

Minutes
Planning, Heritage & Economic Development Standing Committee
City of Windsor

Monday, November 09, 2015
4:30 PM

Members Present:

Chairperson

Ward 8 – Councillor Marra (Chairperson)

Councillors

Ward 4 - Councillor Holt
Ward 7 - Councillor Kusmierczyk
Ward 9 - Councillor Payne
Ward 5 - Councillor Sleiman (Vice-Chairperson)

Planning Act Citizens

Anthony Gyemi
Barbara Bjarneson
Dorian Moore

Heritage Act Citizens

Lynn Baker
Andrew Foot
John Miller
Michael DiMaio
Simon Chamely

Delegations

Robert Ethier, applicant and David Sundin, Solicitor (Item 7.1)
Joe Passa, (Item 7.2)
Dave Woodall, and Elaine Weeks, citizen (Item 10.1)
Ann Marie Meloche, applicant (Item 10.2)
Susan Malone, resident, Jerry Goldberg, Solicitor, Ron Ellig, resident (Item 11.2)
Elizabeth Passa, applicant (item 11.3)
Martin Schuurman, applicant and Myles Schuurman (Item 11.6)

ALSO PRESENT ARE THE FOLLOWING FROM ADMINISTRATION:

Wira Vendrasco, Deputy City Solicitor
Thom Hunt, Executive Director Planning, Building Services/City Planner
Don Wilson, Manager of Development Applications
John Revell, Chief Building Official
Dan Lunardi, Manager of Inspections
Greg Atkinson, Planner III Economic Development
Adam Pillon, Technologist I Development Projects and Right of Way
Matt McCullough, Zoning Coordinator
Kevin Alexander, Planner III Special Projects

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Jim Abbs, Planner III
Justina Nwaesei, Planner II
John Calhoun, Heritage Planner
Anna Ciacelli, Supervisor of Council Services
Marianne Sladic, Steno Clerk Senior

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

None requested.

4. COMMUNICATIONS

None presented

4.1. Correspondence for Planning, Heritage & Economic Development Standing Committee -November 9, 2015

Moved by: Councillor Payne
Seconded by: Councillor Holt

Decision Number: **PHED 332**

That the Correspondence for the Planning, Heritage & Economic Development Standing Committee regarding the notice of Public Meeting to Consider an Amendment to Zoning By-Law 8600 (Robert Ethier, 3329 Sandwich Street) **BE RECEIVED** as presented.

Carried.

Agenda Item: CMC 3/2015
Clerk's File: ZB/12330

5. ADOPTION OF THE PLANNING ACT MINUTES

5.1. Minutes of the PHED Standing Committee meeting held October 13, 2015

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Moved by: Councillor Sleiman

Seconded by: Mr. Gyemi

That the Minutes of the Planning, Heritage & Economic Development Standing Committee (Planning Act Matters) held October 13, 2015 **BE RECEIVED** for information.
Carried.

Agenda Item: SCM 6/2015

Clerk's File:

6. PRESENTATION & DELEGATIONS (PLANNING ACT MATTERS)

7. PLANNING ACT MATTERS

7.1. Robert Ethier, 3329 Sandwich Street, Amendment to Zoning By-law 8600, to allow a residential unit within an existing ancillary building as an additional permitted use

Moved by: Ms. Bjarneson

Seconded by: Councillor Holt

Decision Number: **PHED 333**

1. That an amendment to Zoning By-law 8600 **BE APPROVED** changing the zoning of the northerly Part of Lot 10, Registered Plan 40 (PIN 01253-0323), situated on the east side of Sandwich Street, south of Brock Street, known municipally as 3329 Sandwich Street by adding a site specific provision with a holding symbol on the following basis:
"325. For the lands comprising of the northerly Part of Lot 10, Registered Plan 40 (PIN 01253-0323), situated on the east side of Sandwich Street, south of Brock Street, one dwelling unit in an existing building ancillary to the main residential use in the main building is an additional permitted use. [ZDM 4; ZNG/4488]"
2. That the holding symbol **BE REMOVED** when the Owner makes application to remove the holding symbol and when the following conditions have been satisfied:
 - a) The Owner obtain an occupancy permit for the one dwelling unit in the building identified as "1 Bedroom house" in Appendix B – Applicant Site Plan in the Staff Report to the Planning, Heritage and Economic Development Standing Committee (File No. Z-013/15 [ZNG/4488]); and
 - b) The Owner obtain an additional municipal address number on the existing property for the dwelling unit in the building identified as "1 Bedroom house" in Appendix B – Applicant Site Plan in the Staff Report to the Planning, Heritage and Economic Development Standing Committee (File No. Z-013/15 [ZNG/4488]).Carried.

