

Development & Heritage Standing Committee Meeting

Date: Monday, July 15, 2019

Time: 4:30 o'clock p.m.

Members Present:

Councillors

Ward 3 - Councillor Bortolin (Chairperson)

Ward 4 - Councillor Holt

Ward 5 - Councillor Sleiman

Ward 7 - Councillor Kusmierczyk

Ward 10 - Councillor Morrison

Members

Member Baker

Member Foot

Member Fratangeli

Member Miller

Members Regrets

Member Bulmer

ALSO PRESENT ARE THE FOLLOWING FROM ADMINISTRATION:

Thom Hunt, City Planner

Adam Pillon, Manager of Right-of-Way

Michael Cooke, Manager Planning Policy

Dan Lunardi, Manager Inspections

Patrick Winters, Development Engineer

Kevin Alexander, Planner III - Special Projects

Greg Atkinson, Planner III – Economic Development

Kristina Tang, Heritage Planner

Daniel Gaspar, Student Co-op - Community Development

Jeffrey Ren, Student Co-op - Community Development

Anna Ciacelli, Supervisor of Council Services

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Delegations

Item 11.1 Steven Webster, Marnac Development Corporation

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:33 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.

5. ADOPTION OF THE PLANNING ACT MINUTES

None presented.

6. PRESENTATION DELEGATIONS (PLANNING ACT MATTERS)

None presented.

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7. PLANNING ACT MATTERS

None presented.

8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held June 10, 2019

Moved by: Councillor Morrison

Seconded by: Councillor Holt

THAT the minutes of the Development & Heritage Standing Committee meeting held June 10, 2019 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 196/2019

Clerk's File: MB2019

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

9.1. Heritage Committee Orientation Presentation by Heritage Planner

Kristina Tang, Heritage Planner appears before the Development and Heritage Standing Committee to provide an overview of the legislative framework that governs the Heritage Committee. Ms. Tang provides details regarding the Municipal Heritage Register Part IV and Part V as well as describing the information that is available on the website which includes access to the Heritage Register listing in pdf and map format. Ms. Tang provides a brief highlight about the two Heritage Conservation Districts: Sandwich Heritage Conservation District and Prado Place Conservation District. Ms. Tang indicates that work will be underway as per the recent Council approval regarding the Walkerville Heritage District.

Ms. Tang indicates that the Heritage Committee is consulted on the updating of the Heritage register, designation of individual properties and Heritage Conservation Districts. Ms. Tang adds that alteration or demolition heritage applications also come through the Heritage Committee.

Ms. Tang provides a brief overview regarding "Listed Properties". Ms. Tang reviews the legislation regarding Part IV individual designations, new designations and amendments.

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Ms. Tang provides a brief overview of the following:

- Heritage Property Incentive Programs applications
- Community Heritage Funds
 - Grants and/or loans are available for the acquisition and conservation of designated heritage properties.
- Built Heritage Fund
- Grants are available for special projects on designated heritage properties.
- Heritage Property Tax Reduction Program
- Heritage Challenge Endowment Fund
- Heritage Conservation Districts
- Sandwich HCD
- Prado Place HCD

Ms. Tang provides highlights regarding Bill 108 amendments which require municipalities to consider principles prescribed by provincial regulations and she indicates that details are to be determined and will be provided to the members in the future.

Ms. Tang describes the current appeal process including the new right of appeal to the Local Planning Appeals Tribunal for designation by-laws and alterations under Part IV of the *Ontario Heritage Act* and notes that decisions by LPAT are binding.

Ms. Tang provides information regarding Archaeological Resources, including the Windsor Archaeological Master Plan 2006 and adds that there is an intention to update the master plan and it will be brought forward to the Heritage Committee when this happens.

Ms. Tang provides a brief highlight regarding the Built Heritage Awards and Presentation of Plaques which includes education and promotion and other incentive programs.

Michael Cooke, Manager Planning Policy appears before the Development and Heritage Standing Committee and commends Ms. Tang and her team for their work and encourages the committee to provide administration information if they come across a property which might be of historical significance.

Moved by: Councillor Sleiman
Seconded by: Councillor Holt

Decision Number: **DHSC 63**

THAT the presentation by the Heritage Planner regarding the Heritage Committee Orientation **BE RECEIVED** for information.

Carried.

