

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 Hatfield
Councillor Marra (Chair)
Councillor Sleiman

Citizens

Cheryl Cross-Leal

Regrets

Councillor Payne
Merrill Baker
Barb Bjarneson

Delegations

Mary Bull, Solicitor representing Coco Paving Inc. (Report No. 71 of WECEC)
Nancy Pancheshan (Report No. 71 of WECEC)
Mark Bartlett, representing CAW Local 444 Environment Council (Report No. 71 WECEC)
Robin Easterbrook, Chair-Windsor Heritage Committee (Report No. 327 Windsor Heritage Committee)
David Grimaldi (Item 5)
Susan Mark, University of Windsor and Craig Goodman, CS&P Architects Inc. (Report No. 325 Windsor Heritage Committee)
Kevin Flood and Anne-Marie Laniak (Report No. 322 Windsor Heritage Committee)

Also present are the following from Administration:

Thom Hunt, City Planner
Don Wilson, Manager of Development Applications
Wira Vendrasco, Deputy City Solicitor
Bill Jean, Manager of Permit Services/Deputy Chief Building Official
Jim Abbs, Senior Planner III
Justina Nwaesei, Planner II
John Calhoun, Heritage Planner
Stacey Shyshak, Engineering II (A)
Agatha Armstrong, Deputy City Clerk
Marianne Sladic, Steno Clerk Senior

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**

None disclosed.

3. **ADOPTION OF MINUTES**

Moved by Cheryl Cross-Leal, seconded by Councillor Dilkens,
THAT the minutes of the meeting of the Planning and Economic Development Standing Committee (Planning Act Matters) held April 15, 2013 **BE ADOPTED** as presented.

Carried.

Moved by Councillor Sleiman, seconded by Councillor Dilkens,
THAT the minutes of the meeting of the Planning and Economic Development Standing Committee held April 15, 2013 **BE ADOPTED** as presented.

Carried.

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

Report No. 323 of the Windsor Heritage Committee (Request to Remove from Heritage register – Holy Cross Greek Orthodox)

At the request of Administration, this matter is being deferred to a future meeting of the Planning and Economic Development Standing Committee to allow for administration to respond to CQ15-2013.

Report No. 324 of the Windsor Heritage Committee (SW&A Railway Car Barns , 1200-1220 University Avenue West Heritage Designation)

At the request of the owner of the property, this matter is being referred back to the Windsor Heritage Committee for further consultation.

5. **COMMUNICATIONS**

None.

6. **PLANNING ACT MATTERS**

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

Moved by Councillor Hatfield, seconded by Councillor Sleiman

THAT an amendment to Zoning By-law 8600 **BE APPROVED** amending the zoning of Lots 152 to 181, Plan 973 located on the east side of St. Patrick's Avenue, between Ojibway Street and Kenora Street from Green District (GD) 1.4 zone category to Residential (RD) 1.4 with a Holding provision ensure the following provisions are met:

- i) The owners shall complete an Environmental Evaluation Report (EER)
- ii) All development within the Woodland Residential area shall require Site Plan Agreement registered on title pursuant to the Planning Act. The recommendations and mitigation measures of the EER shall be included within a registered site plan agreement, to the satisfaction of

the City Planner, in consultation with the Essex Region Conservation Authority

- iii) As part of the Site Plan Approval Process the owner shall prepare a landscape plan which shall also include the following:
- (a) a plan showing the inventory of existing trees, their location, size, species and condition;
 - (b) the relationship of the trees to all proposed buildings and paved areas;
 - (c) an identification of which trees are to be removed and which are to be retained and maintained;
 - (d) an analysis demonstrating how the long term survival of the retained trees is to be ensured.
- iv) Provision of full municipal services.

Carried.

The Committee recesses at 4:55 o'clock p.m. to allow the citizens to leave the meeting as the Planning Act Matters are complete.

The Committee reconvenes at 4:57 o'clock p.m. to deal with the remaining items on the agenda.

