Development & Heritage Standing Committee Meeting

Date: Tuesday, August 6, 2024
Time: 4:30 o'clock p.m.

Members Present:

Councillors
Ward 1 - Councillor Fred Francis
Ward 4 - Councillor Mark McKenzie
Ward 7 - Councillor Angelo Marignani
Ward 9 - Councillor Kieran McKenzie
Ward 10 - Councillor Jim Morrison (Chairperson)

Clerk's Note: Councillor Kieran McKenzie participated via video conference, in accordance with Procedure By-law 98-2011 as amended, which allows for electronic participation.

Members
Member Anthony Arbour
Member Joseph Fratangeli
Member John Miller
Member Charles Pidgeon
Member Robert Polewski
Member Khassan Saka
Member William Tape

Members Regrets
Member Daniel Grenier

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Kristina Tang, Planner III - Heritage
Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Joe Mancina, Chief Administrative Officer

Jason Campigotto, Deputy City Planner - Growth
Adam Szymczak, Acting Deputy City Planner – Development
Patrick Winters, Manager, Development
Jim Leether, Manager, Environmental Services
Emilie Dunnigan, Manager, Development Revenue & Financial Administration
Elara Mehrilou, Transportation Planner I
Laura Strahl, Planner III – Special Projects
Kevin Alexander, Planner III – Special Projects
Natasha McMullin, Clerk Steno Senior
Gabriel Lam, Waterloo – Co-op Planning
Julia Wu, Waterloo – Co-op Planning
Danielle Porier, Waterloo – Co-op Planning
Liyue Qiu, Waterloo – Co-op Planning
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 7.1. - Tracey Pillon-Abbs, RPP, Principal Planner
Item 7.1. - Quan Yang, area resident
Item 11.3. - Shawna Petzold, General Manager, Permit World

Delegations—participating in person

Item 7.1. - Crystal McKenzie, area resident
Item 7.1. - Joanne Verschraegen, area resident
Item 7.1. - Rick Hobbs, area resident
Item 7.1. - Linda MacKenzie, Neighbourhood Committee Representative
Item 10.1. - Peter Deck, property owner
Item 10.2. - Xiaoliang Duan, property owner
Item 10.3. - Robert & Melanie Polewski, property owners
Item 11.3. - David Meikle, Signal Out of Home

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage 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.

8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held July 2, 2024

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Mark McKenzie

THAT the minutes of the Development & Heritage Standing Committee meeting held July 2, 2024 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 205/2024

10. *HERITAGE ACT* MATTERS

10.2. Request for Heritage Permit – 567 Church Street, Revell-D'Avignon House (Ward 3)

Xiaoling Duan, Property Owner

Xiaoling Duan appears before the Development & Heritage Standing Committee regarding the administrative report dated June 4, 2024, entitled “Request for Heritage Permit – 567 Church Street, Revell-D'Avignon House (Ward 3)” and indicates that the cost of cedar roof shingles is much too expensive to be able to afford and wishes to replace the roof with asphalt shingles.

Councillor Angelo Marignani inquires how long the delegate has been living in the home. Ms. Duan indicates that there is not currently anyone living in the home as it needs repairs and then the plan is to rent it out.

Councillor Angelo Marignani inquires which roof style they prefer. Ms. Duan responds that asphalt shingles are preferred.

Councillor Kieran McKenzie comments that the reason for the delay of a decision is to consider all options for subsidizing the cedar shingles to preserve the heritage value of the home, and inquires if it is possible to work with a roofing company that doesn’t specialize in the specific cedar roofing material or heritage-related construction work and if so, what subsidy could be offered to the applicant. Kristina Tang, Heritage Planner, appears via video conference before the Development & Heritage Standing Committee regarding the administrative report dated June 4, 2024, entitled “Request for Heritage Permit – 567 Church Street, Revell-D'Avignon House (Ward 3)” and refers to

the cost summary, it was indicated that the cost of $37,000 is for a composite material. There was not a quote for cedar wood shingles from that company. There is an example in Item 10.1 of this agenda that the company worked with administration to define the heritage specifications so that the owner and vendor were clear on the heritage standards required for installation. It could be done, but there is no indication here that ROC Home Improvement was ready to embark on this exercise.

