

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

Regrets

Councillor Payne

Citizens

No Planning Act Matters

Delegations

Vincent Hazlett, (Item 1)
Chintan Virani, (Item 3)
David Grimaldi, (Item 4)
Sandra Ives, (Item 5)

Also present are the following from Administration:

Thom Hunt, City Planner
Don Wilson, Manager of Development Applications
Greg Atkinson, Senior Planner – Local Economic Development
Kevin Alexander, Senior Planner – Special Projects/Community Development
Tony Sabelli, Asset/Lease Administrator
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 4:47 o'clock p.m.

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

None disclosed.

3. **ADOPTION OF MINUTES**

Moved by Councillor Sleiman, seconded by Councillor Dilkens,
THAT the minutes of the meeting of the Planning and Economic Development Standing Committee (Planning Act Matters) held August 12, 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 August 12, 2013 **BE ADOPTED** as presented.
Carried.

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

None requested.

5. **PRESENTATIONS AND DELEGATIONS**

Item 1 **Request to close the north/south alley between Baby and Peter Streets from
Tournier to Brock Streets**

Vincent Hazlett, resident of Ward 2

Vincent Hazlett, resident of Ward 2 appears before the committee to express his
concerns regarding the closure of the alley between Baby and Peter Streets from
Tournier to Brock Streets.

The Chair confirms his address and assures the resident that Part 1 on the map
would not be closed.

Mr. Hazlett was under the assumption that his portion of the alley would be
closed and was relieved to hear that this was not the case.

Moved by Councillor Dilkens, seconded by Councillor Sleiman,

I. That part of the 4.9 metre (16.0 feet) wide north/south alley
between Baby Street and Peter Street, from Tournier Street to Brock Street,
shown as Part 2 on Drawing No. CC-1644 ***attached*** hereto as Appendix "A", **BE
CLOSED AND CONVEYED** to the abutting property owners subject to the
following:

1. Easements are required in favour of Bell Canada; and
2. Conveyance cost of \$1.00 plus deed preparation plus
proportionate share of survey costs are required for abutting
properties zoned RD2.2;

II. That the City Planner **BE REQUESTED** to supply the
appropriate legal description, in accordance with Drawing Number. CC-1644,
attached hereto as Appendix "A"

III. That the City Planner, or designate, **BE AUTHORIZED** to
publish the required legal notice

IV. That the City Solicitor **BE REQUESTED** to prepare the
necessary by-law(s)

V. 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

VI. That the matter **BE COMPLETED** electronically pursuant to
By-law Number 366-2003.

Carried.

Item 3 Application for Environmental Study Grant under the Brownfield Redevelopment Community Improvement Plan by Champion Products Corp.

Chitan Virani, Architect for Champion Products

Chitan Virani, Architect for Champion Products appears before the committee to speak in support of the administrative recommendation to approve the request made by Champion Products Corp. to participate in the Environmental Study Grant Program, and concludes by thanking administration for providing Champion Products with the information regarding the Environmental Study Grant Program.

Moved by Councillor Sleiman, seconded by Councillor Dilkens,

I. **THAT** the request made by Champion Products Corp. to participate in the Environmental Study Grant Program **BE APPROVED** for the property located at 890 and 1030 Walker Road and the abutting former rail right-of-way (roll no. 020-090-10150) pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan; and

II. **THAT** the City Treasurer **BE AUTHORIZED** to issue payment upon the completion and submission of a Phase II Environmental Site Assessment Study in a form acceptable to the City Planner and City Solicitor.

Carried.

Item 5 Request to Close part of north/south alleys between Partington Avenue and Josephine Avenue, south of Grove Avenue

Sandra Ives, resident of Ward 2

Sandra Ives, resident of Ward 2 appears before the committee to speak against the administrative recommendation to close part of the north-south alleys between Partington Avenue and Josephine Avenue, south of Grove, stating that there would be no access to the garage at the back of the house, and concludes by requesting that the portion of the alley remain open.

Councillor Dilkens asks if the request to leave that portion of the alley open could be a possibility.

Don Wilson responds by stating that the alley between 1104 to 1156 Partington Avenue could remain open.