Agenda Item: S 16/2015

Clerk's File: ZB/12330

7.2. Penske Truck Leasing Canada Ltd., 4505 Fourth Street, Amendment to Zoning By-law 8600, permit a Motor Vehicle Dealership that would allow the site to be

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used for a Truck Rental and Leasing Facility

Moved by: Mr. Gyemi
Seconded by: Councillor Kusmierczyk

Decision Number: **PHED 334**

1. **THAT** an amendment to Zoning By-law 8600 **BE APPROVED**, amending the zoning for Lots 26 To 39; 67 To 81; 96 To 110; 139 To 153 & Part of Lots 66, 111 and 138, Part of Closed Hudson & Fifth Streets; Part Closed Alley, Plan 1154; Lots 19 To 22, Part of Closed Alley Plan 1209;(Parts 63, 65, 67, 69, 71, 77, 79, 81, 83, 85 and 87, 12R-4051; Parts 5 & 6, 12R-10153, City of Windsor, (Municipally known as 4505 Fourth Street) from Manufacturing District (MD) 1.4 to (Holding) Manufacturing District (H)MD1.4 with special provisions to add the following permitted use: "A Motor Vehicle Dealership."

2. That the Hold symbol be removed from the site when the following requirements are met:
 - i.) "Enclose the roadside ditch along Continental Avenue abutting the subject property in a manner satisfactory to the City Engineer."
 - ii.) "Construct at their own expense and according to City of Windsor specifications, a concrete curb and gutter along Continental Avenue abutting the subject Lands. All work to be to the satisfaction of the City engineer,

OR
Pay the Corporation, the sum of \$1500.00 being the owner's contribution towards future construction of concrete curb and gutter along Continental Avenue abutting the subject property."

Carried.

Agenda Item: S 17/2015
Clerk's File: ZB/12327

8. **ADOPTION OF THE MINUTES**

8.1. **Minutes of PHEC Standing Committee meeting held October 13, 2015**

Moved by: Councillor Sleiman
Seconded by: Mr. Chamely

That the Minutes of the Planning, Heritage & Economic Development Standing Committee held October 13, 2015 **BE RECEIVED** for information.

Carried.

Agenda Item: SCM 7/2015
Clerk's File:

9. **PRESENTATIONS AND DELEGATIONS (COMMITTEE & ADMINISTRATIVE MATTERS)**

9.1. See Heritage Act Matters and Administrative Matters below.

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10. HERITAGE ACT MATTERS

10.1. St. George's Church & Hall, 1949 Devonshire Court – Demolition of Property on Windsor Municipal Heritage Register WARD 4

John Calhoun, Heritage Planner, appears before the Planning, Heritage and Economic Development Standing Committee and provides a brief history regarding the subject property and what is being recommended by administration. Mr. Calhoun indicates that should the pair of buildings remain in place, there is a concerning engineering report that was attached to the administrative report, which details the structural integrity of both buildings. He concludes by advising that administration recommends allowing the demolition to occur.

Dave Woodall, representative, appears before the Planning, Heritage and Economic Development Standing Committee regarding the administrative report entitled--St. George's Church & Hall, 1949 Devonshire Court, demolition of Property on Windsor Municipal Heritage Register and is available for questions.

Elaine Weeks, citizen, appears before the Planning, Heritage and Economic Development Standing Committee regarding the administrative report entitled--St. George's Church & Hall, 1949 Devonshire Court, demolition of Property on Windsor Municipal Heritage Register and provides a brief history of St. George's Church & Hall. She concludes by requesting that the committee make an inquiry to the diocese encouraging sale of the property instead of demolishing it.