Councillor Kieran McKenzie inquires if the City were to propose to fund the difference between the cost of cedar vs asphalt shingles in the amount of approximately $35,000, how often have we deviated from the policy to allow an exception to the standard funding. Ms. Tang responds that the community heritage fund was designed to cover up to 15%. In recent years, council has recognized the higher cost of heritage work and has provided around 30% which has been the recommendation of staff. The cap would usually be $50,000. We may have deviated in major or specialized projects such as John Campbell School and Assumption Church where the City had granted about $200,000 for copper roofing. The percentage amount of the entire project cost was less than 30%.

Councillor Angelo Marignani inquires whether the delegate plans any changes to the façade of the home with the replacement of the roof. Ms. Duan responds that the front of the home will not be changed, however the siding will be painted.

Councillor Angelo Marignani inquires whether the scaled shingles at the top window will remain. Ms. Duan responds that is correct.

Member William Tape inquires whether the delegate's plan is to make the property a rental property and not their main residence. Ms. Duan responds that is the intention.

Member William Tape inquires whether the delegate plans to sell the residence in the short-term. Ms. Duan indicates that it may be sold, but the current plan is to rent the property.

Councillor Angelo Marignani requests that administration provide a review of the three options provided. Ms. Tang indicates that the quotes have presented asphalt, composite and cedar shingles. Administration does not recommend the composite material because the pricing is similar to cedar but not authentic. The recommendation in the Administrative Additional Information memo is to approve the asphalt roof shingle or the cedar roof shingle.

Councillor Angelo Marignani requests that Ms. Tang confirm the asphalt material proposed. Ms. Tang responds that the material is not confirmed by the owner. In the new AI report, the owner provided quotes citing a different type of asphalt material. Should the committee approve the recommendation of asphalt shingles, administration would confirm the details of the materials used before work is to begin on the home.

Member Charles Pidgeon inquires whether the committee is setting a precedent that would allow other homeowners to use asphalt instead of cedar. Jason Campigotto, Deputy City Planner, appears before the Development & Heritage Standing Committee regarding the administrative report dated June 4, 2024, entitled "Request for Heritage Permit – 567 Church Street, Revell-

D'Avignon House (Ward 3)" and indicates that consideration of establishing precedent is taken. In this particular request, the roof is not identified as a heritage attribute on the designation by-law. When looking at this property from the street frontage, the roof is not a predominant feature. Administration is recommending support as this is a reversible improvement that could be changed at a later date to cedar shingles.

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Fred Francis

Decision Number: **DHSC 641**

I. THAT Council **BE INFORMED** of the various roof replacement options explored by the Owner of 567 Church Street as outlined in this report; and,

II. THAT a Heritage Permit at 567 Church St, Revell-D'Avignon House, **BE GRANTED** to the Property Owners Xiaoliang Duan & Hao Cui for the repainting of the "fish-scale" shingles at the gable ends, midline band of the bay window, and wood siding of the property per details outlined in Report S 72/2024 Appendix B Heritage Permit Application; and,

III. THAT a Heritage Permit at 567 Church St, Revell-D'Avignon House, **BE GRANTED** to the Property Owners Xiaoliang Duan & Hao Cui for the removal and replacement of the existing cedar wood roof material with Timberline HDZ asphalt shingles, subject to further review of scope of work, product information and compatible colour selection to the satisfaction of the City Planner or designate prior to work start; and,

IV. THAT the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the roof replacement, gable ends, and ornamental strip between the two-storeys.

Carried.
Members William Tape, Joseph Fratangeli, and Charles Pidgeon voting nay.

Report Number: S 72/2024 & AI 17/2024
Clerk's File: MBA/2985

10.3. Request for Partial Demolition and Removal from Municipal Heritage Register for Heritage Listed Property – 232 Thompson Boulevard, House (Ward 6)

Moved by: Councillor Fred Francis
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 642**

I. THAT Council **BE INFORMED** of the proposed partial demolition at 232 Thompson Boulevard to remove the existing roof, front porch, openings (doors/windows), and brick chimney to construct a second storey addition and new covered front porch; and,

II. THAT the property at 232 Thompson Boulevard, identified as House – Arts & Crafts Bungalow, **BE REMOVED** from the Windsor Municipal Heritage Register, due to the existing lack of apparent cultural heritage value or interest in combination with the proposed extent of non-reversible alterations.

Carried.