7. PRESENTATIONS AND DELEGATIONS

Report No. 71 of the Windsor-Essex County Environment Committee (1223244 Ontario Ltd., Sprucewood Avenue between Ojibway Parkway & Matchette Road)

Mark Bartlett, representing CAW Local 444 Environment Council

Mark Bartlett, representing CAW Local 444 Environment Council appears before the committee to request that City Council reconsider Council Resolution CR433/2007 relating to the rezoning, stating that there are no adequate plans for the mitigation of identified species.

Nancy Pancheshan, Save Ojibway

Nancy Pancheshan, Save Ojibway appears before the committee and provides the following comments relating to the Big Box proposal:

- In 2007, the zoning designation of the said lands was changed from residential and commercial corridor to commercial centre
- An appeal has been submitted to the Ontario Municipal Board
- The development will have a negative impact on the Ojibway Prairie area
- The Ojibway Prairie Nature Reserve is a rare five park system that holds some of Canada's and the globe's most endangered ecosystems
- Save Ojibway is concerned that traffic and widening of Matchette Road will harm animals that cross
- The development will increase traffic tremendously

Mary Bull, Solicitor representing 1223244 Ontario Inc. and Allen Benson, Senior Biologist

Mary Bull, Solicitor and Allen Benson, Senior Biologist appear before the committee and provide the following comments relating the proposed development at the northwest corner of Sprucewood Avenue and Matchette Road:

- Urge the Committee and City Council to receive the WECEC resolution for information purposes and continue to support the proposed development and the planning instruments
- This brownfield site was actively used as part of the Windsor Raceway, this site is not considered a greenfield site
- The proposal is to develop a brownfield site for commercial uses
- The Zoning By-law specifically requires that the species at risk report be updated in accordance with the requirement of the Ministry of Natural Resources ("MNR") prior to the removal of the Holding symbol and prior to the development proceeding
- The matter is before the Ontario Municipal Board and the client is currently dealing with the MNR to obtain the necessary permit
- A buffer of 300 metres to be created to protect and enhance the ecological features
- In order to prevent species road mortality, mitigation measures will include the placement of a barrier between the development and the conveyance lands which will not destroy connectivity to the park, and the construction of snake exclusion fencing as a permanent feature
- Once a permit is drawn up, the Minister of Natural Resources has 30 days to make a decision on the project

Moved by Councillor Dilkens, seconded by Councillor Sleiman

That Report 71 of the Windsor-Essex County Environment Committee (1223244 Ontario Ltd., Sprucewood Avenue between Ojibway Parkway & Matchette Road) **BE NOTED AND FILED** and that no further action be taken on this matter as it is currently before the OMB.

Carried.

Report No. 327 of the Windsor Heritage Committee (increase quarterly meetings to bi-monthly meetings)

Robin Easterbrook, Chairperson, Windsor Heritage Committee

Robin Easterbrook, Chair of Windsor Heritage Committee appears before the committee and is available for questions regarding the request to increase quarterly meetings to bi-monthly meetings.

Moved by Councillor Dilkens, seconded by Councillor Hatfield

That the frequency of the meetings for the Windsor Heritage Committee **BE INCREASED** from quarterly meetings to bi-monthly meetings for a total of six meetings per year due to the provincially legislated requirements.

Carried.

Item 4 Sandwich Development Review Process

David Grimaldi, The Windsor Parade Corporation

David Grimaldi, from the Windsor Parade Corporation appears before the committee to speak in support of the administrative recommendation, stating that this initiative is a positive step for Sandwich Town, and concludes by stating that this initiative will refine the process.

Moved by Councillor Dilkens, seconded by Councillor Sleiman

I. That Council **RECEIVE** the information regarding the Development Review Process identified in this report for properties within the Sandwich Heritage Conservation District Area and for the remainder of the lands within the Olde Sandwich Towne Community Improvement Plan Area; and

II. a) That the City Solicitor **PREPARE** a By-law to delegate approval for Heritage Alteration Permits not requiring Council approval as identified in Appendix B attached to this report, to the City Planner or designate; and

b) That the City Solicitor **BE DIRECTED** to consolidate all Delegation of Authority By-Laws (i.e. Part Lot Control, Complete Applications) that have been delegated to the City Planner or designate.