Clerk's File: MB2019

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10. HERITAGE ACT MATTERS

10.1. 665 Kildare Rd (Alex Douglas House) - Demolition of Detached Garage of Heritage Listed Property (Ward 4)

Kristina Tang, Heritage Planner appears before the Development and Heritage Standing Committee regarding the administrative report 665 Kildare Rd (Alex Douglas House) - Demolition of Detached Garage of Heritage Listed Property (Ward 4) and provides a brief overview of the Heritage alteration permit that was submitted including background and location of the accessory building. Ms. Tang adds that the accessory building at the rear is in poor condition. The demolition application is the result of a by-law enforcement complaint. Ms. Tang concludes by indicating the Heritage Value of the property will not be affected should the demolition proceed and that administration recommends approval of the application.

Moved by: Councillor Kusmierczyk
Seconded by: Councillor Holt

Decision Number: **DHSC 64**

THAT the request to demolish the detached garage at 665 Kildare Road, a residence listed on the Windsor Municipal Heritage Register, **BE APPROVED**.
Carried.

Report Number: S 117/2019
Clerk's File: MB2019

11. ADMINISTRATIVE ITEMS

11.1. Application by Marnac Development Corporation, on behalf of the owner of 3242 Sandwich Street, for Financial Incentives under the Sandwich Community Improvement Plan within the Sandwich Heritage Conservation District (Ward 2).

Kevin Alexander, Planner III appear before the Development and Heritage Standing Committee regarding the administrative report Application by Marnac Development Corporation, on behalf of the owner of 3242 Sandwich Street, for Financial Incentives under the Sandwich Community Improvement Plan within the Sandwich Heritage Conservation District (Ward 2) and provides a brief overview of the property including details regarding the financial incentives that apply. Mr. Alexander indicates that the developer proposes to repurpose the old grocery store into a Dollarama. Mr. Alexander highlights the existing building and the proposed improvements as well as details regarding the financial incentives. Mr. Alexander indicates that administration supports the approval of this application.

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Steven Webster, Marnac Development Corporation

Steven Webster, Marnac Development Corporation appears before the Development and Heritage Standing Committee regarding the administrative report Application by Marnac Development Corporation, on behalf of the owner of 3242 Sandwich Street, for Financial Incentives under the Sandwich Community Improvement Plan within the Sandwich Heritage Conservation District (Ward 2) and thanks administration for their assistance with the whole process and concludes by providing some details of the status of work and that work on the site will commence in the near future.

Councillor Sleiman requests clarification regarding the financial information. Mr. Alexander provides details about the financial information in the application.

Councillor Morrison requests clarification regarding the tax portion of the application. Administration provides details and indicates the 10 year timeline is usually a standard throughout the City. Mr. Alexander indicates that eligibility criteria has to be met and MPAC identifies the correct amounts. Mr. Alexander adds that the applications are reviewed annually with the Finance Department.

Councillor Bortolin inquires about the financial information and the tax grant.

Moved by: Councillor Sleiman

Seconded by: Councillor Morrison

Decision Number: **DHSC 65**

THAT, the request for incentives under the Sandwich CIP Economic Incentive Program(s) "toolkit" made by MARNAC DEVELOPMENT CORPORATION (Steve Webster), owner of the property located at 3242 Sandwich Street for improvements to convert a vacant grocery store to a commercial Dollarama **BE APPROVED**, for the *Commercial/Mixed Use Building Facade Grant in the amount of \$25,000*.

Carried.

Councillor Holt voting nay.

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

Decision Number: **DHSC 66**

THAT, the request for incentives under the Sandwich CIP Economic Incentive Program(s) "toolkit" made by MARNAC DEVELOPMENT CORPORATION (Steve Webster), owner of the property located at 3242 Sandwich Street for improvements to convert a vacant grocery store to a commercial Dollarama **BE APPROVED**, for *Commercial Core Feasibility Grant up to a maximum amount of \$5,000*.

Carried.

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Moved by: Councillor Holt

Seconded by: Councillor Morrison

Decision Number: **DHSC 67**

THAT, the request for incentives under the Sandwich CIP Economic Incentive Program(s) "toolkit" made by MARNAC DEVELOPMENT CORPORATION (Steve Webster), owner of the property located at 3242 Sandwich Street for improvements to convert a vacant grocery store to a commercial Dollarama **BE APPROVED**, for the *Development and Building Fees Grant for 100% of the Development and Building Fees identified in the Sandwich CIP (+/- \$19,170)*.