Councillor Holt inquires whether there were attempts by the diocese to sell the building. Mr. Woodall indicates there were not.

Councillor Holt inquires as to the estimate of repairs that are required. Mr. Woodall doesn't have that amount available.

Councillor Sleiman inquires as to his opinion of the condition of the building. Mr. Woodall indicates it's beyond repair. In his opinion, the hall is in serious structural disrepair. It would require dismantling of a big part of the building and it being rebuilt.

Councillor Payne refers to Mr. Becker's engineering report and the issue of temporary fencing to be installed. He inquires as to whether this is complete and if not, if the City is incurring liability as a result. Administration responds by indicating the fence hasn't been installed and the property is private property not City property.

Mr. Woodall indicates the application has been made to the City to install the fence. Administration indicates they are recommending the installation of the fence and the application is in process.

Councillor Kusmierczyk inquires as to the start date of the application. Administration indicates that the start date would be approximately the date on the administrative report.

The City Planner provides a comparison to the type of request receive and indicates that the Diocese could consider standing down their application for the demolition request.

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Councillor Kusmierczyk inquires as to the building department process. Mr. Revell, Chief Building Official indicates under normal circumstances they would defer the inspection process to let the application process work out. An inspector can attend the property and a report would be provided to determine if safety is involved. What type of safety would depend on the inspectors report back. He also indicates that the Engineer's report would be considered.

An inquiry is made to Mr. Woodall as to whether anybody is currently occupying the buildings. Mr. Woodall indicates there are a few remnants of furniture in the building although the parishioners don't have access to the building.

Moved by: Councillor Holt

Seconded by: Mr. Foot

Decision Number: **PHED 335**

That the report of the City Planner dated October 23, 2015 entitled "St. George's Church & Hall, 1949 Devonshire Court—Demolition of Property on Windsor Municipal Heritage Register Ward 4" **BE REFERRED** to Council, and during this time that **A REQUEST BE MADE** to the Diocese for them to consider standing down on the demolition request; and further

That the Diocese **BE REQUESTED** to facilitate contact with the proposed interested purchaser; and

That Administration **BE REQUESTED** to send a building inspector to the site to facilitate the agreement to enter permit application process for the temporary fence to be installed before December 15, 2015.

Carried.

Agenda Item: S 19/2015

Clerk's File: MBA 2015

10.2. Chateau Park Lodge, 2990B Riverside Dr W (Sandwich HCD) – Heritage Alteration Permit – Replace shed Ward 2

Mr. Calhoun provides clarification of the location of the shed.

Anne Marie Meloche, applicant appears before the Planning, Heritage and Economic Development Standing Committee regarding the administrative report Chateau Park Lodge, 2990B Riverside Dr. W. (Sandwich HCD) Heritage Alteration Permit Replace Shed Ward 2 and is available for questions.

Moved by: Mr. Foot

Seconded by: Councillor Sleiman

Decision Number: **PHED 336**

That the request to construct a new shed, replacing a smaller shed at 2990B Riverside Drive West **BE GRANTED**, according to provisions in the Sandwich Heritage

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Conservation District Plan and the *Ontario Heritage Act* for properties within heritage conservation districts.

Carried.

Agenda Item: S 5/2015

Clerk's File: MBA/9191

10.3. McKee Park, 3036 Sandwich Street (Sandwich HCD) - Install Lights - Ward 2

Moved by: Councillor Sleiman

Seconded by: Councillor Kusmierczyk

Decision Number: **PHED 337**

THAT the proposed installation of light poles and light fixtures at McKee Park, 3036 Sandwich Street, **BE GRANTED** under provisions of Part V of the *Ontario Heritage Act* and of the Sandwich Heritage Conservation District (HCD) Plan.

Carried.

Agenda Item: S 20/2015

Clerk's File: MBA/10359

11. ADMINISTRATIVE ITEMS

11.1. Facade Improvement Program for 'Mainstreets' City Wide

Kevin Alexander, Planner III, Special Projects appears before the Planning, Heritage and Economic Development Standing Committee and provides a brief history regarding the report and the Council question it responds to. He also cites the success and positive feedback that has been received, and how administration continues to build on that.