Report Number: S 90/2024
Clerk's File: MBA2024

10.1. Community Heritage Fund Request – 3069 Alexander Ave, Masson-Deck House (Ward 2)

Peter Deck appears before the Development & Heritage Standing Committee regarding the administrative report dated July 18, 2024, entitled "Community Heritage Fund Request – 3069 Alexander Ave, Masson-Deck House" and is available for questions.

Councillor Angelo Marignani inquires whether the aluminum flashing will be replaced with the same. Mr. Deck responds that the existing flashing is copper, but it was recommended that painted galvanized steel be used.

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 640**

I. THAT a total grant of 30% of the cost to an upset amount of $15,126.18 for the cedar roof shingles and the cedar dormer shingles, from the Community Heritage Fund (Reserve Fund 157), **BE GRANTED** to the Owner of the Masson-Deck House at 3069 Alexander Ave, subject to:

a. Fulfillment of the conditions of Heritage Permit HP 09/2024 issued under delegated authority;

b. Determination by the City Planner that the work is completed to heritage conservation standards;

c. Owner's submission of paid receipts for work completed;

d. That the Community Heritage Fund (Reserve Fund 157) grants approved shall lapse if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 99/2024
Clerk's File: MBA/3801

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 5:06 o'clock p.m.

The Chairperson calls the *Planning Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 5:08 o'clock p.m.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee minutes (*Planning Act*) of its meeting held July 2, 2024

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Mark McKenzie

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held July 2, 2024 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 228/2024

6. PRESENTATION DELEGATIONS (*PLANNING ACT* MATTERS)

See item 7.1.

7. *PLANNING ACT* MATTERS

7.1. Zoning By-law Amendment Application for property known as 1920 Grove Avenue; Applicant: Olivia Construction Homes Ltd.; File No. Z-016/24, ZNG/7206; Ward 2

Moved by: Councillor Fred Francis
Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 639**

I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of the land located on the north side of Grove Avenue, between Josephine Avenue and Partington Avenue, described as Part Lot 68, Concession 1, PIN 01219-0447 LT, from Residential District 2.1 with a holding prefix (HRD2.1) to Residential District 2.5 (RD2.5) and adding the following site-specific zoning provisions:

"511 NORTH SIDE OF GROVE AVENUE, BETWEEN JOSEPHINE AVENUE AND PARTINGTON AVENUE

For the land comprising Part Lot 68, Concession 1, PIN 01219-0447 LT, all permitted uses shall be subject to the following additional provisions:

a)	Main Building Height - maximum	11.0 m
b)	Front Yard Depth – maximum	20.3 m
c)	Rear Yard Depth – minimum	5.48 m
d)	Loading space – minimum	0
e)	Exterior finish for all dwelling types – minimum	50% face brick

[ZDM 4; ZNG/7206]"

II. THAT the Site Plan Approval Officer **BE DIRECTED** to consider the municipal departments and external agencies' requirements found in Appendix D of this Report in the Site Plan Approval process and incorporate the Engineering Department's requirements and other appropriate/necessary requirements in the Site Plan Agreement for the proposed development on the subject land; and,

III. THAT the Applicant **BE REQUESTED** to conduct an open house to discuss the concerns raised by area residents prior to this matter being conisdered by Council.

Carried.
Councillor Angelo Marignani voting nay.

Report Number: S 96/2024
Clerk's File: ZB/13468

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 6:02 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 6:02 o'clock p.m.

11. ADMINISTRATIVE ITEMS

11.3. Amendment to Sign By-law 250-04 for 2545 Howard Avenue, File No. SGN-001/24 - Ward 10

David Meikle, Signal Out of Home

David Meikle, Signal Out of Home, appears before Council regarding the administrative report dated July 9, 2024 entitled, "Amendment to Sign By-law 250-04 for 2545 Howard Avenue, File No. SGN-001/24 - Ward 10" and is available for questions.

Shawna Petzold, General Manager, Permit World

Shawna Petzold, General Manager, Permit World, appears before Council via video conference regarding the administrative report dated July 9, 2024 entitled, "Amendment to Sign By-law 250-04 for 2545 Howard Avenue, File No. SGN-001/24 - Ward 10" and is available for questions.

