic Development Standing Committee held January 14, 2013 **BE ADOPTED** as presented.

Carried.

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

Item 1 **Request for Waiver of Building Permit Fees and Development Charges – Windsor-Essex Children’s Aid Society – 1671 Riverside Drive East**

At the request of the Windsor Essex Children’s Aid Society, the matter is being withdrawn.

Moved by Councillor Sleiman, seconded by Councillor Payne  
**THAT** the request from Windsor-Essex Children’s Aid Society for the waiver of building permits fees of \$19,418.00 and for a development charges grant of \$47,568.00 for the construction of a two-storey, 13,668 square foot building **BE WITHDRAWN**.

Carried.

**Sandwich South Secondary Plan (OPA No. 91- OPA/3586)**

At the request of the City Planner, the draft Sandwich South Secondary Plan be deferred until the completion and final approval of the Lauzon Parkway Class Environmental Assessment expected mid – 2013.

Moved by Councillor Sleiman, seconded by Councillor Payne  
**THAT** the deferral request from the City Planner regarding the draft Sandwich

South Secondary Plan (OPA No.91 – OPA/3586) **BE APPROVED** pending the completion and final approval of the Lauzon Parkway Class Environmental Assessment expected mid 2013.

Carried.

5. **COMMUNICATIONS**

**Windsor Heritage Committee Agenda Item**

Moved by Councillor Sleiman, seconded by Councillor Payne

**THAT** the recommendations outlined in the memo dated February 11, 2013 authored by the City Planner entitled “Windsor Heritage Committee Agenda Items” **BE RECEIVED** for information.

Carried.

6. **PLANNING ACT MATTERS**

Minutes for the Planning Act Matters are attached as Appendix “A”.

Moved by Councillor Sleiman, seconded by Merrill Baker

1. **THAT** That an amendment to the Zoning By-law 8600 **BE APPROVED** to change the zoning of the property located on the west side of California Avenue, south of College Avenue, described as Lots 48 and 49, and south part of Lot 47, Block C, Registered Plan 50, PIN Number 012210314, and municipally known as 951 California Avenue, by adding a site specific holding provision to allow a semi-detached dwelling as an additional permitted use on the subject land; and

2. **THAT** the holding symbol **BE REMOVED** when the applicant submits an application to remove the holding provision and when the following conditions are satisfied:

a. Land Conveyance – Prior to the issuance of a Building Permit, the owner shall agree to gratuitously convey to the Corporation, land sufficient to create a 20.1-metre wide right-of-way on California Avenue. This conveyance shall be 2.55-metres along the entire frontage of the subject property;

b. Alley Paving and Contribution – the owner shall be required to pave the north/south alley to City of Windsor Standards between the south and north limits of the subject property, and contribute \$500 towards the maintenance of the subject alley.

Carried.

The Committee recesses at 4:45 o'clock p.m. to allow the citizens to leave the meeting as the Planning Act Matters are complete.

The Committee reconvenes at 4:50 o'clock p.m.

7. **Committee Matters**

**Yingtao Shi, owner of 245 Mill Street**

Yingtao Shi, owner of 245 Mill Street appears before the committee regarding the revised proposed modification of the property and is available for questions.

**Committee Report No. 311 of the Windsor Heritage Committee (Perry-Breault House, 245 Mill Street)**

Moved by Councillor Payne, seconded by Councillor Sleiman

**THAT** the revised proposed modification of the property at 245 Mill Street (Plan 40 Part Lot 5) identified as the Perry-Breault House **BE APPROVED** as submitted under provisions of the *Ontario Heritage Act, Part IV*.

Carried.

**Committee Report No. 317 of the Windsor Heritage Committee (Damase Pratt House, 3336 Riverside Drive East)**

Moved by Councillor Sleiman, seconded by Councillor Dilkens

**I. THAT** two items of the partial demolition of the Damase Pratt House, 3336 Riverside Drive East **BE APPROVED** as follows: subject to submitted designs (Appendix A):

- a. On the north side, to remove the sun room, deck structure and upper level room
- b. In the east side of the south yard, to demolish the garage;

**II. THAT** Recommendation II in the report of the Heritage Planner dated December 21, 2012 **BE AMENDED** to state the following – *That the demolition of the one-storey wing on the west side BE APPROVED*; and

**III. THAT** the property located at 3336 Riverside Drive East **REMAIN** on the Municipal Heritage Register due to the cultural heritage significance of its association with the Pratt (Duprat) family.