Moved by Councillor Dilkens, seconded by Councillor Sleiman

I. That the 4.57 metre (15.0 feet) wide north/south alley south of Grove Avenue, east of Partington Avenue, shown as Part 1 on Drawing No. CC-1645 attached hereto as Appendix "A" as amended, **BE ASSUMED** for subsequent closure;

II. That the 4.57 metre (15.0 feet) wide north/south alley south of Grove Avenue, east of Partington Avenue, shown as Part 1 on Drawing No. CC-1645 attached hereto as Appendix "A" as amended, **BE CLOSED AND RETAINED** for municipal purposes as part of the Bridgeview Park subject to the easements listed below;

III That the 4.27 metre (14.0 feet) wide north/south alley south of Grove Avenue, west of Josephine Avenue, shown as Part 2 on Drawing No. CC-1645 **attached** hereto as Appendix "A" **as amended**, **BE ASSUMED** for subsequent closure;

IV That the 4.27 metre (14.0 feet) wide north/south alley south of Grove Avenue, west of Josephine Avenue, shown as Part 2 on Drawing No. CC-1645 **attached** hereto as Appendix "A" **as amended**, **BE CLOSED AND RETAINED** for municipal purposes as part of the Bridgeview Park subject to the easements listed below;

V That Easements **BE REQUIRED** in favour of:

- Bell Canada
- EnWin Utilities Ltd.
- Cogeco Cable Canada LP

VI That The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with a Drawing Number. CC-1645, **attached** hereto as Appendix "A" as amended

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 366-2003.

Carried.

Item 4 **CQ 18-2013- Options for the re-use of the property at 363 Mill Street – former Fire Hall No. 6**

David Grimaldi, representing the Sandwich Improvement Area

David Grimaldi, representing the Sandwich Improvement Area appears before the committee to speak in support of the administrative recommendation to issue an Expression of Interest for the rehabilitation and re-use of the former Fire Hall No. 6, and concludes by stating that the building has been vacant for so many years an Expression of Interest will hopefully provide administration with some viable options for the re-use of the building.

Moved by Councillor Dilkens, seconded by Councillor Sleiman,

I **THAT** the Planning Department **BE AUTHORIZED** to issue an Expression of Interest (EOI) for the rehabilitation and re-use of former Fire Hall No. 6 at 363 Mill Street in keeping with the objectives of the Sandwich Community Improvement Plan (CIP); and

II **THAT** the City Planner **BE DIRECTED** to report back to Council on the outcome of the Expression of Interest process and recommend future action based on the response received; and

III **THAT** the Planning Department **BE AUTHORIZED** to spend up to \$5000.00 from the Sandwich Community Development Plan fund (Project

ID7076176) to be used for the Expression of Interest (EOI) to facilitate the re-use of former Fire Hall No. 6.

Carried.

6. **PLANNING ACT MATTERS**

Nil.

7. **ADMINISTRATIVE ITEMS**

Item 2 Request to close the entire length of the east/west alley between Edward Avenue and Virginia Avenue, south of St. Rose Avenue, abutting the north lot lines of the properties known as 915 Edward Avenue and 920 Virginia Avenue

8. **COMMITTEE MATTERS**

Minutes of the Windsor Heritage Committee meeting held July 30, 2013

Moved by Councillor Dilkens, seconded by Councillor Sleiman,
THAT the minutes of the Windsor Heritage Committee meeting held July 30, 2013 **BE RECEIVED** for information.
Carried.

Report No. 328 of the Windsor Heritage Committee (Semi-Detached residence, 749 Walker Road)

Moved by Councillor Dilkens, seconded by Councillor Sleiman,
THAT Report No. 328 of the Windsor Heritage Committee of its meeting held July 30, 2013 regarding the replacement of the wood-sash windows (a designated heritage feature of 749 Walker Road approved by By-law 10049 under provisions of Part IV of the Ontario Heritage Act), with a replication of the existing windows by Meloche Windows, using the aluminium-clad wood sash model shown **BE APPROVED**.
Carried.

Report No. 329 of the Windsor Heritage Committee (Knights of Columbus/Auditorium Building, 716 Pelissier Street & 703-17 Ouellette Avenue – Heritage Designation)

Moved by Councillor Dilkens, seconded by Councillor Sleiman,
THAT in accordance with the *Ontario Heritage Act*, Notice of Intention to Designate the following property **BE GIVEN**:

Owners: Rhys Trenhaile, Amada Gellman and Jeremy Pillon

Property: 716 Pelissier Street & 703-17 Ouellette Avenue (Plan 256 Block 2 Lot 10 and N Pt Lot 11)

Description of Historic Place

The Knights of Columbus / Auditorium Building property consists of two connected primary buildings; an auditorium built in 1922 at 716 Pelissier Street and a later two-storey storefront at 703-17 Ouellette Avenue, the main thoroughfare extending from the city's central business district.