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 645**

I. THAT the application for a Site Specific Amendment to By-law 250-2004, being a by-law respecting signs and other advertising devices in the City of Windsor, as amended (the "Sign By-law"), to allow for the installation of an Electronic Changing Copy Billboard Ground Sign on the private property at 2545 Howard Avenue, **BE APPROVED**; and,

II. THAT Schedule "E" – "Special Provisions for Individual Signs" of the Sign By-law **BE AMENDED** by adding the following as a new section E. 22:

E. 22 Despite the provisions of this By-law, that a BILLBOARD SIGN, that is both a GROUND SIGN and an ELECTRONIC CHANGING COPY SIGN, may be constructed on the property located west of Howard Avenue, east of Doty Place and south of the CP Rail Line underpass, subject to the following conditions:

a. That the BILLBOARD SIGN does not include FLASHING ILLUMINATION, and that changing of the ELECTRONIC CHANING COPY does not occur at intervals of less than 10 seconds;

b. That the manufacturer of the BILLBOARD SIGN confirm compliance with the lighting restrictions in accordance with Section 3 for electronic message signs;

c. That the BILLBOARD SIGN does not have any animation including scrolling letters, television or video message, or any moving sign message objects;

d. That the illumination intensity of the BILLBOARD SIGN complies with subsection 3.3.1.(c) of this By-law, and that the brightness of the BILLBOARD SIGN be automatically controlled with an ambient light photo-sensor; and,

e. That the BILLBOARD SIGN will only be illuminated between the hours of 6am and 11pm; and,

III. THAT the City Solicitor **BE DIRECTED** to prepare the by-law to amend the Sign By-law.

Carried.

Report Number: S 88/2024
Clerk's File: SB2024

11.1. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Riverside Horizons Inc. for 3251 Riverside Drive East (Ward 5)

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 643**

I. THAT the request made by Riverside Horizons Inc. to participate in the Brownfield Rehabilitation Grant Program **BE APPROVED** for 70% (or 100% if LEED certified) of the municipal portion of the tax increment resulting from the proposed redevelopment at 3251 Riverside Drive East for up to 10 years or until 100% of the eligible costs are repaid pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan; and,

II. THAT Administration **BE DIRECTED** to prepare an agreement between Riverside Horizons Inc., the City, and any persons legally assigned the right to receive grant payments to implement the Brownfield Rehabilitation Grant Program in accordance with all applicable policies, requirements, and provisions contained within the Brownfield Redevelopment 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 Rehabilitation Grant Agreement; and,

IV. THAT the approval to participate in the Brownfield Rehabilitation Grant Programs **EXPIRE** if the agreement is not signed by applicant within two years following Council approval.

Carried.

Report Number: S 91/2024
Clerk's File: SPL/14202

11.2. Downtown CIP Grant Application Amendment made by Fouad Badour (Owner) for 509, 515, 521, 527 Marentette Avenue, Ward 3

Moved by: Councillor Fred Francis
Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 644**

I. THAT Council Resolution 63/2024 adopted on February 12, 2024 **BE AMENDED** as follows:

i. by **DELETING** Resolutions V., VI., VII., VIII., IX., X., and XI. in their entirety, and **INSERTING** the following in their place:

"V. THAT the request made by Fouad Badour for the proposed development at 509, 515, 521, 527 Marentette Avenue as proposed in Report S87/2024, to participate in:

a) the Building/Property Improvement Tax Increment Grant Program **BE APPROVED** for 100% of the municipal portion of the tax increment resulting from the proposed development for up to five (5) years or until 100% of the eligible costs are repaid pursuant to the Downtown Windsor Enhancement Strategy and Community Improvement Plan; and,

b) the New Residential Development Grant Program **BE APPROVED** for $30,000 towards eligible costs of twelve (12) new residential units ($2,500 per new residential units) pursuant to the Downtown Windsor Enhancement Strategy and Community Improvement Plan.

VI. THAT Administration **BE DIRECTED** to prepare the agreements between the City and Fouad Badour to implement the Building/Property Improvement Tax Increment Grant Programs at 509, 515, 521, 527 Marentette Avenue in accordance with all applicable policies, requirements, and provisions contained within the Downtown Windsor Enhancement Strategy and Community Improvement Plan.

VII. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Building/Property Improvement Tax Increment Grant Program agreements at 509, 515, 521, 527 Marentette Avenue to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications.

