

AC/  
Windsor, Ontario, July 13, 2015

A meeting of the **Planning, Heritage 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 Holt  
Councillor Kusmierczyk  
Councillor Payne  
Councillor Sleiman  
Councillor Marra (Chair)

**Planning Act Citizen**

Barbara Bjarneson  
Dorian Moore

**Heritage Act Citizens**

Lynn Baker  
Andrew Foot  
Simon Chamely

**Regrets**

Anthony Gyemi  
Michael DiMaio  
John Miller

**Delegations**

Peter O. Bilodeau (Item 1)  
Larry Reid (Item 5)  
Russ Wilson (Item 5)  
Gregory Heil (Item 2)

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

Helga Reidel, Chief Administrative Officer  
Wira Vendrasco, Deputy City Solicitor  
Don Wilson, Manager of Development Applications  
Jim Abbs, Planner III, Subdivisions  
Adam Coates, Planner II, Urban Design  
Greg Atkinson, Planner III, Economic Development  
John Calhoun, Heritage Planner  
John Revell, Assistant/Developmental, Chief Building Official  
Anna Ciacelli, Supervisor of Council Services

**1. CALL TO ORDER**

The Chairperson calls the meeting of the Planning, Heritage 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. **REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS**

Mr. Wilson, Manager of Development Applications requests a deferral of Official Plan Amendment item regarding the City of Windsor OPA 102 (OPA/4458) City of Windsor, applicant, which appeared listed in the Windsor Star newspaper on June 19, 2015.

Moved by B. Bjarneson, seconded by Councillor Sleiman,

**THAT** Item--Official Plan Amendment 102 (OPA/4458)—applicant City of Windsor, which appeared listed in the Windsor Star newspaper on June 19, 2015 **BE DEFERRED** to a future meeting of the Planning, Heritage and Economic Development Standing Committee.

Carried.

4. **ADOPTION OF MINUTES**

Moved by B. Bjarneson, seconded by Councillor Holt,

**THAT** the minutes of the meeting of the Planning, Heritage and Economic Development Standing Committee (Planning Act Matters) held June 9, 2015 **BE ADOPTED** as amended noting Dorian Moore voted against Item 2—Amiraco Properties Inc.- 76 Tecumseh Rd. E. on Page 6.

Carried.

5. **PRESENTATIONS AND DELEGATIONS FOR PLANNING ACT MATTERS**

None.

6. **PLANNING ACT MATTERS**

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

**Item 1 2105 Victoria Corp., Site Specific Zoning By-law Amendment to permit a residential dwelling unit in an existing commercial structure, 2105 Victoria Avenue**

Jim Abbs, Planner III, Subdivisions, appears before the Planning, Heritage and Economic Development Standing Committee and provides a brief overview of the administrative report regarding 2105 Victoria Corp., Site Specific Zoning By-law

Amendment to permit a residential dwelling unit in an existing commercial structure, 2105 Victoria Avenue.

Peter O. Bilodeau, property owner, appears before the Planning, Heritage and Economic Development Standing Committee, in agreement with the recommendation of the administrative report regarding 2105 Victoria Corp., Site Specific Zoning By-law Amendment to permit a residential dwelling unit in an existing commercial structure, 2105 Victoria Avenue. He indicates that approval of this amendment will allow for enhancement to the property and provide a more maintained property for the neighbourhood and is available to provide any information that the committee requests.

Councillor Sleiman inquires as to whether the property was previously zoned residential at some point and then was amended to commercial zoning. Administration indicates the building was originally constructed as a residential building and then converted to commercial use and rezoned as such. This is the only property that falls into the Commercial corridor area.

Ms. Bjarneson inquires as to whether the existing cement pad is for the commercial parking or for residential, and whether the unit will be rented out. The applicant indicates that there isn't a lot of foot traffic into the building, and the pad will be mainly used for residential use and it will be owner occupied. Ms. Bjarneson also inquires as to whether the property is sold, would there be a concern for future redevelopment for some of the other permitted uses. Administration indicates that if the property were sold there would have to be complete redevelopment of the area.