Carried.

Item 5 Activation of the Sandwich Incentive Program

David Grimaldi, The Windsor Parade Corporation

David Grimaldi, The Windsor Parade Corporation appears before the committee to speak in support of the administrative recommendation regarding the activation of the Sandwich Incentive Program, stating the initiative is a positive step for Sandwich Town, and concludes by thanking the Planning Department for the work completed on this file.

Moved by Councillor Sleiman, seconded by Councillor Dilkens

That Council **ACTIVATE** the following Incentive Programs from the Sandwich Incentive Program(s) "toolkit" and that funding for the program be allocated from the \$400,000 (previously approved by Council) from Account 7076176-*Sandwich Community Development Plan*:

- a) Commercial/Mixed Use Building Facade Grant Program
- b) Revitalization Grant Program
- c) Commercial Core Feasibility Grant Program
- d) Development Charge Grant Program
- e) Development and Building fees Grant Program
- f) Neighbourhood Residential Rehabilitation Grant Program.

Carried.

Report No. 325 of the Windsor Heritage Committee (Windsor Star (south building), 181 Ferry Street Partial Demolition of Heritage-Listed Property, 2012 application)

Susan Mark, University of Windsor and Craig Goodman, CS& P Architects, Toronto

Susan Mark, University of Windsor and Craig Goodman, CS&P Architects, Toronto appear before the committee and are available for questions regarding Report No. 325 of the Windsor Heritage Committee pertaining to the partial demolition of the Windsor Star buildings.

Moved by Councillor Dilkens, seconded by Councillor Hatfield

That the partial demolition of the Windsor Star buildings as approved on November 19, 2012 (M516-2012) **BE AMENDED** by substituting the following:

I. For the "north" building, 167 Ferry Street, corner of Pitt Street West:

- A. The walls and balustrade of the east façade and the original section of the north façade are to remain, subject to designs approved on November 29, 2012. In the event of a structural failure, the walls will be reconstructed with as much original material as possible; and
- B. The owner will initiate a request for heritage designation of the remaining façades and balustrade.

II. For the "south" building, 181 Ferry Street, mid-block:

- A. The wall of the east façade is to remain, subject to designs submitted with this report [Appendix A]. In the event of a structural failure, the wall will be reconstructed with as much original material as possible;
- B. The brick may be replaced with new brick of the same dimensions on the face; and
- C. The owner will initiate a request for heritage designation of the remaining façade, unless over 50% of the original wall surface has been replaced.

Carried.

Report No. 322 of the Windsor Heritage Committee (Heritage Alteration Permit, Duplex, 357-359 Indian Road, Sandwich HCD Plan)

Kevin Flood and Anne-Marie Laniak Property Owners

Kevin Flood and Anne-Marie Laniak, property owners appear before the committee to ask that the committee reject the committee report regarding the heritage alteration permit for the duplex at 357-359 Indian Road, expressing concerns surrounding the lack of consultation with the Applicant and the length of time the issue has taken for the matter to be heard before Council, and concludes by stating that the Applicant has completed everything that has been requested by Administration.

Salient points of discussion regarding the Heritage Alteration Permit, Duplex 357-359 Indian Road are as follows:

- Mr. Flood was consulted on a number of occasions pertaining to the property.

- This matter was originally before the Planning Advisory Committee in September of 2011 and at that time Mr. Flood did not want to proceed with the project.
- Suggestion made to provide a timeline outlining the events that have occurred surrounding the project.
- Property owner suggests that the property will be sold, the project at this time has zero value.