Cultural Heritage Value or Interest

Design or Physical Value:

The building at 716 Pelissier Street was constructed in 1922, and was designed by the Windsor architectural firm of (J.C.) Pennington and (John) Boyde. The massing is symmetrical. The centre section includes five tall arched windows (with concrete sills) for an elevated main floor, with matching basement windows below. The wall of this section is set out slightly from the sides, and the parapet is taller and includes bricks in five squares of criss-cross patterns. The right section has an entry just above grade; above the transom over the door frame is an inset rectangular emblem for the Knights of Columbus. There are soldier course bands above both rows of windows.

The auditorium is on the main (elevated) level, with flooring of wood planks in concentric rectangles approaching a centre point, and an arched plaster ceiling and a small balcony. Vestiges of the original gymnasium, bowling alley and swimming pool are on the lower level.

The building at 703-17 Ouellette Avenue was constructed of brick c1929. It consists of two storeys with a form typical of storefronts. The front wall is located on the property line, which is a long distance from the curb. There are five bays, with four storefronts and a centred entry leading to a hallway and stairs to the upper level. Each storefront bay has a full-width brick frame on the first floor, with space for flush display windows and entry doors that could be inset, and transoms (covered). The wall is topped by a row of unadorned blocks. The centre bay has a doorway frame as tall as the adjacent transom headers, and consists of low-relief framing lines. One sash window is centred in the second floor above the door, and smooth blocks are below and beside the sill. A hallway connects it to 716 Pelissier Street.

Historical or Associative Value:

The Knights of Columbus occupied this site from before the 1920s in a mansion facing Ouellette Avenue. They constructed 716 Pelissier Street building in 1922, and sold the property in 1928.

Contextual Value:

This property faces onto Ouellette Avenue, the main commercial artery from the downtown core of Windsor, and is a half-block south of the Wyandotte Street artery. The buildings were constructed within a mix of commercial and residential buildings of similar height.

Character Defining Elements

Exterior features of 716 Pelissier Street that contribute to the design or physical value of the Knights of Columbus / Auditorium Building:

- High single-storey over raised basement.
- Brick walls facing the street, with symmetrical massing.

- Centre section walls set out slightly with higher parapet, with five sections of criss-cross brick below.
- Centre section has five tall arched windows with concrete sills.
- Right section has entry with transom.
- Knights of Columbus emblem inset in rectangle above entry.
- Block with 1922 date right of entry.

Interior feature of 716 Pelissier Street that contributes to the design or physical value of the Knights of Columbus / Auditorium Building:

- Auditorium on main floor, with flooring of wood planks in concentric rectangles approaching a centre point, and an arched plaster ceiling.

Exterior features of 703-17 Ouellette Avenue that contribute to the design or physical value of the Knights of Columbus / Auditorium Building:

- Two-storey symmetrical storefront building typical of the 1920s.
- Brick walls with cast accents.
- Four storefront bays, each with full-width brick frame and transom locations.
- Pilasters between storefront bays and on corners set forward in two layers in slight relief topped with concrete rectangles.
- Centred hallway entry with tall doorway frame of low-relief framing lines, with smooth stone wall above.
- Pair of windows in upper floor of each storefront bay, and single window in centre.

Features that contribute to the historical value of the Knights of Columbus / Auditorium Building:

- Association with Windsor architects J.C. Pennington and John Boyde, whose firm designed 716 Pelissier Street.
- Association with the Knights of Columbus, a Roman Catholic lay men's organization.

Feature that contributes to the contextual value of the Knights of Columbus / Auditorium Building:

- Location on Ouellette Avenue, the main commercial artery from the downtown core of Windsor, and a half-block south of the Wyandotte Street artery.

Carried.

Report No. 330 of the Windsor Heritage Committee (Federal Building/Dominion Public Building / Paul Martin Building, 185 Ouellette Avenue – Heritage Designation)

Moved by Councillor Dilkens, seconded by Councillor Sleiman

THAT in accordance with the Part IV of the *Ontario Heritage Act*, Notice of Intention to Designate the following property **BE GIVEN** and further, that the 1950's addition to the building **BE EXCLUDED** from the designation:

Owners: Federal Heritage Building

Property: 185 Ouellette Avenue

Description of Historic Place

The Federal Building in Windsor, also called the Dominion Public Building and named for Paul Martin, is an imposing, six-storey masonry office block on the main

thoroughfare in the city's central business district. It is deserving of municipal designation because of its historical associations, and its architectural and contextual value.