Moved by Councillor Kusmierczyk, seconded by Councillor Sleiman,

1. **THAT** an amendment to Zoning By-law 8600 **BE APPROVED**, amending the zoning for Part of Lot 65, Plan 1087, City of Windsor, (Part 1, 12R-24599, known municipally as 2105 Victoria Avenue, from Commercial District (CD) 2.1 to Commercial District (CD) 2.1 with special provisions to add the following permitted use:

A Combined Use Building containing a maximum of one dwelling unit.

Carried.

**Livelinek # 17784 ZB/12157**

The Planning Act portion of the meeting concludes at 4:42 o'clock p.m.

The Heritage Act portion of the meeting convenes at 4:44 o'clock p.m.

## 7. **ADOPTION OF MINUTES**

Moved by Councillor Holt, seconded by Councillor Kusmierczyk,

**THAT** the minutes of the meeting of the Planning, Heritage and Economic Development Standing Committee meeting held June 9, 2015 **BE ADOPTED** as presented.

Carried.

8. PRESENTATIONS AND DELEGATIONS FOR COMMITTEE AND ADMINISTRATIVE MATTERS

None.

9. HERITAGE ACT MATTERS

Item 2 Elmscroft Carriage House, 823 Argyle Road—Community Heritage Fund Request

John Calhoun, Heritage Planner appears before the Planning, Heritage and Economic Development Standing Committee and provides a brief overview of the administrative report regarding Elmscroft Carriage House, 823 Argyle Road—Community Heritage Fund Request for funding for roof replacement. Mr. Calhoun also explains the Grant/Loan portions that are available and that the grant portion is the only one that has been requested. He also states that the work to the house has since been completed and documentation did occur prior to the work commencing to confirm that the work was warranted.

Gregory Heil, owner of the property, appears before the Planning, Heritage and Economic Development Standing Committee and indicates he is in support of the recommendation from the administrative report regarding Elmscroft Carriage House, 823 Argyle Road—Community Heritage Fund Request for funding for roof replacement.

Councillor Sleiman inquires whether this property is designated or whether it is a registered heritage property. Mr. Calhoun indicates it is a designated property and confirms that the Grant is only available to Heritage designated properties.

Councillor Kusmierczyk indicates that the property owner will be applying for the 30% tax rebate, and inquires as to whether this is a one-time rebate. Mr. Calhoun indicates that it would be the 30% for a given year, and the applicant can apply for a total of 3 years.

Moved by A. Foot, seconded by Councillor Holt,

**THAT** a grant to the owner of the Elmscroft Carriage House, 823 Argyle Road, **BE APPROVED** for an upset amount of \$4,200 from the Community Heritage Fund (Reserve Fund 157) for replacing cedar shingles with the same roofing material on the original heritage-designated building. Provided that funds up to the approved amount will be disbursed when work is complete, and work receipts produced. The Chief Building Official and City Planner will determine if work is according to applicable codes and historic standards.

Carried.

Lynn Baker was absent at the time the vote was taken.

### **Item 3 Windsor Municipal Heritage Register—Add Listings**

Mr. Chamely inquires as to why the property at 753 Bruce was included on this request and he doesn't believe it has any architectural significance. Mr. Calhoun reiterates the criteria to be designated specifically item 2—property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. Keeping this in mind, there was a family significant in Windsor's history that lived at this property.

Councillor Sleiman inquires the process of how a property comes to be on the heritage registered list. Mr. Calhoun indicates there are a number of methods, files are reviewed, and other sources, surveys are considered.

