

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

Regrets
Councillor Hatfield

Citizens
Merrill Baker
Cheryl Cross-Leal
Barb Bjarneson

Delegations
Craig Goodman , Architect – CS&P Architect Inc.

Also present are the following from Administration:

Thom Hunt, City Planner and Executive Director
Don Wilson, Manager of Development Applications
Neil Robertson, Manager Urban Design
John Calhoun, Heritage Planner
Justina Nwaesei, Planner II, Development Review
Tony Ruffolo, Public Works
Wira Vendrasco, Deputy City Solicitor/Senior Legal Counsel
Marianne Sladic, Steno Clerk Senior (A)
Agatha Armstrong, Deputy City Clerk

1. **CALL TO ORDER**

The Chair calls the meeting to order at 4:31 o'clock p.m.

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

None

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

None.

4. **ADOPTION OF MINUTES**

Moved by Councillor Barb Bjarneson, seconded by Councillor Sleiman,
THAT the minutes of the Joint Committee (University of Windsor Downtown
Campus Overview) meeting held September 10, 2012 **BE ADOPTED** as presented.
Carried.

5. **COMMUNICATIONS**

None

6. **PRESENTATIONS AND DELEGATIONS**

Craig Goodman , Architect – CS&P Architect Inc. (see Planning Act Matter minutes attached)

7. **PLANNING ACT MATTERS**

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

Item 1 Rezoning, 40-44 University Avenue East (Bus Depot), adding a site specific provision allowing “university use” as additional permitted use within the CD3. 1 zoning district

Moved by Councillor Dilkens, seconded by Mr. Baker

1. **THAT** an amendment to the Zoning By-law 8600 **BE APPROVED** to change the zoning of the property located mid-block between Ouellette Avenue and Goyeau Street, between University Avenue East and Chatham Street East, generally known as the Bus Depot, and municipally known as 40-44 University Avenue East, by adding a site specific holding provision to allow university and college uses as additional permitted uses 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:

- (i) An approved by-law for an Official Plan Amendment (Z-017/12) to allow a site specific policy permitting university and college uses as additional permitted uses on the subject land in the Mixed Use designation in the City Centre Planning district
- (ii) A Geotechnical Report (paid for by the applicant) identifying required mitigation measures is completed to the satisfaction of the City Planner and the City Engineer;
- (iii) An Archaeological assessment is completed to the satisfaction of the City Planner; and
- (iv) An executed Site Plan Control Agreement with the Corporation of The City of Windsor that includes any required

mitigation measure identified in the required support studies.
Carried.

Item 2 Rezoning, 37 University Avenue East (Armouries), adding a site specific provision allowing “university use” as additional permitted use within the CD3.1 zoning district

Moved by Ms. Bjarneson, seconded by Councillor Sleiman

1. **THAT** an amendment to the Zoning By-law 8600 **BE APPROVED** to change the zoning of the property located on the southwest corner of University Avenue East and Freedom Way, generally known as the Armouries, and municipally known as 37 University Avenue East, by adding a site specific holding provision to allow university and college use as additional permitted uses 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:

(i) An approved by-law for an Official Plan Amendment (Z-017/12) to allow a site specific policy permitting university and college uses as additional permitted uses on the subject land in the Mixed Use designation in the City Centre Planning district

(ii) A Geotechnical Report (paid for by the applicant) identifying required mitigation measures is completed to the satisfaction of the City Planner and the City Engineer;

(iii) An Archaeological assessment is completed to the satisfaction of the City Planner; and

(iv) An executed Site Plan Control Agreement with the Corporation of The City of Windsor that includes any required mitigation measure identified in the required support studies; and

3. **THAT** the Windsor Armouries building of the University of Windsor School for Creative Innovation, 37 University Avenue East **BE EXEMPT** from By-law 8600 section 24.40.20.1: To permit the location of the required loading space for the University of Windsor Armouries building at 40 University Avenue (University of Windsor School for Creative Innovation).

Carried.