Councillor Payne inquires as to the program's effectiveness inquiring why the program has been in effect for 7 years and there have only been a few applications.

Mr. Alexander indicates the previous program was a loan program and most property owners didn't apply. It was also a cumbersome application process.

Some financial details of the program are discussed.

Councillor Holt inquires as to whether there is any interest to branching out from the Mainstreet areas. Administration indicates this particular report refers to Mainstreets but other areas may be considered as per Council's direction.

Moved by: Councillor Holt

Seconded by: Councillor Kusmierczyk

Decision Number: **PHED 338**

- I. That the Planning and Building Department **BE DIRECTED** to prepare a Community Improvement Plan (CIP) and Urban Design Guidelines to implement a Facade Improvement Program for 'Main Streets' under Section 28 of the *Planning Act* for the Wyandotte Town Centre and Walkerville Business Improvement Areas;

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- II. That the Planning and Building Department **BE DIRECTED** to include the Wyandotte Town Centre and Walkerville Business Improvement Areas as the first 'Main Streets' to take advantage of funding through a Facade Improvement Program for 'Main Streets'; and
- III. That By-Law 42-1998 for the Commercial Area Facade Improvement Strategy Community Improvement for the City Centre Community Improvement Project Area Plan and By-Law 43-1998 for the Commercial Area Facade Improvement Strategy Community Improvement Plan for Wyandotte Town Centre Community Improvement Project Area **BE REPEALED**.
Carried.

Agenda Item: S 14/2015
Clerk's File: SPL/10759

11.2. **Ward 6 - Request to close the east/west alley north of Wyandotte St. E., west of Westchester Dr., abutting 8750 & 8850 Wyandotte St. E.; File No.: SAA/4480**

Justina Nwaesei, Planner II appears before the Planning, Heritage and Economic Development Standing Committee and provides a brief outline of the report.

Mr. Goldberg, Solicitor, appears before the Planning, Heritage and Economic Development Standing Committee and provides a brief outline of the request and indicates he supports the administrative recommendation.

Susan Malone, area resident appears before the Planning, Heritage and Economic Development Standing Committee and expresses concern with the administrative recommendation as she has a boat stored in the backyard and requires access through the alley to store it at the back part of her property.

Ron Ellig, resident, appears before the Planning, Heritage and Economic Development Standing Committee and indicates that his father lives in the area and he fears that the fence will be damaged by a snow plow, and is currently broken down, also cars already parked there.

Councillor Kusmierczyk inquires as to what the plans are for the alley. Mr. Goldberg indicates his client would like to extend/improve the parking, as well as improving the pavement/lighting in the area.

Councillor Payne inquires as to legislation and who has a right to the alley. Administration indicates that according to the *Municipal Act 2001*, discretion is given to Council to divide alleys how they wish.

Moved by: Councillor Kusmierczyk
Seconded by: Councillor Holt

Decision Number:

That the report of the City Planner dated October 7, 2015 entitled "Ward 6— Request to close the east/west alley north of Wyandotte St. E., west of Westchester Dr.

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Abutting 8750 & 8850 Wyandotte St. E. File No: SAA/4480" BE **REFERRED** back to the Planning, Heritage & Economic Development Standing Committee in conjunction with the administrative report regarding the condominium application at this location being considered.

Carried.

**Clerk's Note: This item was referred back to Standing Committee and not Council as previously indicated.

Agenda Item: S 2/2015

Clerk's File: SAA2015

11.3. Request to close the east/west alley between Lamont and Valebrook, east of Sixth Street - Ward 1; File No.: SAA/4462

Justina Nwaesei, Planner II provides background regarding the administrative report.