Moved by Councillor Dilkens, seconded by Councillor Sleiman

I. **THAT** the part of a Heritage Alteration Permit requiring Council approval **BE GRANTED** to Anne-Marie Laniak, represented by Kevin Flood, for proposed changes to the residential duplex at 357-359 Indian Road, which shall be constructed as per the drawings attached as Appendix 'D' and described below, subject to the modifications specified in A.3), B.3), and C.2):

- A. Demolish the existing roof and:
- 1) construct a hipped roof of a higher (10 in 12) pitch, with asphalt shingles;
 - 2) add a front-facing hipped dormer with two 1/1 sash windows and vinyl shake shingles; and
 - 3) Add solar panels to the south side of the roof, which do not extend further forward than a straight line 0.5 m (1.6 ft) west of the east end of the main ridge or extend above the main ridge or below the lower edge of the roof.
- B. Construct an addition to the rear of the existing building with:
- 1) walls on sides continuing in same plane as existing or set-in, with windows following similar spacing;
 - 2) roof and solar panels continuing in same plane as proposed above; and
 - 3) approval of materials and details of finish delegated to the City Planner.
- C. Remove the porch and:
- 1) reconstruct the same size with the same brick and same roof dimensions;
 - 2) use a concrete-block base instead of brick provided the concrete-block base does not extend more than the height of one horizontal block above grade;
 - 3) relocate the centred front facing steps close to the south end; and
 - 4) on the corners, install short wood columns matching the original.

II. **AND THAT** this Heritage Alteration Permit constitute written authorization for the purpose of satisfying Provincial requirements for a renewable energy project set out in Ontario Regulation 359/09 issued under the *Environmental Protection Act*, and

III. **THAT** the Heritage Alteration Permit **BE GRANTED** for a five year period.

Carried.

8. **Committee Matters**

Minutes of the International Relations Committee meeting held March 18, 2013

Moved by Councillor Hatfield, seconded by Councillor Dilkens
That the minutes of the International Relations Committee meeting held March 18, 2013 **BE RECEIVED** for information.
Carried.

Minutes of the Windsor Essex Environment Committee meeting held April 4, 2013

Moved by Councillor Hatfield, seconded by Councillor Dilkens
That the minutes of the Windsor-Essex County Environment Committee meeting held April 4, 2013 **BE RECEIVED** for information.
Carried.

Minutes of the Windsor Heritage Committee meeting held April 17, 2013

Moved by Councillor Hatfield, seconded by Councillor Dilkens
That the minutes of the Windsor Heritage Committee meeting held April 17, 2013 **BE RECEIVED** for information.
Carried.

Windsor Heritage Committee Report No. 326 (Windsor Municipal Heritage Register – Add Listings)

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

- 1138 Argyle Road – St. Anne's Rectory – c1923 – Arch. Pennington & Boyde; Colonial Revival – Walkerville
- 3021 Dougall Avenue – Arcata / Capri Pizzeria Sign – c1972 – Neighbourhood landmark – South Windsor
- 400-500 blocks Kildare Road – Stone curbs – c1885 – Early streetscape elements – Walkerville
- 1106 Lincoln Road – Bell Canada Exchange – 1922 – Utility adapted to residential – Walkerville
- 1982 Norman Road – St. Jules School – c1930 – Arch. Pennington & Boyde – Ford City
- 1107 Victoria Avenue – House – c1920 – Bungalow/Craftsman with stone & stucco – Core
- 1291-1293 Victoria Avenue – Semi-detached residences – c1927 – Classical Revival – Core

Carried.