VIII. THAT the City Treasurer **BE AUTHORIZED** to issue payment of $30,000 for grants under the New Residential Development Grant Program for 509, 515, 521, 527 Marentette Avenue to Fouad Badour upon completion of the twelve (12) new residential units subject to the satisfaction of the City Planner and Chief Building Official.

IX. THAT grant funds in the amount of $30,000 under the New Residential Development Grant Program **BE TRANSFERRED** from the CIP Reserve Fund

226 to the City Centre Community Development Planning Fund (Project #7011022) when work is completed.

X. THAT the approval to participate in the Building/Property Improvement Tax Increment Grant Program **EXPIRE** if the grant agreement is not signed by applicant within two years following Council approval of Report S87/2024.

XI. THAT should the new residential units not be completed in two (2) years following Council approval of Report S87/2024, City Council **RESCIND** the approval under the New Residential Development Grant Program and the Building/Property Improvement Grant Program and that the funds under the New Residential Development Grant Program be uncommitted and made available for other applications.

ii. by **INSERTING** the following as a new Resolution XII:

"XII. THAT the grants approved in Resolution V under the Building/Property Improvement Tax Increment Grant Program and the New Residential Development Grant Program shall apply to the property legally described in the Property Location section of Report S87/2024, regardless of whether the municipal addresses or roll numbers should change."

Carried.

Report Number: S 87/2024
Clerk's File: SPL2024

12. COMMITTEE MATTERS

None presented.

13. QUESTION PERIOD

None registered.

14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Items Matters) is adjourned at 6:05 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on Tuesday, September 3, 2024.
Carried.

Ward 10 – Councillor Jim Morrison (Chairperson)

Deputy City Clerk / Supervisor of Council Services

CITY OF WINDSOR MINUTES 08/06/2024

Development & Heritage Standing Committee Meeting

Date: Tuesday, August 6, 2024
Time: 4:30 o'clock p.m.

Members Present:

Councillors
Ward 1 - Councillor Fred Francis
Ward 4 - Councillor Mark McKenzie
Ward 7 - Councillor Angelo Marignani
Ward 9 - Councillor Kieran McKenzie
Ward 10 - Councillor Jim Morrison (Chairperson)

Clerk's Note: Councillor Kieran McKenzie participated via video conference, in accordance with Procedure By-law 98-2011 as amended, which allows for electronic participation.

Members
Member Anthony Arbour
Member Joseph Fratangeli
Member John Miller
Member Charles Pidgeon
Member Robert Polewski
Member Khassan Saka
Member William Tape

Members Regrets
Member Daniel Grenier

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Kristina Tang, Planner III - Heritage
Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Joe Mancina, Chief Administrative Officer
Jason Campigotto, Deputy City Planner - Growth
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Patrick Winters, Manager, Development
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Natasha McMullin, Clerk Steno Senior
Gabriel Lam, Waterloo – Co-op Planning
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Danielle Porier, Waterloo – Co-op Planning
Liyue Qiu, Waterloo – Co-op Planning
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 7.1. - Tracey Pillon-Abbs, RPP, Principal Planner
Item 7.1. - Quan Yang, area resident

Delegations—participating in person

Item 7.1. - Crystal McKenzie, area resident
Item 7.1. - Joanne Verschraegen, area resident
Item 7.1. - Rick Hobbs, area resident
Item 7.1. - Linda MacKenzie, Neighbourhood Committee Representative

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage 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.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee minutes (*Planning Act*) of its meeting held July 2, 2024

Moved by: Councillor Angelo Marignani
Seconded by: Councillor Mark McKenzie

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held July 2, 2024 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 228/2024

6. PRESENTATION DELEGATIONS (*PLANNING ACT* MATTERS)

See item 7.1.

7. *PLANNING ACT* MATTERS

7.1. Zoning By-law Amendment Application for property known as 1920 Grove Avenue; Applicant: Olivia Construction Homes Ltd.; File No. Z-016/24, ZNG/7206; Ward 2

Adam Szymczak, Acting Deputy City Planner - Development, presents application on behalf of Justina Nwaesei, Planner III - Development

Tracey Pillon-Abbs (agent) is available for questions.

Tracey Pillon-Abbs states that the Applicant supports Administration's recommendations with the conditions. Ms. Pillon-Abbs addresses public comments raised and states that parking meets the City's regulations, the development is compatible, has appropriate housing density, supports in-filling and intensification for a site intended to be residential with no natural protected areas on site, and all required support studies have been completed.

