

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

Citizens

Merrill Baker

Regrets

Barbara Bjarneson
Cheryl Cross-Leal

Delegations

Dr. I.G Peer, (Item 3)
Syed Irfan Quadier, (Item 3)
Zafar Jutt, (Item 3)
Sarah Mushtaq, (Item 3)
Dr. Tasdiq Ahmed (Item 3)
Robert Trdina (Item 5)

Also present are the following from Administration:

Thom Hunt, City Planner
Don Wilson, Manager of Development Applications
Wira Vendrasco, Deputy City Solicitor
Lee Anne Doyle, Executive Director/Chief Building Official
Jim Abbs, Planner III
Simona Simion, Planner II
Justina Nwaesei, Planner II
John Calhoun, Heritage Planner
June Liu-Vajko, Engineering
Agatha Armstrong, Deputy City Clerk

1. CALL TO ORDER

The Chair calls the meeting of the Planning 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. **ADOPTION OF MINUTES**

Moved by Councillor Dilkens, seconded by Councillor Payne,
THAT the minutes of the meeting of the Planning and Economic Development
Standing Committee held September 16, 2013 **BE ADOPTED** as presented.
Carried.

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

Item 1 **Lodging House OPA & ABA in response to Council's motions M420-2012 & M421-2012**

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

At the request of administration and property owners, this matter is being deferred to a future meeting of the Planning and Economic Development Standing Committee.

5. **PRESENTATIONS AND DELEGATIONS**

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

Item 2 **City of Windsor, Repeal of East Pelton Secondary Plan: North Portion OPA No. 83**

Moved by Councillor Dilkens, seconded by Councillor Sleiman
I That Official Plan Amendment No. 83 - East Pelton Secondary Plan: North Portion **BE REPEALED** in its entirety (details of the amendment and schedules); and
II That Administration **BE DIRECTED** to prepare a By-law to repeal Official Plan Amendment No.83.
Carried.

Item 3 **South Windsor Developments Limited, Rezoning, northeast Corner Northwood Street at Dominion Blvd. (part of Lots 85 to 88 inclusive, and part of closed alley Plan 1286), special provision to permit certain commercial uses with 2 residential units on second floor**

Moved by Councillor Sleiman, seconded by Councillor Dilkens
That an amendment to Zoning By-law 8600 **BE DENIED** amending the zoning Part of Lots 85 to 88 (inclusive), Plan 1286 from Residential District (RD) 1.1 to Residential District (RD) 1.1 with special provisions to permit retail store, not including the sale of motor vehicles, Personal Service Shop, Business Office, Restaurant, and take-out food outlet, with specific lot coverage, rear yard and parking requirements, and that Traffic Engineering review the intersection and return sooner(than 2016/17) with improvements to make it safe.

Carried.

Item 5 **Request to close part of north/south and east/west alleys north of Wyandotte Street East, between Lauzon Road and St. Paul Avenue**

Robert Trdina, Applicant - Lauzon Tavern

Robert Trdina, Applicant appears before the Planning and Economic Development Standing Committee to speak in support of the administrative recommendations, and concludes by stating that costs for the project have been greater than expected and requests that the committee consider reducing the conveyance costs.

Salient points of discussion regarding the closure of part of the north/south and east/west alleys north of Wyandotte Street East, between Lauzon Road and St. Paul Avenue are as follows:

- There is a policy in place regarding the closure of residential alleys
- There are set conveyance rates that apply
- Due to the significant community benefit of the requested alley closure with respect to traffic impacts the committee requests that administration bring back possible options for Council to consider on the feasibility of reducing the costs for conveyance.

Moved by Councillor Dilkens, seconded by Councillor Sleiman

I. THAT the southerly portion of the 4.27 metre (14.0 feet) wide north-south alley north of Wyandotte Street East, between Lauzon Road and St. Paul Avenue, shown as Part 'A' on Drawing No. CC-1648 attached hereto as Appendix "A", **BE ASSUMED** for subsequent closure;

II. THAT the southerly portion of the 4.27 metre (14.0 feet) wide north-south alley north of Wyandotte Street East, between Lauzon Road and St. Paul Avenue, shown as Part 'A' on Drawing No. CC-1648 attached hereto as Appendix "A", **BE CLOSED AND CONVEYED** to the abutting property owner to the east (the applicant), subject to the easements and conveyance costs noted below;

III. THAT the easterly portion of the 4.27 metre (14.0 feet) wide east-west alley north of Wyandotte Street East, between Lauzon Road and St. Paul Avenue, shown as Parts 'B' and 'C' on Drawing No. CC-1648 attached hereto as Appendix "A", **BE ASSUMED** for subsequent closure;

IV. THAT the easterly portion of the 4.27 metre (14.0 feet) wide east-west alley north of Wyandotte Street East, between Lauzon Road and St. Paul Avenue, shown as Parts 'B' and 'C' on Drawing No. CC-1648 attached hereto as Appendix "A", **BE CLOSED AND CONVEYED** to the abutting property owner to the south (the applicant), subject to the easements and conveyance costs noted below;

V. THAT Easements **BE REQUIRED** in favour of:

- Bell Canada, for Parts A, B & C
- EnWin Utilities Ltd., for Parts A, B & C
- Cogeco Cable Canada LP, for Parts A, B, & C
- Union Gas, for Parts B&C only

VI. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number CC-1648, attached hereto as Appendix "A"

VII. THAT The City Planner, or designate, **BE AUTHORIZED** to publish the required legal notice

VIII. The City Solicitor **BE REQUESTED** to prepare the necessary by-laws;

IX. 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;

X. The matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003z

XI. That administration **BE DIRECTED** to **REPORT BACK** to Council on the feasibility of reducing the Conveyance Costs in light of the potential community benefits of the requested alley closure with respect to traffic impacts and related matters.