9. **ADMINISTRATIVE ITEMS**

Item 2 Request to close part of St. Antoine Street, west of Bloomfield Road

Moved by Councillor Hatfield, seconded by Councillor Dilkens

I. That the 20.11 metre (66.0 feet) wide portion of St. Antoine Street, west of Bloomfield Road and located between 3322 Bloomfield Road and 3340 Bloomfield Road, as shown on Drawing No. CC-1636 ***attached*** hereto as Appendix "A", **BE ASSUMED** for subsequent closure and conveyance to the abutting property owners or, in the event that the full width of the subject right-of-way is not conveyed to either one abutting property owner or both abutting property owners, be offered for sale to the Public; and

II. That the 20.11 metre (66.0 feet) wide part of St. Antoine Street, west of Bloomfield Road and located between 3322 Bloomfield Road and 3340 Bloomfield Road, as shown on Drawing No. CC-1636 ***attached*** hereto as Appendix "A", **BE CLOSED AND CONVEYED** to the abutting property owners or, in the event that the full width of the subject right-of-way is not conveyed to either one abutting property owner or both abutting property owners, be sold to the Public subject to the following:

- i. Conveyance cost
 - Abutting properties with the municipal addresses 3322-3324 Bloomfield and 3340 Bloomfield and zoned RD2.2: \$3.30 per square foot or \$35.52 per square metre provided that the full width is conveyed to one or both property owners (deed preparation and survey cost included);
 - In the event that the full width of the proposed closed right-of-way is not conveyed to either one abutting property owner or both abutting property owners then the right-of-way may be offered for sale to the Public; in accordance with By-Law 247-2007, which is A By-Law to Adopt the Dealings with Real Property Policy, and further:
- ii. The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number. CC-1636, ***attached*** hereto as Appendix "A"
- iii. The City Planner, or designate, **BE AUTHORIZED** to publish the required legal notice
- iv. The City Solicitor **BE REQUESTED** to prepare the by-law to close
- v. 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
- vi. The transaction **BE COMPLETED** electronically pursuant to By-law Number 366-2003.

Carried.

Item 3 Sandwich Heritage Conservation District- Amendment to Designation Bylaw Correction of Property List and Map

Moved by Councillor Dilkens, seconded by Councillor Sleiman

THAT the list of properties included as Schedule "A" to By-law No. 22-2009 **BE AMENDED** by adding those on the attached list (Appendix A.1 of this report) that were omitted; and

THAT the list of properties included as Schedule "A" to By-law No. 22-2009 **BE AMENDED** by deleting the following properties that appear on page 9 of Schedule "A" to the By-law that should not have been included:

- 1) Part of Lot 10 E/S Sandwich Street abstracted as Bedford Street Plan 40
Town of Sandwich as in R1349851
3329 Sandwich Street
PIN 01253-0323 (LT)
- 2) Part of Lot 10 E/S Sandwich Street abstracted as Bedford Street Plan 40
Town of Sandwich as in R1297063
3341 Sandwich Street
PIN 01253-0321; and

THAT the City Solicitor be directed **TO REMOVE** By-law 22-2009 from the titles of the above noted properties to be deleted from Schedule "A" of the By-law; and

THAT Figures 3 and 6 of the Sandwich Heritage Conservation District Plan, included in Schedule "B" to By-law No. 22-2009, **BE AMENDED** to include all parcels of St. John's Anglican Church and Cemetery, as shown on the attached map (Appendix B.1 of this report); and

THAT the City Solicitor be directed **TO AMEND** By-law 22-2009 as noted and to register the amended By-law as required.

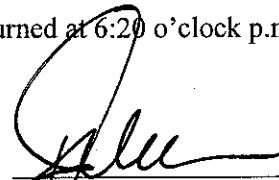
Carried.

10. DATE OF NEXT MEETING

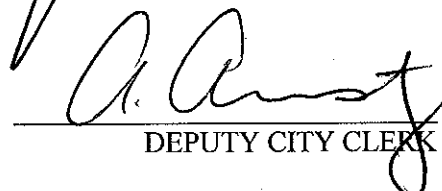
The next meeting of the Planning and Economic Development Standing Committee will be held on Monday June 10, 2013 at 4:30 o'clock p.m. in Council Chambers.

11. ADJOURNMENT

There being no further business, the meeting is adjourned at 6:20 o'clock p.m.