Crystal McKenzie (area resident) available for questions (in person).

Joanne Verschraegen (area resident) has concerns of parking, traffic and demographic changes. Ms. Verschraegen states that homes in the area have changed from single unit dwelling to student and family rentals, where landlords are adding the maximum number of bedrooms rentals to houses causing an increase in cars and decrease of on-street parking for residents. Ms. Verschraegen states this development does not have enough parking. Ms. Verschraegen states concerns with high traffic and the lack of visibility for child pedestrians walking to school and the neighbourhood has asked for traffic calming measures on Josephine.

Rick Hobbs (area resident) has concerns of a two-storey building in his backyard that does not compliment the surrounding neighbourhood, that the neighbourhood resident's have not had a say in regard to the development and not being notified in a timely manner, added traffic on Josephine Avenue and Partington Avenue, and asks about the proposed reconstruction of connecting Bridge Avenue and Grove Avenue.

Linda MacKenzie (area resident) has concerns that the proposed development has already been approved and the lack of public transparency. Ms. MacKenzie states that most of the neighbourhood is not opposed to the development but would like adjustments. Ms. MacKenzie adds that the planning rationale does not meet the specific needs of the area or match the surrounding neighbourhood, the increased student housing has caused parking problems, and the original plan proposed by the Applicant has changed the housing type. Ms. MacKenzie has concerns with the height of Buildings H and J proposed and the location near the lot lines where neighbouring properties are wanting to purchase abutting alleys. Ms. MacKenzie states that there was little to no notification regarding this meeting and the proposed development.

Chair Jim Morrison states that there was a twenty-day notification by law was given and the alley is not part of this application and there is a procedure to follow if the residents want to close the alley. Chair Morrison also states that this application will be presented again at a City Council meeting where residents are able to present their concerns.

Quan Yang (area resident) has concerns of changing the zoning to allow for a two-storey building and prefers a semi-detached dwelling, his backyard would be facing parking lot with lots of traffic creating noise, and garbage management with close proximity to his property.

Councillor Fred Francis asks Ms. MacKenzie what the residents main concerns are. Ms. MacKenzie questions the placement of Buildings H and J, and whether they should be placed where the cul-de-sac currently is or at the front of the development where the set back is larger and the buildings would not overlook properties. Ms. MacKenzie adds that height of the buildings is a community concern.

Councillor Francis inquires whether Crystal McKenzie is in favour of the development. Ms. Crystal McKenzie states that she is against the proposed development.

Councillor Francis inquires whether Mr. Hobbs has any additional questions. Mr. Hobbs asks if he purchases the alley abutting his property will it move the edge of the Buildings H and J further into the property. Mr. Hobbs asks whether there are any issues regarding the water runoff and flooding from the parking lot.

Councillor Francis states that many issues raised tonight are not specific to this development and recommends contacting the Ward Councillor to address these issues.

Councillor Kieran McKenzie inquires whether the waste receptacles can be relocated. Ms. Pillon-Abbs states that garbage receptacles are subject to Site Plan Control and will be addressed at that time regarding layout of parking and garbage, as the current plans are conceptual. Ms. Pillon-Abbs states that the cul-de-sac is currently owned by the City, and the intention of the Applicant is to purchase that land and make it into green space.

Councillor Kieran McKenzie asks when the application is presented to City Council whether more concrete plans can be offered. Ms. Pillon-Abbs states that she will be able to answer those questions at a future date, and that the applicant is satisfied with the height recommendations.

Councillor Kieran McKenzie clarifies that this development is on a smaller scale than what the current zoning allows for. Ms. Pillon-Abbs agrees and states that the Applicant wants the development to blend in with the surrounding properties.

Councillor Kieran McKenzie inquires if there was a Public Information Centre held by the Applicant. Ms. Pillon-Abbs states an open house was not held for this application, as it was not required at the time the development was proposed. Councillor Kieran McKenzie clarifies if Administration had held an open house. Ms. Pillon-Abbs states that no open house was held by Administration.

Councillor Angelo Marginani inquires about the estimated cost per unit. Ms. Pillon-Abbs states that there is no set cost for the sale of units and what the market will allow for at this time.