Item 3 Rezoning, 167-181 Ferry Street (Windsor Star), adding a site specific provision to allow “university use” as additional permitted use

Moved by Councillor Sleiman, seconded by Councillor Dilkens

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 Ferry Street between Chatham Street West and Pitt Street West, and municipally known as 161-187 Ferry Street, by adding a site specific holding provision to allow university and college use as additional permitted uses 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:

(i) An approved by-law for an Official Plan Amendment (Z-017/12) to allow a site specific policy permitting university and college uses as additional permitted uses on the subject land in the Mixed Use designation in the City Centre Planning district

(ii) An Archaeological assessment is completed to the satisfaction of the City Planner; and

(iii) An executed Site Plan Control Agreement with the Corporation of The City of Windsor that includes any required mitigation measure identified in the required support studies, and

3. **THAT** the Windsor Star building of the University of Windsor School of Social Work, 167 Ferry Street **BE EXEMPT** from By-law 8600 section 24.40 for the provision of required on site loading spaces.

Carried.

Item 4 Official Plan Amendment, Bus Depot, Windsor Armouries and Windsor Star properties, adding a site specific policy to allow "University use" as additional permitted use on the subject lands

Moved by Councillor Dilkens, seconded by Councillor Sleiman

THAT the City of Windsor Official Plan **BE AMENDED** by adding the following site specific policy:

(1) The lands described as

(i) Bus Depot property at 40-44 University Avenue East, located midblock between Ouellette Avenue and Goyeau Street, between University Avenue East and Chatham Street East ,

(ii) Windsor Armouries property at 37 University Avenue East, located on the southwest corner of the intersection of University Avenue East and Freedom Way, and

(iii) Windsor Star property at 167-181 Ferry Street, located on the west side of Ferry Street between Chatham Street West and Pitt Street West, are all designated on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan

(2) Notwithstanding the "Mixed Use" designation of these lands on Schedule E: City Centre Planning District in Volume I – The Primary Plan, "University and College uses" may be additional permitted uses.

- (3) That, in view of the current trends and vision for the City Centre, Council **DIRECT** the City Planner to prepare an Official Plan Amendment to expand University and College uses in appropriate areas of the City Centre.

Carried.

8. **COMMITTEE MATTERS**

Report No. 314 of the Windsor Heritage Committee (Windsor Armouries, 353 Freedom Way/37 University Avenue East – Modify Heritage Features of Designated Property)

Moved by Councillor Dilkens, seconded by Councillor Sleiman

THAT Report No. 314 of the Windsor Heritage Committee (Windsor Armouries, 353 Freedom Way/37 University Avenue East – Modify Heritage Features of Designated Property) **BE ADOPTED** as presented.

Carried.

Report No. 315 of the Windsor Heritage Committee (Greyhound/Windsor Transit Bus Station, 44 University Avenue East – Partial Demolition of Heritage-Listed Property)

Moved by Councillor Dilkens, seconded by Councillor Sleiman

THAT Report No. 315 of the Windsor Heritage Committee (Greyhound/Windsor Transit Bus Station, 44 University Avenue East – partial demolition of Heritage-Listed Property) **BE ADOPTED** as presented.

Carried.

Report No. 316 of the Windsor Heritage Committee (Windsor Star, 167 and 181 Ferry

Moved by Councillor Dilkens, seconded by Councillor Sleiman

THAT Report No. 316 of the Windsor Heritage Committee (Windsor Star, 167 and 181 Ferry Street – Partial Demolition of Heritage-Listed Property) **BE ADOPTED** as presented.

Carried.

9. **ADMINISTRATIVE ITEMS**

None.

10. **DATE OF NEXT MEETING**

The next meeting of the Planning and Economic Development Standing Committee will be held on Tuesday November 13, 2012 at 4:30 o'clock p.m. in Council Chambers.

11. **ADJOURNMENT**

There being no further business, the meeting is adjourned at 5:18 o'clock p.m.



CHAIR



DEPUTY CITY CLERK