CHAIR



DEPUTY CITY CLERK

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

Councillor Dilkens
Councillor Hatfield
Councillor Marra (Chair)
Councillor Sleiman

Citizens

Cheryl Cross-Leal

Regrets

Councillor Payne
Merrill Baker
Barb Bjarneson

Delegations

Karl Tanner, Agent (Item 1)

Also present are the following from Administration:

Thom Hunt, City Planner
Don Wilson, Manager of Development Applications
Wira Vendrasco, Deputy City Solicitor
Bill Jean, Manager of Permit Services/Deputy Chief Building Official
Jim Abbs, Senior Planner III
Justina Nwaesei, Planner II
John Calhoun, Heritage Planner
Stacey Shyshak, Engineering II (A)
Agatha Armstrong, Deputy City Clerk
Marianne Sladic, Steno Clerk Senior

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.

3. **ADOPTION OF MINUTES**

Moved by Ms. Cross-Leal, seconded by Councillor Dilkens

THAT the minutes of the meeting of the Planning & Economic Development Standing Committee (Planning Act Matters) held Monday, April 15, 2013 BE ADOPTED as presented.

Carried, Unanimously.

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

None.

5. **COMMUNICATIONS**

None.

6. **PRESENTATIONS AND DELEGATIONS**

None.

7. **PLANNING ACT MATTERS**

Item 1 **Rezoning – City of Windsor, east side of St. Patrick’s Avenue, between Ojibway Street and Kenora Street, from current GD1.4 to RD1.4 with a Holding provision, facilitate development on lots with not less than 18m (59.06’) frontage.**

As part of the development of the South Cameron Planning District, the City of Windsor carried out a number of “land swaps” to facilitate the creation of a Community Park/Woodland. Some of the lots identified in this application were the subject of those transfers. The applicant wishes to rezone the lands from the current Green District (GD) 1.4 zone category to the Residential (RD) 1.4 with a Hold provision ensure the following provisions are met:

- 1) All development within the Woodland Residential area shall require site plan approval pursuant to the Planning Act.
- 2) Prior to development approval the owner shall prepare a landscape plan which shall also include the following:
 - i) A plan showing the inventory of existing trees, their location, size, species and condition;
 - ii) The relationship of the trees to all proposed buildings and paved areas;
 - iii) An identification of which trees are to be removed and which are to be retained and maintained;
 - iv) An analysis demonstrating how the long term survival of the retained trees is to be ensured.

The proposed zone category is complies with the provisions of the South Cameron Secondary Plan (Volume II, City of Windsor Official Plan). The subject lands are designated Woodland Residential in that Plan.

Mr. Jim Abbs provides a summary of the application. Recommendation is for approval.

Karl Tanner (agent), Dillon Consulting - Advises the applicant is in complete agreement with Administration on the conditions and recommendations placed.

Councillor Sleiman asks whether these lands were designated park and now seeking rezoning back to residential? Mr. Tanner clarifies the park ends at the back end of the property line. It was never

to extend to the St. Patrick's right-of-way. Councillor Sleiman asks if the original intent was for the land to be a park? Mr. Tanner refers to the Secondary Plan of 1996 which shows the end of the park at the rear of property. Mr. Tanner notes all the mature trees are to the east of the site and will remain. Mr. Abbs adds that there was a great deal of discussion on whether there was a mapping error or an intentional placement of the line. The final decision was that it didn't matter and that a public process would best make everyone aware that a zoning change would take place.

Ms. Cross-Leal inquires whether other lands were conveyed for this property? Mr. Tanner advises the property in question was conveyed as a transfer of lands between South Windsor Development and the City of Windsor (1997/98). The five (5) blocks east will not be developed but will remain a woodlot area.

The Chair asks if there's anyone in the audience to speak on the item.

Mr. Losier (resident) – 2201 St. Patrick's Ave., Windsor, ON - speaks in support of the recommendations, however, requests that development of the street be postponed until development can begin from the west towards the east in order to allow the wildlife safe transfer from one end of the woodland space to what will remain woodland area.