Elizabeth Passa, applicant appears before the Planning, Heritage and Economic Development Standing Committee regarding the administrative report request to close the east/west alley between Lamont and Valebrook, east of Sixth Street—Ward 1, File No. SAA/4462, and is available for questions

Moved by: Councillor Kusmierczyk

Seconded by: Councillor Payne

Decision Number: **PHED 340**

- I. That the 12ft (3.7m) wide east/west alley between Lamont Street and Valebrook Street, east of Sixth Street, abutting the properties municipally known as 2307, 2313, 2319, 2323, 2327, 2331, 2335, 2339, 2343, 2347, 2351, and 2357 Lamont Street, shown on Drawing No. CC-1680 **attached** hereto as **Appendix "A"**, **BE ASSUMED** for subsequent closure;
- II. That the 12ft (3.7m) wide east/west alley between Lamont Street and Valebrook Street, east of Sixth Street, abutting the properties municipally known as 2307, 2313, 2319, 2323, 2327, 2331, 2335, 2339, 2343, 2347, 2351, and 2357 Lamont Street, shown on Drawing No. CC-1680 **attached** hereto as **Appendix "A"**, **BE CLOSED AND CONVEYED** to the abutting property owners;
- III. Conveyance Cost **BE SET** as follows:

Abutting properties zoned RD2.3 & DRD1.1: \$1.00 plus deed preparation plus proportionate share of survey cost.
- IV. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number. CC-1680, **attached** hereto as **Appendix "A"**;
- V. That The City Planner, or designate, **BE AUTHORIZED** to publish the required legal notice;
- VI. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s);

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- VII. 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; and
- VIII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003. Carried.
Councillor Marra was absent at the time the vote was taken.

Agenda Item: S 8/2015
Clerk's File: SAA2015

11.4. Brownfield Redevelopment and Economic Revitalization Community Improvement Plans (CIP) – 2015 Update and Responses to CQ8-2015 (City-wide)

Greg Atkinson, Planner III Economic Development, appears before the Planning, Heritage and Economic Development Standing Committee and provides a brief outline regarding the administrative report.

Councillor Payne inquires as to whether current legislation interferes with this program. Mr. Atkinson indicates the program is restricted to grants which generally do not interfere with the legislation and it is essentially a tax freeze which applicants can utilize.

Councillor Holt suggests the brownfield redevelopment program is not as well used as some of the others, and inquires whether more suggestions on improvements to the plan will be received in the 5 year review. Administration indicates an analysis will be forthcoming.

Councillor Sleiman inquires whether the applicant is approached regarding the program or if it's up to the owner to come forward to apply. Administration indicates the property owner is normally the one that will apply, but marketing of the program also exists in addition to presentations to different agencies being conducted to advertise the program.

Moved by: Councillor Holt
Seconded by: Councillor Payne

Decision Number: **PHED 341**

THAT Report No. S 18-2015 updating Council on the use and implementation of the Brownfield Redevelopment and Economic Revitalization Community Improvement Plans and providing a response to CQ8-2015 **BE RECEIVED** for information; and

THAT Administration **BE DIRECTED** to initiate a comprehensive review of the Brownfield Redevelopment and Economic Revitalization Community Improvement Plans.
Carried.

Councillor Marra was absent at the time the vote was taken.

Agenda Item: S 18/2015
Clerk's File: SPL/10759

11.5. Request to close Part of Elsmere Avenue, from the north limit of South Pacific

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Avenue to the south limit of the Canadian Pacific Railway - Ward 10
File No.: SAS/4479

Moved by: Councillor Payne

Seconded by: Councillor Kusmierczyk

Decision Number: **PHED 342**

- I. That the 66ft (20.1m) wide portion of Elsmere Avenue right-of way located north of South Pacific Avenue, abutting the south limit of the Canadian Pacific Railway Corridor, shown on Drawing No. CC-1682 **attached** hereto as **Appendix "A"**, **BE ASSUMED** for subsequent closure;
- II. That the 66ft (20.1m) wide portion of Elsmere Avenue right-of way located north of South Pacific Avenue, abutting the south limit of the Canadian Pacific Railway Corridor, shown on Drawing No. CC-1682 **attached** hereto as **Appendix "A"**, **BE CLOSED AND RETAINED** by the Corporation of the City of Windsor for the purpose of sale as residential building lot(s);
- III. That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number. CC-1682, **attached** hereto as **Appendix "A"**;
- IV. That The City Planner, or designate, **BE AUTHORIZED** to publish the required legal notice;
- V. That The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s);
- VI. 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; and
- VII. That the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.

Carried.