Carried.

Councillor Payne discloses an interest and abstains from voting on this matter.

**Committee Report No. 318 of the Windsor Heritage Committee (Request for Demolition of Heritage Listed Property – Anthony F, and Anna Grayson House, 1077 Ouellette Avenue)**

Moved by Councillor Sleiman, seconded by Councillor Dilkens,

That the request for demolition of a Heritage Listed Property known as the Anthony F. and Anna Grayson House, at 1077 Ouellette Avenue **BE REFERRED** to Council for a decision.

Carried.

Councillor Payne discloses an interest and abstains from voting on this matter.

**Committee Report No. 319 of the Windsor Heritage Committee (Proposed Garage Demolition Buckland-Montreuil-Vichos House, 4187 Riverside Drive East)**

Moved by Councillor Sleiman, seconded by Councillor Dilkens

**THAT** the proposed demolition of the detached garage on the property at 4187 Riverside Drive East (Plan 813 Lots 7 and E pt 8) **BE CONDITIONALLY APPROVED**, provided that:

- a) a lot severance is approved by the Committee of Adjustment subject to the following conditions (b through j);
- b) the owner initiates a request for a heritage designation for the house (under Part IV of the Ontario Heritage Act); the designation will not include the

- existing garage, or the features to be directly affected by adding the approved new garage;
- c) until the heritage designation is finalized, the structure, façade, and all other related elements of the exterior of the existing house would remain, except for the approved new garage;
  - d) the north wall of the proposed garage not extend north of the north edge of the northmost column on the front porch;
  - e) the north wall of a connecting structure between the house and the proposed garage not extend north of the south edge of the northmost window on the west side of the house;
  - f) no new doorway be added to the house except near the southwest corner;
  - g) a new single-lane driveway may extend from Riverside Drive East along the west property line; the centre of the driveway will have a landscaped strip;
  - h) an inventory is made of all trees on the entire site, prior to any removals or screening;
  - i) preservation of the saucer magnolia tree near the northwest corner of the house, in a manner approved by the Landscape Architect in the Planning Department; and
  - j) the garage will include these features:
    - 1. the height of the ridge of the proposed garage not exceed the height of the ridge of the existing garage,
    - 2. the north wall of the garage will be at least 50% wall area covered with cobblestones, and
    - 3. there will be two panelled garage doors (i.e. carriage style).

Carried.

Councillor Payne discloses an interest and abstains from voting on this matter.

### **Minutes of the Windsor Heritage Committee meeting held January 9, 2013**

Moved by Councillor Payne, seconded by Councillor Sleiman

**THAT** the minutes of the Windsor Heritage Committee meeting held January 9, 2013 **BE RECEIVED** for information.

Carried.

## **8. PRESENTATIONS AND DELEGATIONS**

### **Item 2 Application by Applied Systems Canada Inc. on behalf of the owner of 4510 Rhodes Drive for Financial Incentives under the Economic Revitalization Community Improvement Plan.**

#### **Louise Holly, Director of Operations, Applied Systems Inc.**

Louise Holly, Director of Operations, Applied Systems Inc. appears before the committee to speak in favour of administrations recommendation to approve the request of the property owner Dieter Schwarz under the Business Retention and Expansion Grant Program for the building located at 400-4510 Rhodes Drive, stating that future plans are to continue to grow in the market place.

Salient points of discussion regarding the Financial Incentives under the Economic Revitalization community Improvement Plan are as follows:

- There are currently 90 employees from Windsor
- Under the Business Retention and Expansion Grant program businesses are eligible to receive an annual grant for up to 1000% of the municipal property tax increase created by an investment in development or redevelopment
- Applied Systems falls within the eligible Creative Industries sector as defined within the CIP
- The program is intended to stimulate investment in targeted economic sectors for the purposes of retaining existing jobs and encouraging new jobs through expansion.

Moved by Councillor Sleiman, seconded by Councillor Payne

**THAT** the request made by Applied Systems Inc. on behalf of property owner Dieter Schwarz, under the Business Retention and Expansion Grant Program **BE DENIED** for the building located at 400-4510 Rhodes Drive.

Carried.

**Item 3 Request for a Reduction of Development Charges – Valente Development Corporation -8475 Wyandotte Street East**

**Peter Valente, President of Valente Development Corporation**

Peter Valente, President of Valente Development Corporation appears before the committee to ask that the committee reject the administrative recommendation to deny the request for a reduction of development charges in the amount of \$185,300.00 for the construction of a three-storey fifty (50) unit residential condominium building, stating that if the reduction of development charges is approved it will be for a more affordable housing unit for seniors, with an additional \$120,000.000 in tax revenue for the City.