Moved by Councillor Kusmierczyk, seconded by Councillor Sleiman,  
**THAT** the following properties and elements of cultural heritage value or interest **BE ADDED** to the Windsor Municipal Heritage Register:

- 439-43 Wyandotte St E – Meconi Block – 1927 – Commercial, yellow brick– Core
- 638 Glengarry Ave – Belvedere Apartments – c1928 – Two storey – Core
- 527-33 Wyandotte St E – M Meretsky Building – c1912 – Commercial, red brick– Core
- 537-43 Wyandotte St E – Malic's Delicatessen – c1915 – Commercial, yellow brick– Core
- 706-12 Wyandotte St E – Commercial – c1923 – Two storey, red brick – Core
- 575-81 Langlois Ave – Commercial/Industrial – c1909 – Adapted to residential – Core
- 1022-30 Wyandotte St E – Oventhal Building – c1924, 1937 – Commercial, yellow brick– Core
- 1082 Wyandotte St E – Bates Furniture – 1916 – Commercial, concrete with brick face – Core
- 1154-56 Wyandotte St E – Friedman Furniture Co. – 1915 – Commercial – Core
- 1253-57 Wyandotte St E – French Canadian Club – c1931 – Beaux-Arts – Core
- 1304-14 Wyandotte St E – Dominion Stores – 1917 – Commercial – Core
- 1352-56 Wyandotte St E – Commercial – 1926 – Brick & stone details – Core
- 1380-94 Wyandotte St E / 571-83 Moy Ave – Leatherdale Block – 1921 – Commercial-apts. three-storey, buff brick – Core
- 1478 Wyandotte St E – A. Minto & Company – 1921 – Arch. Gilbert J.P. Jacques – Core
- 1505-33 Wyandotte St E – Tivoli Pool Room, Casa Loma Restaurant – 1914, 1936 – Commercial – Core
- 1526-34 Wyandotte St E – F. Nevin Building – 1922 – Commercial – Core
- 1660-98 Wyandotte St E – Commercial – c1912 – Multiple Units – Walkerville
- 1801-33 Wyandotte St E – Chilver Block – c1904 – Multiple Units – Walkerville
- 1850-64 Wyandotte St E – Victoria Cafe – 1912 – Multiple Units – Walkerville

- 807 Argyle Rd – Wallmay Corner Post – c1913 – Landscape from former estate – Walkerville
- 2030 St. Mary’s Gate – Elmscroft Gate Posts – c1906 – Landscape from former estate – Walkerville
- 753 Bruce Ave – Frank / Emilia Cundari House – c1890 – Mario’s Restaurant partner, Opera singer – Core
- 1409 Granville Cres – House – c1921 – Colonial Revival – Sandwich
- 493 Ouellette Ave – Lazare’s Furs Sign – c1942 – Neon sign over Maiden Lane – Core
- 839 Thompson Blvd – House – c1929 – Exotic Tudor Revival – Riverside
- 754-56 Victoria Ave – Duplex – c1911 – Arts & Crafts / Queen Anne elements – Core
- 1135 Victoria Ave – House – c1927 – Tudor Revival – Core  
Carried.

**Livelihood # 17806 MBA2015**

Councillor Holt commends administration for their work in assembling the list provided and to protect these properties in our core areas.

#### **10. HERITAGE COMMUNICATIONS**

- Letter from IBI Group dated June 17, 2015 regarding Class Environmental Assessment Study, Banwell Road from Tecumseh Road East to the CPR Tracks south of Intersection Road, Notice of Public Information Centre #4
- Letter from Landmark Engineers Inc. dated June 9, 2015 regarding Central Grand Marais Drain Environmental Assessment, Notice of Amendment

Moved by Councillor Sleiman, seconded by Mr. Foot,

**THAT** the Letter from IBI Group dated June 17, 2015 regarding Class Environmental Assessment Study, Banwell Road from Tecumseh Road East to the CPR Tracks south of Intersection Road, Notice of Public Information Centre #4 and the Letter from Landmark Engineers Inc. dated June 9, 2015 regarding Central Grand Marais Drain Environmental Assessment, Notice of Amendment **BE RECEIVED** for information.

Mr. Calhoun indicates that the quarterly publication of Community Heritage Ontario has been distributed to members of the Committee.

The Heritage Act portion of the meeting is adjourned at 5:00 o’clock p.m.