Councillor Marra was absent at the time the vote was taken.

Agenda Item: S 4/2015 - 1
Clerk's File: SAA2015

11.6. Economic Revitalization Community Improvement Plan application made by Martin Schuurman for 2711 St. Etienne Blvd WARD 8

Greg Atkinson, Planner III Economic Development provides a brief outline of the administrative report.

Martin Schuurman, applicant and Myles Schuurman appear before the Planning, Heritage and Economic Development Standing Committee and provide a brief outline of their operation and how it has diversified into aerospace and other consumer goods in the last little while. He

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indicates the expansion will allow larger machinery to be brought in. He concludes by displaying some examples of parts that are manufactured at his facility.

Some general inquires are asked including ability to find labour and the interest in investing in Windsor. Mr. Schuurman indicates they didn't want to move to the States, and the logistics of our area is a key. The means of getting products across, currently and when the new border crossing is built is positive. He also states that he thinks Windsor has the best skilled trades labour force in the area.

Moved by: Councillor Kusmierczyk

Seconded by: Councillor Sleiman

Decision Number: **PHED 343**

- I. THAT the request made by Martin Schuurman to participate in the Business Retention and Expansion Grant Program **BE APPROVED** for 100% of the municipal portion of the tax increment resulting from the proposed development located at St. Etienne Blvd 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
- II. THAT, Administration **BE DIRECTED** to prepare an agreement between the City and Martin Shuurman to implement the Business Retention and Expansion 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
- III. THAT, the CAO and City Clerk **BE AUTHORIZED** to sign the Business Retention and Expansion Grant Agreement.
Carried.

Agenda Item: S 15/2015

Clerk's File: SPL/10759

12. COMMITTEE MATTERS

12.1. Minutes of the Windsor BIA Advisory Committee meeting held July 23, 2015

Moved by: Councillor Holt

Seconded by: Councillor Kusmierczyk

Decision Number: **PHED 344**

That the Minutes of the Windsor BIA Advisory Committee meeting held July 23, 2015 **BE RECEIVED** for information

Carried.

Councillor Marra was absent at the time the vote was taken

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Clerk's File:

13. QUESTION PERIOD

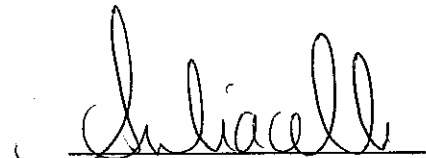
None.

14. ADJOURNMENT

There being no further business, the meeting of the Planning, Heritage and Economic Development Standing Committee is adjourned at 6:48 o'clock p.m



Councillor Marra
(Chairperson)



Supervisor of Council
Services

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

Councillor Marra
Councillor Sleiman
Councillor Payne
Councillor Kusmierczyk
Councillor Holt

Citizens

Anthony Gyemi
Dorian Moore
Barb Bjarneson

Regrets

Delegations

Also present are the following from Administration:

Wira Vendrasco, Deputy City Solicitor
Thom Hunt, City Planner
Don Wilson, Manager of Development Applications
Jim Abbs, Planner III
Greg Atkinson, Planner III
Justina Nwaesei, Planner II (4:39 pm)
John Calhoun, Heritage Planner (4:51 pm)
Adam Pillon, Public Works – Engineering
Matt McCulloch, Public Works - Engineering
John Revell, Chief Building Official
Dan Lunardi, Manager of Inspections (East)
Anna Ciacelli, Supervisor of Council Services
Marianne Sladic, Senior Steno Clerk, Planning

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**

None

4. **ADOPTION OF MINUTES**

Moved by Councillor Sleiman, seconded by Anthony Gyemi.

THAT the minutes of the meeting of the Planning & Economic Development Standing Committee held Monday, October 13, 2015 BE ADOPTED.

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.

7.1 **ROBERT ETHIER – 3329 Sandwich St.**

Mr. Jim Abbs presents the item on behalf of Adam Szymczak.

Mr. David Sundin (solicitor) and Mr. Ethier are available for questions. Mr. Sundin advises they are in agreement with the recommendations. Mr. Sundin notes the applicant has fully renovated the units.