Salient points of discussion regarding the reduction of development charges are as follows:

- The proposal is for an identical project that was proposed and approved by City Council in 2005
- For profit entities are specifically excluded under section 4.2 of the city's Waiver of Fees Policy
- No funding has been provided within the City's 2013 operating budget for the purpose of providing grants in lieu of fees
- Property has been vacant since 2005

Moved by Councillor Sleiman, seconded by Councillor Dilkens

**THAT** Council **PROVIDE** a one-time grant in lieu to Valente Development Corporation for a reduction of development charges in the amount of \$185,300.00 from the Budget Stabilization Reserve Fund for the construction of a three-storey, fifty (50) unit residential condominium building and that section 4.2 of the City's Waiver of Fees Policy **BE WAIVED**; and further

**THAT** Administration **BE DIRECTED** to provide additional information, identifying the potential total tax revenue that could be generated from the proposed development as opposed to its current use as a vacant property.

Carried.

Councillor Payne voting nay.

**Item 4 Application for Feasibility Study Grant under the Brownfield Redevelopment Community Improvement Plan by 1775835 Ontario Inc. and 1508989 Ontario Inc. for 1100 and 1200-1220 University Avenue West**

**David Fields. Project Manager**

David Fields, Project Manager appears before the committee on behalf of the proponents to speak in support of the administration recommendation to approve the Feasibility Grant Program for the properties located at 1100 and 1200-1220 University Avenue West, stating that the proponents are interested in renovating the building, and conclude by stating this will bring new life to the property and the west side neighbourhood.

Salient points of discussion regarding the application for the Feasibility Study Grant under the Brownfield Redevelopment Community Improvement Plan are as follows:

- Applied for grant for a proposed redevelopment of 1100 and 1200-1220 University Avenue West
- The redevelopment vision for the property is a mixed use cultural hub including a large restaurant, urban farm, tourist destination, and education centre
- The owners plan to undertake a feasibility study to examine the potential reuse of 1100 and 1200 University Avenue West
- The maximum grant amount is \$7500.00

Moved by Councillor Sleiman, seconded by Councillor Payne

**THAT** the joint request made by 1775835 Ontario Inc. and 1508989 Ontario Inc. to participate in the Feasibility Grant Program **BE APPROVED** for the properties located at 1100 and 1200-1220 University Avenue West pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan; and

**THAT** the City Treasurer **BE AUTHORIZED** to issue payment upon the completion and submission of a Feasibility Study in a form acceptable to the City Planner and City Solicitor.

Carried.

9. **ADMINISTRATIVE ITEMS**

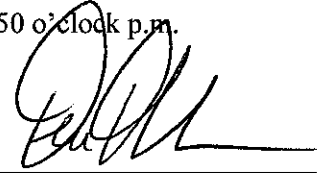
Nil.

10. **DATE OF NEXT MEETING**

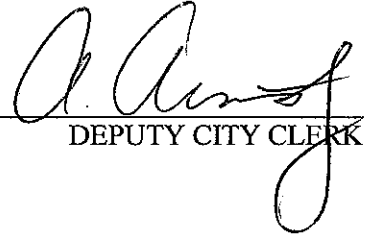
The next meeting of the Planning and Economic Development Standing Committee will be held on Tuesday March 19, 2013 at 4:30 o'clock p.m. in Council Chambers.

11. **ADJOURNMENT**

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



CHAIR



DEPUTY CITY CLERK



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

**February 11, 2013**

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

Councillor E. Sleiman, Ms. C. Cross-Leal, Councillor H. Payne, Mr. M. Baker, Ms. B. Bjarneson and Councillor D. Dilkens.

Regrets: Chair – Councillor B. Marra & Councillor P. Hatfield

Also present are:

Mr. Thom Hunt – City Planner, Mr. Don Wilson – Manager of Development Applications, Mr. John Calhoun – Heritage Planner, Mr. Greg Atkinson – Economic Development Planner, Ms. Justina Nwaesei – Planner II, Ms. Marianne Sladic – Senior Clerk, Ms. Simona Simion – Research/Policy Support Planner (in audience) and Ms. Kathy Ye – Co-Op Student (in audience), Planning Department; Ms. Agatha Armstrong – Supervisor of Council Services/Deputy City Clerk; Ms. June Liu-Vajko – Engineering & Corporate Projects Department; Ms. Wira Vendrasco – Senior Legal Counsel and Mr. George Wilkki – City Solicitor (in audience), Legal Department, Mr. Bill Jean – Manager of Permit Services/Deputy Chief Building Official, Mr. Rob Vani – Manager of Inspections West and Ms. Lee Anne Doyle – Executive Director/Chief Building Official, Building Department; and Ms. Helga Reidel – CAO.