Councillor Marginani asks if the conversion of the condominium corporation will be after the construction of the project. Ms. Pillon-Abbs states that the building units need to exist as a requirement of the City's Official Plan, that it follow the order of Site Plan Control, building permit, construction and then apply for condominium status so each unit can be individually sold.

Councillor Marginani asks if the height of the Building H and J be reduced to address the concerns of residents. Ms. Pillon-Abbs states that the intent is to stay at the proposed

height and she would be able to answer questions if the Applicant would consider moving or adjusting the buildings. Ms. Pillon-Abbs states that an Urban Design brief was provided with a thorough review of the development.

Councillor Marginani inquires whether there will be a fence on the property line, if so, what will it be made of and what is the height. Ms. Pillon-Abbs states that this will be addressed during Site Plan Control and the Applicant would a privacy fence as required.

Councillor Marginani asks for clarification about the location of the alley. Ms. Pillon-Abbs state that the alley surrounds the property except for on Grove Avenue.

Councillor Marginani asks whether the parking can be increased by removing building H and J and would the Applicant be amendable to the option. Ms. Pillon-Abbs states that she will review with the Applicant but reiterates that there are six additional parking spaces. Ms. Pillon-Abbs states that to allow for more parking, a reduction in green space or a reduction in buildings H and J will be required.

Councillor Francis inquires if it would be agreeable, if the Committee were to approve the recommendation with the condition that an open house be provided by the Applicant prior to the City Council meeting. Ms. Pillon-Abbs agrees to holding an open house.

Councillor Marginani asks if Administration plans to sell the alley as part of this development. Adam Szymczak states that the alley is open and not available to be sold. Councillor Marginani clarifies the reference of an open alley. Mr. Szymczak states that only a small portion of the alley is closed but most of the alley is open. Chair Morrison clarifies that the normal process would be followed to close an alley. Mr. Szymczak agrees.

Councillor Marginani inquires about the parking amount for the development and whether this will cause parking issues for the neighbourhood. Mr. Szymczak states that he cannot confirm this, and that the development meets the requirements set by the zoning by-law. Councillor Marginani states that he believes this may cause problems with the neighbourhood.

Councillor Kieran McKenzie asks what the parking situation was when the site was operating as a school. Mr. Szymczak states that the information is unavailable.

Councillor Francis moves the motion with the requirement of an open house being held prior to the City Council meeting. Chair Morrison confirms if that this is possible prior to the next Council meeting. Councillor Francis states that it would be the responsibility of the Applicant to hold it, not the City.

Councillor Marginani states that he will not be supporting the motion based on parking concerns but will reconsider his vote if a compromise is provided by the Applicant.

Chair Morrison states that this a great development and the proposal is conservative in regard to housing density and height.

Moved by: Councillor Fred Francis
Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 639**

I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of the land located on the north side of Grove Avenue, between Josephine Avenue and Partington Avenue, described as Part Lot 68, Concession 1, PIN 01219-0447 LT, from Residential District 2.1 with a holding prefix (HRD2.1) to Residential District 2.5 (RD2.5) and adding the following site-specific zoning provisions:

"511 NORTH SIDE OF GROVE AVENUE, BETWEEN JOSEPHINE AVENUE AND PARTINGTON AVENUE

For the land comprising Part Lot 68, Concession 1, PIN 01219-0447 LT, all permitted uses shall be subject to the following additional provisions:

a)	Main Building Height - maximum m	11.0
b)	Front Yard Depth – maximum m	20.3
c)	Rear Yard Depth – minimum m	5.48
d)	Loading space – minimum	0
e)	Exterior finish for all dwelling types – minimum face brick	50%

[ZDM 4; ZNG/7206]"

II. THAT the Site Plan Approval Officer **BE DIRECTED** to consider the municipal departments and external agencies' requirements found in Appendix D of this Report in the Site Plan Approval process and incorporate the Engineering Department's requirements and other appropriate/necessary requirements in the Site Plan Agreement for the proposed development on the subject land; and,

III. THAT the Applicant **BE REQUESTED** to conduct an open house to discuss the concerns raised by area residents prior to this matter being conisdered by Council.

Carried.
Councillor Angelo Marignani voting nay.

Report Number: S 96/2024
Clerk's File: ZB/13468

8. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 6:02 o'clock p.m.

Ward 10 – Councillor Jim Morrison (Chairperson)	Deputy City Clerk / Supervisor of Council Services