## 11. ADMINISTRATIVE ITEMS

### Item 4 Amendment to Sign By-law 250-2004 and Response to CQ17-2013 to provide information regarding questions raised about the appropriate brightness intensity of new digital signs

Adam Coates, Planner II, Urban Design, appears before the Planning, Heritage and Economic Development Standing Committee and provides a brief overview of the administrative report regarding the amendment to sign By-law 250-2004 and response to CQ17-2013 to provide information regarding questions raised about the appropriate brightness intensity of new digital signs.

Councillor Holt inquires what a nit is and if there is something we can compare to for these units that would give us a better description of what they are. Mr. Coates indicates it is a metric standard form of measurement for luminosity, 500 nits would be equivalent to what your LED TV would give off at your house. There is no current maximum.

Councillor Sleiman inquires whether there is any way of measuring illumination of existing signs and how to regulate the lumination of the sign. Mr. Coates indicates most digital signs have automated lumination regulation on a photo sensor, others can be turned up or down through programming or manually, depending on the type of sign.

Councillor Kusmierczyk inquires if a property owner receives a number of complaints regarding the same sign, will the owner have to have the sign retested or will the City maintain a database of complaints. Mr. Coates indicates when a complaint comes into the City regarding a sign, each complaint will have to be investigated separately, and the onus will be on the owner to ensure his sign is operating properly. Administration notes that when there is a by-law change old signs would be grandfathered in. Moving forward new signs wouldn't be approved unless they are within the sign by-law parameters. Mr. Coates also comments that a comparison with other areas was provided as part of the report although other municipalities have chosen other brightness limits, in consultation with the sign professional, the parameters in the amended recommendation were chosen for Windsor. He also notes the sign by-law dictates where the signs can be placed so the framework exists regarding indicating restrictions of where these types of signs can be placed.

Councillor Payne inquires as to the controversy that was brought forward some time ago due to these types of signs causing driver distraction including the brightness and changing copy. Mr. Coates indicates that this is a big concern and one of the main issues on setting the limits. Helga Reidel, Chief Administrative Officer indicates there was considerable discussion regarding the Windsor Star sign and the brightness, and how much it would distract drivers; this will be considered during the trial and reporting back period for that particular sign. Mr. Coates indicates the Windsor Star sign trial period was a pilot project for 3 years and all of the concerns mentioned will be reviewed and taken into consideration when considering that pilot project.

Moved by Councillor Sleiman, seconded by Councillor Holt,  
**THAT** City Council **RECEIVE** the following report in response to CQ  
17-2013; and

**THAT** section 3.3.1 (c) regarding illumination regulations in the Windsor  
Sign By-law 250-2004 **BE AMENDED** as follows:

(c) ELECTRONIC CHANGING COPY SIGNS shall have an intensity of  
LUMINATION not to exceed the lesser of:

i. 500 nits, or 0.3 foot candles above ambient light conditions, during the  
hours between dusk and dawn;

ii. 5000 nits, or 0.3 foot candles above ambient light conditions, during  
the daytime hours.

Carried.

**Livelinek # 17804 SBS2015**

**Item 5 Economic Revitalization Community Improvement Plan Application made  
by A.P. Plasman Inc. and Hearn Logistics Inc. for 635 Sprucewood Avenue**

Greg Atkinson, Planner III, Economic Development appears before the Planning,  
Heritage and Economic Development Standing Committee and provides a brief overview  
of the administrative report regarding Economic Revitalization Community Improvement  
Plan Application made by A.P. Plasman Inc. and Hearn Logistics Inc. for 635  
Sprucewood Avenue noting that financial incentives are being offered in certain areas of  
the City of Windsor to promote diversification and encourage new investment and new  
jobs.

Larry Reid, Executive Director of Operations and Russ Wilson, Director of  
Financial Planning Analysis, A.P. Plasman appear before the Planning, Heritage and  
Economic Development Standing Committee and are in favour of the recommendation of  
the administrative report regarding Economic Revitalization Community Improvement  
Plan Application made by A.P. Plasman Inc. and Hearn Logistics Inc. for 635  
Sprucewood Avenue.