Ms. Cross-Leal asks whether the other streets slated for development are owned by the applicant? Also, will development begin from one end to the other or will the applicant begin first? Mr. Tanner advises there are several other property owners. The applicant is eager to begin development since sewers etc. are already in place.

Councillor Hatfield asks whether the Committee, under the Planning Act, can place provisions on the decision before development takes place in order to address the concerns of Mr. Losier? Mr. Abbs advises the Committee can make whatever recommendation it wants to make if the Committee feels they'd like development in a different phased manner. However, those recommendations may not be agreed to by the Planning Department. Mr. Abbs continues to advise the applicant is required to do an Environmental Assessment of the area as part of their Site Plan Control application prior to having the Hold removed from the zone. There will be no construction there until the requirements and mitigation measures by the Environmental Assessment are complete. There are conditions on the zoning through the Hold that will help mitigate Mr. Losier's concerns.

Councillor Hatfield asks whether part of the mitigation can be to provide a corridor between the two woodlots for safe passage by wildlife? Mr. Abbs advises there won't be two (2) woodlots. Everything to the west of St. Patrick's is going to be developed, starting with St. Patrick's Avenue. It will develop in the same way the rest of the South Cameron planning district has developed, one block at a time, through local improvement petitions.

The Chair offers, if the Committee is so inclined to endorse the recommendations with the number of criteria that have to be met, when it does come to Council record the concerns expressed by Mr. Losier at which time the Planning Department can speak to that in a report, whether it's a challengeable item or any risk associated with the issues brought up, thereby providing more information for the Council Meeting and give consideration to the concern.

Councillor Hatfield asks Mr. Tanner if the applicant has a mitigation plan to keep a corridor open. Mr. Tanner advises it is certainly something they can consider. This block is unusual since the City of Windsor has already placed infrastructure within the right-of-way in the form of a sanitary sewer.

The Chair verifies that Mr. Losier has seen the report and was aware of the recommendations and conditions within the recommendations. Mr. Losier advises he has and notes his concern again for the wildlife, noting the undeveloped streets from Quebec Street to Ojibway Street, four (4) blocks of woodland yet to be developed.

Councillor Hatfield seeks clarification whether this street is the only street with sewers available? Mr. Abbs confirms it is the only street at this time.

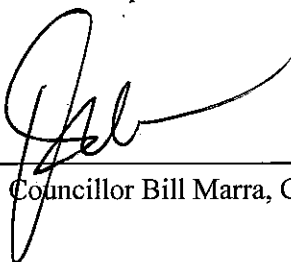
Moved by Councillor Hatfield, seconded by Councillor Sleiman

- D) **THAT** an amendment to Zoning By-law 8600 **Be Approved** amending the zoning of Lots 152 to 181, Plan 973 located on the east side of St. Patrick's Avenue, between Ojibway Street and Kenora Street from Green District (GD) 1.4 zone category to Residential (RD) 1.4 with a Holding provision ensure the following provisions are met:
- i) The owners shall complete an Environmental Evaluation Report (EER)
 - ii) All development within the Woodland Residential area shall require Site Plan Agreement registered on title pursuant to the Planning Act. The recommendations and mitigation measures of the EER shall be included within a registered site plan agreement, to the satisfaction of the City Planner, in consultation with the Essex Region Conservation Authority
 - iii) As part of the Site Plan Approval Process the owner shall prepare a landscape plan which shall also include the following:
 - (a) a plan showing the inventory of existing trees, their location, size, species and condition;
 - (b) the relationship of the trees to all proposed buildings and paved areas;
 - (c) an identification of which trees are to be removed and which are to be retained and maintained;
 - (d) an analysis demonstrating how the long term survival of the retained trees is to be ensured.
 - iv) Provision of full municipal services.

Carried, Unanimously.

Councillor Hatfield would like to see a report to Council which will address the concerns brought up by Mr. Losier.

The Committee recesses at 4:55 pm to allow the citizen(s) to leave the meeting as the Planning Act Matters are complete.



Councillor Bill Marra, Chair

Don Wilson, Secretary

/ms