Carried.

Moved by: Councillor Holt

Seconded by: Councillor Morrison

Decision Number: **DHSC 68**

THAT, the request for incentives under the Sandwich CIP Economic Incentive Program(s) "toolkit" made by MARNAC DEVELOPMENT CORPORATION (Steve Webster), owner of the property located at 3242 Sandwich Street for improvements to convert a vacant grocery store to a commercial Dollarama **BE APPROVED**, for the *Revitalization Grant Program for 70% of the municipal portion of the tax increment for up to 10 years (+/- \$11,695 per year)*.

Carried.

Moved by: Councillor Morrison

Seconded by: Councillor Holt

Decision Number: **DHSC 69**

THAT, the request for incentives under the Sandwich CIP Economic Incentive Program(s) "toolkit" made by MARNAC DEVELOPMENT CORPORATION (Steve Webster), owner of the property located at 3242 Sandwich Street for improvements to convert a vacant grocery store to a commercial Dollarama **BE APPROVED**, for the *Commercial/Mixed Use Building Improvement Loan Program in the amount of \$30,000*.

Carried.

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Moved by: Councillor Holt

Seconded by: Councillor Morrison

Decision Number: **DHSC 70**

THAT, the CAO and City Clerk **BE AUTHORIZED** to sign the Sandwich Incentive Program(s) Agreements in accordance with all applicable policies, requirements, and provisions contained within the Olde Sandwich Towne 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 implication.

Carried.

Report Number: S 92/2019

Clerk's File: ZS/13461

11.2. Economic Revitalization Community Improvement Plan (CIP) Application submitted by 2632310 Ontario Inc. for 2679 Howard Avenue (Ward 10)

Greg Atkinson, Senior Planner appears before the Development and Heritage Standing Committee regarding the administrative report Economic Revitalization Community Improvement Plan (CIP) Application submitted by 2632310 Ontario Inc. for 2679 Howard Avenue (Ward 10) and provides a brief overview of the application, indicating it is a Pharmaceutical Company and describes the property including existing buildings. Mr. Atkinson indicates that the applicant is expanding their pharmaceutical business to the Windsor area and financial information is reviewed. Mr. Atkinson indicates that as a result of the incentive program the proponent anticipates that 50-100 new jobs will be created within the first 5 years. Administration recommends approval of the application.

Councillor Morrison requests clarification regarding the site map, administration provides the information.

Councillor Morrison commends the proponent and administration and is encouraged by the prospect of new jobs to the area. The Councillor requests details regarding monitoring of the program. Mr. Atkinson indicates that the number of jobs created are monitored annually prior to any funding being released. Mr. Atkinson adds that administration along with the Finance department reviews a number of documents including T4 summaries and all invoices that are submitted, including an audit on the application. Administration indicates that minimum provisions are required in order for the grants to be approved. In addition a long term review is completed over the 10 years.

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Moved by: Councillor Sleiman
Seconded by: Councillor Kusmierczyk

Decision Number: **DHSC 71**

- I. THAT the request made by 2632310 Ontario Inc. to participate in the Business Development Grant Program **BE APPROVED** for 100% of the municipal portion of any tax increment resulting from the proposed development located at 2679 Howard 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,
- II. THAT, Administration **BE DIRECTED** to prepare an agreement between the City and 2632310 Ontario Inc. 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,
- III. THAT, the CAO and City Clerk **BE AUTHORIZED** to sign the Business Development Grant Agreement.

Carried.

Report Number: S 110/2019
Clerk's File: Z/3286

12. COMMITTEE MATTERS

12.1. Minutes of the International Relations Committee of its meeting held April 23, 2019

Moved by: Councillor Holt
Seconded by: Councillor Kusmierczyk

Decision Number: **DHSC 72**

THAT the minutes of the International Relations Committee of its meeting held April 23, 2019 **BE RECEIVED** for information.

Carried.

Report Number: SCM 180/2019
Clerk's File: MB2019

13. QUESTION PERIOD

None requested.

14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee is adjourned at 5:26 o'clock p.m.



Ward 3 - Councillor Bortolin
(Chairperson)



Supervisor of Council Services