Councillor Kusmierczyk inquires as to what drew the applicants to Windsor. The  
applicants respond by thanking members of Council for the opportunity to address the  
standing committee, and indicate the floor space of the building will allow for future  
growth opportunities, noting the size was the biggest attraction. A.P. Plasmon currently  
employs 1100 people in the Windsor/Essex area.



Moved by Councillor Sleiman, seconded by Councillor Kusmierczyk,  
**THAT** the request made by A.P. Plasman Inc. (Tenant) and Hearn Logistics Inc. (Owner) to participate in the Business Development Grant Program **BE APPROVED** for 100% of the municipal portion of the tax increment resulting from the proposed development located at 635 Sprucewood Avenue for up to 10 years or until 100% of the eligible costs are repaid pursuant to the City of Windsor Economic Revitalization Community Improvement Plan; and

**THAT**, Administration **BE DIRECTED** to prepare an agreement between the City, A.P. Plasman Inc. (Tenant) and Hearn Logistics Inc. (Owner) to implement the Business Development 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

**THAT**, the CAO and City Clerk **BE AUTHORIZED** to sign the Business Development Grant Agreement.

Carried.

**Livelihood # 17805 MI/12261**

Councillor Kusmierczyk notes that A.P. Plasman is one of the largest employers in the City and this is an opportunity to celebrate this company and the jobs that they are bringing to Windsor.

Councillor Marra reiterates the comments made by Councillor Kusmierczyk, and welcomes the expansion, and thanks the applicant for taking advantage of the policy and the significant investment being made in Windsor and in our economy. He indicates this is an excellent example of what we should focus on, including retention and expansion of existing businesses in the City.

**12. COMMITTEE MATTERS**

None.

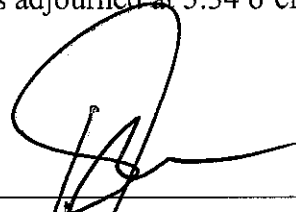
**13. QUESTION PERIOD**

Councillor Payne inquires as to whether a summary report of the Community Improvement Plan over that last several years can be provided to Council with documentation specifically including the following categories: location, improvement cost, taxes forgone, and the number of jobs created.

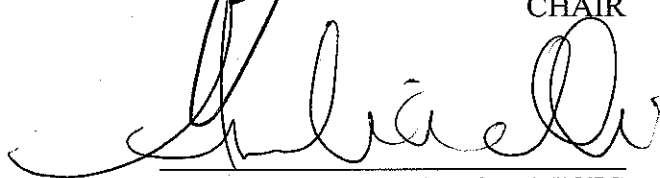
Greg Atkinson indicates that annually the Planning Department does provide a summary report including the items that Councillor Payne requested, and the report will be brought forward soon, most likely in the Fall and will include terms of reference.

14. **ADJOURNMENT**

There being no further business, the meeting is adjourned at 5:34 o'clock p.m.



CHAIR



SUPERVISOR OF COUNCIL SERVICES

A meeting of the Planning Heritage & Economic Development Standing Committee is held this day commencing at 4:48 pm in Council Chambers, there being present the following members:

Councillor Marra  
Councillor Sleiman  
Councillor Payne  
Councillor Kusmierczyk  
Councillor Holt

**Citizens**

Barbara Bjarneson  
Dorian Moore

**Regrets**

Anthony Gyemi

**Delegations**

*Also present are the following from Administration:*

Wira Vendrasco, Deputy City Solicitor  
Don Wilson, Manager of Development Applications  
John Revell, (A) City Planner  
Jim Abbs, Planner III  
Greg Atkinson, Planner III  
Adam Coates, Planner III  
John Calhoun, Heritage Planner  
Anna Ciacelli, Supervisor of Council Services

**1. CALL TO ORDER**

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

The Chair goes over the process of the Committee.

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

None

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

Mr. Wilson notes deferral of City of Windsor's OPA 102 ( OPA/4458)  
until a further date.

**THAT** City of Windsor OPA 102 Be Deferred until a future date.

Moved by Ms. Bjarneson, seconded by Councillor Sleiman.

Motion, CARRIED UNANIMOUSLY.