Ms. Bjarneson requests comment from applicant regarding a complaint from a tenant advising the building was unsafe. Mr. Sundin was surprised to hear of the complaint, advising he's seen both units and is impressed with the finishes and work that have gone into them from foundation to roof.

Ms. Bjarneson inquires how many units there are in the main building? Mr. Sundin advises there is a 2-bedroom basement unit with fully equipped kitchen and laundry facility. The main floor has 7 bedroom units with shared kitchen and bathroom facilities and a separate laundry facility on the main level.

Ms. Bjarneson inquires as to access with single lane driveway. Mr. Sundin notes there is ample space between the main building and the additional single room dwelling for parking which is accessible through the single and a half lane driveway. Ms. Bjarneson inquires if a number of the residents have cars? Mr. Sundin advises only one tenant has a car at the moment.

Councillor Sleiman inquires the size of the 1-bedroom unit? Mr. Ethier advises it's approximately 400 sq. ft. Councillor Sleiman inquires the size of the main building? Mr. Ethier advises it's roughly 1500 sq. ft. two-storey.

Councillor Sleiman asks if the 1-bedroom unit is currently rented? Mr. Ethier confirms it is. Councillor Sleiman asks if it is a family member? Mr. Ethier advises it is a single individual.

Councillor Sleiman inquires if the applicant intends to sell the 1-bedroom house/unit in future? Mr. Ethier advises he does not.

To Administration, Councillor Sleiman asks if it is possible to sell the 1-bedroom unit? Mr. Abbs advises they cannot sever the property due to lack of space to create two lots on the site.

Ms. Bjarneson inquires whether the applicant has concerns over proper zoning for the 9 bedroom unit in the main building given that it generally houses students? Also, about the safety of the building, referring to questions posed at the last meeting, presuming they'll be addressed through the Building Code and concerns from Police? Finally, question concerning the storage shed and whether that may be converted to another unit in future? Mr. Abbs refers the question to the Building Dept. Mr. Revell advises the applicant will be required to apply for a building permit in order to remove the Holding Provision which will require a review and inspection of the property in order to ensure it meets compliance and all safety systems are in place. In regards to the storage shed, it would have to go back for review to ensure it complies with all zoning regulations and by-law requirements, and also subject to Ontario Building Code Provisions to ensure safety for any future use. This would require a rezoning to convert the shed.

Ms. Bjarneson inquires whether the main unit was reviewed and inspected when it was converted to a 9-bedroom residence? Mr. Revell advises the most recent permit they have on file is from 1960. The topic is currently the additional 1-bedroom unit. The building department would not have any reason to inspect the main building. Ms. Bjarneson inquires if in order to inspect the main unit, it would need to be complaint driven? Mr. Revell confirms. Mr. Abbs adds the application is specifically for the one-bedroom dwelling unit in an existing ancillary building. Mr. Revell advises there have been complaints received in the past that have been addressed, mostly for property standards and building condition issues.

Mr. Gyemi inquires whether the unit will be reviewed as originally a garage to unit or as a new build? Mr. Revell advises it is being reviewed as an existing building and must meet the minimum standards of the Building Code. It doesn't ensure the quality of the construction, but must ensure the safety and security of the building for approval.

Mr. Gyemi inquires whether the building will require a separate address? The Chair advises that question is address in Section 2b of the recommendations. Mr. Abbs advises it will have a unique address.

The Chair asks if there is anyone else in attendance regarding this application.

Moved by Ms. Bjarneson, seconded by Councillor Holt.

1. That an amendment to Zoning By-law 8600 **BE APPROVED** changing the zoning of the northerly Part of Lot 10, Registered Plan 40 (PIN 01253-0323), situated on the east side

of Sandwich Street, south of Brock Street, known municipally as 3329 Sandwich Street by adding a site specific provision with a holding symbol on the following basis:

“325. For the lands comprising of the northerly Part of Lot 10, Registered Plan 40 (PIN 01253-0323), situated on the east side of Sandwich Street, south of Brock Street, one dwelling unit in an existing building ancillary to the main residential use in the main building is an additional permitted use. [ZDM 4; ZNG/4488]”