Carried.

6. **PLANNING ACT MATTERS**

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

Item 4 **617847 Ontario Ltd., Draft of Subdivision Agreement, Clarify Terms of Agreement**

Moved by Councillor Dilkens, seconded by Councillor Sleiman

1. **That** the terms of the subdivision agreement with 617847 Ontario Ltd.-(R. Valente, Principal) regarding payment of oversizing costs for the Plan of Subdivision located north of McNorton Street , between Radcliffe Avenue and the City Limit **be clarified** as follows:

- The Corporation confirms receipt of payment in the amount of **Ninety Thousand Eight Hundred Seventy-Four dollars (\$90,874.00)** which represents payment of Geranium Homes (Windsor) Limited's share of previously oversized services that were constructed to ensure that the Geranium Homes lands could be serviced.
- The Owner agrees to pay the Corporation, prior to the issuance of a any construction permit for any part of the subject lands, its share of the cost of previously installed pond and storm sewer, in the amount of **One Hundred Twenty Six Thousand One Hundred Sixty-One Dollars and Eighty-Eight Cents (\$126,161.88)** ("Oversizing Costs").
- The Corporation agrees that, in the event development of the subject lands occurs in phases, payment of Oversizing Costs may be phased in the same proportion as the lands being developed. Payment of Oversizing Costs for the entire phase will be due and payable prior to the issuance of the first construction permit for such phase.
- The Corporation agrees that, the Owner will have three and one half years from November 1, 2013 (until May 1, 2017), to make said Oversizing Costs payment in full, free of interest charges, except as hereinafter provided.
- The Owner further agrees that interest shall be applied on any Oversizing Costs outstanding as of May 1, 2017, at a rate of 4 percent (4.0%) per annum applied as simple interest

commencing on November 1, 2013 until the date of the final payment of the outstanding Oversizing Costs.

Carried.

7. **ADMINISTRATIVE ITEMS**

Nil.

8. **COMMITTEE MATTERS**

Minutes of the Property Standards Committee meeting held September 16, 2013

Moved by Councillor Payne, seconded by Councillor Dilkens

That the minutes of the Property Standards Committee meeting held September 16, 2013 **BE RECEIVED** for information.

Carried.

Report No. 331 of the Windsor Heritage Committee (Commercial/Residential Building, 3230-3232 Sandwich Street, replace facade)

Moved by Councillor Payne, seconded by Councillor Dilkens

That replacement of the façade of 3230-3232 Sandwich Street, a building in the Sandwich Heritage Conservation District, **BE APPROVED** as proposed (attached as Appendix "A"), with the option to use Drawings 11.1 and 27, for those features subject to Council approval according to the Sandwich Heritage Conservation Plan, and under provisions of Part V of the *Ontario Heritage Act*; and

That any further changes determined to be minor by the Heritage Planner to the facades of the building that require Council Approval as per the Sandwich Heritage Conservation District Plan, be delegated to the City Planner for final approval.

Carried.

Report No. 332 of the Windsor Heritage Committee (Medical Arts Building, 1011 Ouellette Avenue, Community Heritage Fund Grant, Chage paint in lobby)

Moved by Councillor Payne, seconded by Councillor Dilkens

That Council **APPROVE** a request for clarification regarding the exclusion of paint colour or pattern in the first floor lobby and foyer, which are mentioned in the designation by-law for 1011 Ouellette Avenue.

That the request by 1339539 Ontario Limited for a grant of \$15,000 from the Community Heritage Fund **BE APPROVED** for repair of the front canopy, interior lobby and front wall at the Medical Arts Building located at 1011 Ouellette Avenue, provided that funds up to the approved amount will be disbursed when work is complete, and works receipts produced. The Chief Building Official and City Planner will determine if work is according to applicable codes and historic standards.

Carried.

Minutes of the Windsor Heritage Committee meeting held September 11, 2013


Moved by Councillor Payne, seconded by Councillor Dilkens
That the minutes of the Windsor Heritage Committee meeting held
September 11, 2013 **BE RECEIVED** for information.
Carried.

9. QUESTION PERIOD

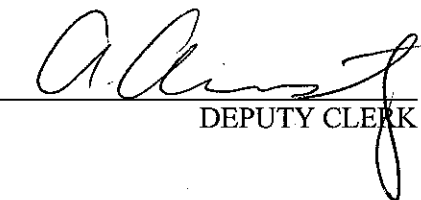
None

10. ADJOURNMENT

There being no further business, the meeting is adjourned at 6:30 o'clock p.m.



CHAIR



DEPUTY CLERK