4. **ADOPTION OF MINUTES**

Mr. Moore advises correction on Page 6 of the current agenda regarding the vote on the application on Item 2. Mr. Moore advises he was opposed to the application.

Ms. Bjarneson inquires as to how the Minutes read when there's a friendly amendment. Do they show who made the motion? The Chair advises they are noted AS AMENDED in the Minutes.

Moved by Ms. Bjarneson, seconded by Councillor Holt.

**THAT** the minutes of the meeting of the Planning & Economic Development Standing Committee held Monday, May 25, 2015 BE ADOPTED, AS AMENDED

Motion CARRIED, UNANIMOUSLY.

5. **COMMUNICATIONS**

None

6. **PRESENTATIONS AND DELEGATIONS**

None

7. **PLANNING ACT MATTERS**

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

Item 1 **2105 VICTORIA CORP. – 2105 Victoria Ave.**

Mr. Jim Abbs presents the item.

Peter Bilodeau (owner/applicant) is present. Advises he is in agreement with the recommendations.

The Chair opens the floor to the Committee for questions.

Councillor Sleiman of Administration, inquires whether the building was, at one time, a residence and is that why the applicant wants to change it? Mr. Abbs advises that at some point in time it was a residential home but over the years and some by-law changes, the zoning had changed from residential to commercial corridor. The applicant is merely asking that a residence be permitted as additional use.

Councillor Sleiman asked if there are any other homes on the street that fall under that Commercial Corridor? Mr. Abbs advised there are not.

Ms. Bjarneson of the Applicant, is the concrete pad for the residential parking, for the business, or both. Mr. Bilodeau advises that at this is an owner/operator location. The traffic is very minimal consisting of himself and one employee and later, his wife.

Ms. Bjarneson then asked if the residential portion will be a rental or occupied by the owner. Mr. Bilodeau confirms he and his wife would reside in the home, should the Committee approve the application.

Ms. Bjarneson to Administration, notes one of the permitted uses of Commercial Corridor is a light repair shop, gas bar, etc. Changing the designation to a house, how is that compatible? Mr. Abbs advises the issue wasn't to alter the commercial the property uses it already permits, but to ensure the residential use doesn't impact the Commercial Corridor or commercial uses on Tecumseh Rd. The applicant is asking to include a residential use which would normally not be included in a Commercial Corridor or in that specific commercial zone.

Ms. Bjarneson asks if Administration has anticipated the possibility of the property being sold and use as a repair shop be implemented? Mr. Abbs advises they wouldn't co-exist. If any redevelopment on the site would occur, it would be a complete redevelopment.

The Chair asks the Committee if there are any further questions. Seeing none, he asks if there is anyone in the audience. None.

Moved by Councillor Kusmierczyk, seconded by Councillor Sleiman.

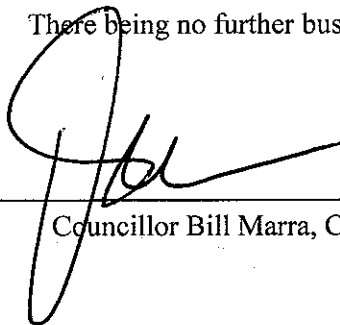
THAT an amendment to Zoning By-law 8600 **BE APPROVED**, amending the zoning for Part of Lot 65, Plan 1087, City of Windsor, (Part 1, 12R-24599, known municipally as 2105 Victoria Avenue, from Commercial District (CD) 2.1 to Commercial District (CD) 2.1 with special provisions to add the following permitted use:

A Combined Use Building containing a maximum of one dwelling unit.

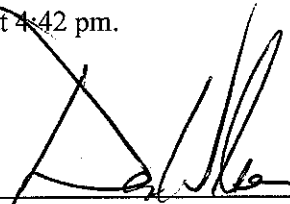
Motion **CARRIED, UNANIMOUSLY.**

The Chair concludes the Planning Act portion of the meeting.

There being no further business, the meeting is adjourned at 4:42 pm.



Councillor Bill Marra, Chair



Don Wilson, Secretary