2. That the holding symbol **BE REMOVED** when the Owner makes application to remove the holding symbol and when the following conditions have been satisfied:
 - a) The Owner obtain an occupancy permit for the one dwelling unit in the building identified as “1 Bedroom house” in Appendix B – Applicant Site Plan in the Staff Report to the Planning, Heritage and Economic Development Standing Committee (File No. Z-013/15 [ZNG/4488]); and
 - b) The Owner obtain an additional municipal address number on the existing property for the dwelling unit in the building identified as “1 Bedroom house” in Appendix B – Applicant Site Plan in the Staff Report to the Planning, Heritage and Economic Development Standing Committee (File No. Z-013/15 [ZNG/4488]).

Ms. Bjarneson noted concern over the main building but has been relieved to hear from the solicitor that it has been renovated.

Motion **CARRIED, UNANIMOUSLY.**

7.2 **PENSKE TRUCK LEASING CANADA – 4505 Fourth St.**

Mr. Jim Abbs presents the item, noting also correction to Page 3 of the report. Advises Ambassador Drive should actually read Fourth St.

Mr. Joe Passa (architect/agent) is available for questions and is in agreement with the recommendations.

Ms. Bjarneson inquires whether there will be more lighting, given the request for an auto dealership and will that be handled under Site Plan Control? Mr. Abbs advises there is currently a Site Plan Agreement on the site. The only time Site Plan would come into play again is if there was any new construction to the site, which there is not. Mr. Passa advises that at this time the applicant has only made comment about internal renovations. There has been no discussion regarding any external changes/renovations. Ms. Bjarneson inquires about the extent of the lighting? Mr. Passa advises that he doesn't believe there would be any significant increase/change to the lighting necessary.

The Chair asks if there is anyone in the audience to speak on the application.

The Chair asks Mr. Abbs if he still stands by his recommendation? Mr. Abbs advises he does.

Moved by Mr. Gyemi, seconded by Councillor Kusmierczyk.

1. **THAT** an amendment to Zoning By-law 8600 **BE APPROVED**, amending the zoning for Lots 26 To 39; 67 To 81; 96 To 110; 139 To 153 & Part of Lots 66, 111 and 138, Part of Closed Hudson & Fifth Streets; Part Closed Alley, Plan 1154; Lots 19 To 22, Part of Closed Alley Plan 1209;(Parts 63, 65, 67, 69, 71, 77, 79, 81, 83, 85 and 87, 12R-4051; Parts 5 & 6, 12R-10153, City of Windsor, (Municipally known as 4505 Fourth Street) from Manufacturing District (MD) 1.4 to (Holding) Manufacturing District (H)MD1.4 with special provisions to add the following permitted use:

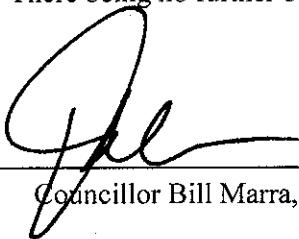
“A Motor Vehicle Dealership.”

2. That the Hold symbol be removed from the site when the following requirements are met:
 - i.) “enclose the roadside ditch along Continental Avenue abutting the subject property in a manner satisfactory to the City Engineer.”
 - ii.) “Construct at their own expense and according to City of Windsor specifications, a concrete curb and gutter along Continental Avenue abutting the subject Lands. All work to be to the satisfaction of the City engineer,
OR
Pay the Corporation, the sum of \$1500.00 being the owner’s contribution towards future construction of concrete curb and gutter along Continental Avenue abutting the subject property.”

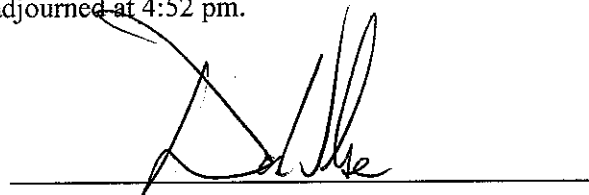
Motion **CARRIED, UNANIMOUSLY.**

The Chair concludes the Planning Act portion of the meeting.

There being no further business, the meeting is adjourned at 4:52 pm.



Councillor Bill Marra, Chair



Don Wilson, Secretary

/ms