**GENERAL BUSINESS:**

The Vice-Chair - Councillor Drew Dilkens explains the rules of procedure of the Planning & Economic Development Standing Committee and that this is the required public meeting in accordance with the Planning Act. He asks if there are any disclosures of pecuniary interest. Hearing none, he asks members and the public present if there are any requests for deferral, referral or withdrawal. Hearing none, he proceeds with the meeting. The Chair indicates those interested in making submissions to Council must list to speak as a delegation with Council Services.

**ADOPTION OF THE MINUTES**

Moved by B. Bjarneson, seconded by Councillor Sleiman.

That the minutes of the Planning & Economic Development Standing Committee (Planning Act Matters) meeting of January 14, 2013 **BE ADOPTED.**

Motion **CARRIED, UNANIMOUSLY.**

The Vice-Chair advises OPA 91 (Sandwich South Secondary Plan) has been DEFERRED. Announces anyone in the audience wishing to attend and speak on the matter may leave their name and contact information with the Clerk(s) for notification.

Moved by Councillor Sleiman, seconded by Councillor Payne.

Motion **CARRIED, UNANIMOUSLY.**

The Vice-Chair introduces the first item on the agenda.

### **Item 5 – KASCHAK & SHIPLEY – 951 CALIFORNIA**

The applicant is requesting an amendment to the Zoning By-law 8600 to allow a semi-detached dwelling as an additional permitted use on the lands located on the west side of California Avenue, south of College Avenue. The subject property is described as Lots 48 and 49, and south part of Lot 47, Block C, Registered Plan 50, (PIN #012210314), and municipally known as 951 California Avenue. There is an existing single unit dwelling on the property.

The applicant proposes to construct a semi-detached dwelling on the subject property. The existing single unit dwelling is to be demolished so as to accommodate the proposed semi-detached dwelling on the property. The proposed semi-detached dwelling is not permitted in the RD1.3 zoning district. A zoning amendment is required. Recommendation is for approval [Justina Nwaesei – Planner II].

The Vice-Chair inquires whether there is any member of the audience with questions/comments. Seeing none, the Vice-Chair opens the floor to the Committee members.

Moved by Councillor Sleiman, seconded by M. Baker.

1. That an amendment to the Zoning By-law 8600 **BE APPROVED** to change the zoning of the property located on the west side of California Avenue, south of College Avenue, described as Lots 48 and 49, and south part of Lot 47, Block C, Registered Plan 50, PIN Number 012210314, and municipally known as 951 California Avenue, by adding a site specific holding provision to allow a semi-detached dwelling as an additional permitted use on the subject land; and
2. That the holding symbol **BE REMOVED** when the applicant submits an application to remove the holding provision and when the following conditions are satisfied:
  - a. **Land Conveyance** – Prior to the issuance of a Building Permit, the owner shall agree to gratuitously convey to the Corporation, land sufficient to create a 20.1-metre wide right-of-way on California Avenue. This conveyance shall be 2.55-metres along the entire frontage of the subject property;

- b. **Alley Paving and Contribution** – the owner shall be required to pave the north/south alley to City of Windsor Standards between the south and north limits of the subject property, and contribute \$500 towards the maintenance of the subject alley.

Ms. Bjarneson notes comments from the Police Department. That notwithstanding, cited the project a positive move in renewing the area/neighbourhood and allowing for improvement.

Motion **CARRIED, UNANIMOUSLY AS AMENDED.**

The Vice-Chair raises an issue with a last minute application for 635 Sprucewood, noting the possibility of a Special Meeting possible for March 4<sup>th</sup>, however, this must be approved by Council first.

CAO Helga Reidel advises the protocol and procedures as cited by Procedure By-Law. Notes this may not be possible given the time constraints.

The Vice-Chair advises notification will be sent out should Council approve.

Meeting adjourned: 4:44 pm

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Councillor Drew Dilkens, Vice-Chair

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Mr. Don Wilson, Secretary

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