Cultural Heritage Value or Interest

Design or Physical Value:

The Federal Building, opened in 1934, is valued for its very good aesthetic and functional design. The design is a modernist interpretation of the Beaux-Arts inspired federal office building and was a large commission for its well-known local architects Sheppard and Masson with Trace and Buller-Colthurst. The sophisticated handling of mass and the treatment of the building as a sculptural whole represent a new approach to official architecture in the 1930s. The building was planned with the intention of concentrating the work of federal government departments in one location and of providing more adequate public and working space for postal and customs services. The building is also valued for its striking and high quality materials and craftsmanship evident in its masonry work including Canadian decorative motifs.

Features of the building include its recessed bays of windows, giant fluted pilasters in high relief, and the fluted cornice. There are Canadian crests on each of the street-facing sides. The interior public areas include highly detailed marble walls, plaster ceilings and terrazzo floors.

Historical or Associative Value:

The Federal Building is associated with the increasing complexities of the corporate structure of the Dominion Government in the 1920s and with its activities at the local level. This resulted in the development of a new type of government building. The Federal Building is a relatively early example of an approach to public building, which became more widespread in the late 1930s.

In Windsor, the site had already been used for a smaller post office for several decades. The new building accommodated the regional population and trade growth. And construction provided many jobs during the Great Depression.

Contextual Value:

The Federal Building is located on Ouellette Avenue, spanning a full block on the main commercial artery of downtown Windsor, and is two blocks south of the Detroit River. It has been a dominant structure on the north end of Ouellette Avenue. Its imposing presence remains a downtown landmark.

Character Defining Elements

Exterior features that contribute to the design or physical value of the Federal Building / Dominion Public Building / Paul Martin Building:

- Six-storey massing.
- Light grey-brown Tyndall limestone walls.
- Three classically inspired stages including the base, underscored by a broad horizontal band of black granite and the pronounced stringcourse that marks the transition from base to shaft, the intermediary section which rises four storeys in a strong vertical thrust, and the top storey which echoes the horizontality of the base.
- Giant fluted pilasters in high relief and at attic level, the octagons in low relief and the fluted cornice band punctuated with carved roundels.
- Recessed windows.

- Small detailing such as the band of medallions with motifs such as the maple leaf, the rose, thistle, shamrock, and fleur-de-lis.
- Stone band above the first floor with carved “Dominion Public Building” and “Post Office”, and Canadian crests above.
- Ouellette Avenue entrance flanked by quarter-oval black granite pilasters
- Bronze plaques on first floor identifying “Post Office” and “Customs and Excise”.

Interior feature that contributes to the design or physical value of the Federal Building / Dominion Public Building / Paul Martin Building:

- Public spaces – Ouellette Avenue entry lobby and Post Office lobby – with walls lined with marble, ceilings decorated with polychrome plasterwork and floors with geometric terrazzo designs.

Features that contribute to the historical value of the Federal Building / Dominion Public Building / Paul Martin Building:

- Association with Windsor architects Hugh Sheppard, George Masson, John E. Trace and Guy Buller-Colthurst, instead of Federal government architects.
- Association with the increasing complexities of the corporate structure of the Federal government after the 1920s and with its activities at the local level, which resulted in a government building combining many functions including customs and post office.
- The site had been a post office from the 19th century.

Features that contribute to the contextual value of the Federal Building / Dominion Public Building / Paul Martin Building:

- Its overall scale, massing, and materials, which are compatible with its streetscape surroundings and adjacent buildings.
- Its block-wide presence on the main street in downtown Windsor, which makes it a familiar landmark in the city.


Carried.

9. QUESTION PERIOD

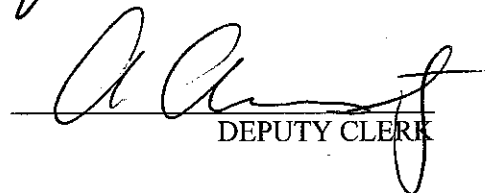
None

10. ADJOURNMENT

There being no further business, the meeting is adjourned at 5:17 o'clock p.m.



CHAIR



DEPUTY CLERK