CITY OF WINDSOR MINUTES 1/6/2025

Development & Heritage Standing Committee Meeting

Date: Monday, January 6, 2025
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)

Members
Member Anthony Arbour
Member William Tape
Member John Miller
Member Robert Polewski

Members Regrets
Member Joseph Fratangeli
Member Daniel Grenier
Member Charles Pidgeon
Member Khassan Saka

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Commissioner, Economic Development
Wira Vendrasco, City Solicitor
Neil Robertson, City Planner
Greg Atkinson, Deputy City Planner – Development

Phong Ngy, Executive Director Operations/ Development City Engineer
Stacey McGuire, Executive Director Engineering / Deputy City Engineer
Matthew Johnson, Executive Director, Economic Development
Jason Campigotto, Deputy City Planner – Growth
Aaron Farough, Senior Legal Council
Joe Baker, Manager, Land Development and Growth
Gholamreza Sayyadi, Transportation, Planning Senior Engineer
Tracy Tang, Acting Heritage Planner
Frank Gerardo, Planner III - Policy & Special Studies
Kevin Alexander, Planner III – Special Projects
Diana Radulescu, Planner II, Development Review
Brian Nagata, Planner II, Development Review
Elara Mehrilou, Transportation Planner I
Chris Gerardi, Policy Analyst
Natasha McMullin, Senior Clerk Steno
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 7.2 – Tracey Pillon-Abbs, RPP Principal Planner
Item 7.3 – Jackie Lassaline, Lassaline Planning Consultants
Item 7.4 – Tracey Pillon-Abbs, RPP Principal Planner
Item 10.1 – Ed van der Maarel, Principal Architect and Heritage Consultant
Item 10.1 – Alicia Lesniak, Architect
Item 10.1 – Tina Van Hinte, Area Resident

Delegations—participating in person

Item 7.1 – Jerry Kavanaugh & Olivia Byrne, Agents for Applicants
Item 7.1 – Zeyad Rafih, Property Owner
Item 7.2 – Andi Shallvari, Property Owner
Item 7.3 – Brian Nagata, Planner II
Item 7.4 – Andi Shallvari, Property Owner
Item 10.1 – Settimo Vilardi, Principal Architect
Item 10.1 – Jean-Yves Renaud, Area Resident
Item 10.1 – Albert Schepers, Area Resident
Item 10.1 – James Demers, Area Resident
Item 10.1 – Frank Providenti, Area Resident
Item 10.1 – Peter Marra, Area Resident
Item 10.1 – Cathrine Archer, Area Resident
Item 10.1 – Lou Durnbeck, Area Resident
Item 10.1 – Chris Kruba, Area Resident

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

Councillor Fred Francis discloses an interest and abstains from voting on Item 7.1 being "Rezoning – Rafco Property Trust Ltd – 0 Howard Ave - Z-032/24 ZNG/7237 - Ward 1," as his employer has a formal business relationship with Rafco Property Trust Ltd.

Member Wiliam Tape discloses an interest and abstains from voting on Item 10.1 being " Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)," as he was provided fees for supporting city document development for New Club House.

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 (*Planning Act*) minutes of its meeting held December 2, 2024

Moved by: Member Anthony Arbour
Seconded by: Councillor Mark McKenzie

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

Report Number: SCM 391/2024

6. PRESENTATION DELEGATIONS (*PLANNING ACT* MATTERS)

See item 7.5.

7. *PLANNING ACT* MATTERS

7.1. Rezoning – Rafco Property Trust Ltd – 0 Howard Ave - Z-032/24 ZNG/7237 - Ward 1

Moved by: Councillor Angelo Marignani
Seconded by: Member Anthony Arbour

Decision Number: **DHSC 685**

1. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of PT LT 107 PL 1489, AS PT 1 ON PL 12R11254 EXCEPT PT 2 ON PL 12R23861 (PIN 01573-0748), bounded by Howard Avenue, Tuson Way and Howard Place and known municipally as 0 Howard Avenue (Roll No: 080-060-01100) from Commercial District 1.1 (CD1.1) to Residential District 3.3 (RD3.3) and by deleting and replacing S.20(1)272 with the following:

272. HOWARD AVENUE, TUSON WAY AND HOWARD PLACE

For the lands comprising Part of Lot 107, Registered Plan 1489, described as Part 1, Plan 12R11254 except Part 2, Plan 12R23861, and identified as PIN 01573-0748, for a *Multiple Dwelling*, the following additional provisions shall apply:

a) *Lot Area* – minimum – 1,825.0 m^2

b) *Building Height – Main Building* – maximum – 10 m

c) Notwithstanding Section 25.5.20.1.2, the minimum *parking area* separation from any *street* shall be 1.50 m.

d) Notwithstanding Section 25.5.20.1.6, the minimum *parking area* separation from a *building wall* containing a *habitable room window* or containing both a main pedestrian

entrance and a *habitable room window* facing the *parking area* where the *building* is located on the same *lot* as the *parking area* shall be 2.60 m.

[ZDM 9; ZNG/7237]

2. THAT, when Site Plan Control is applicable:

A. The Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and an executed and registered site plan agreement:

1) Noise mitigation measures identified in Section 6 in the Road Traffic and Stationary Noise Impact Study prepared by JJ Acoustic Engineering Ltd., dated October 23, 2023, subject to the approval of the City Planner, Deputy City Planner, or Site Plan Approval Officer.

2) Requirements of the City of Windsor – Engineering and City of Windsor – Transportation Planning contained in Appendix B of Report S 148/2024, subject to the approval of the City Engineer.

3) Requirements of the City of Windsor – Forestry, City of Windsor – Natural Areas, and City of Windsor – Planning & Development – Landscape & Urban Design, contained in Appendix B of Report S 148/2024, subject to the approval of the City Forester and City Planner.

B. The Site Plan Approval Officer **CONSIDER** all other comments contained in Appendix B of Report S 148/2024 and recommendations in the documents submitted in support of the application for an amendment to Zoning By-law 8600.

Carried.
Councillor Fred Francis discloses an interest and abstains from voting on this matter.

Report Number: S 148/2024
Clerk's File: Z/14877

7.2. Zoning By-Law Amendment – Z036-24 (ZNG/7248) - Andi Shallvari – 552 Florence Avenue, Ward 7

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

Decision Number: **DHSC 686**

I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of PART LOTS 36 AND 37 PLAN 1094 RIVERSIDE, PART 1, 12R29488 and PART BLOCK B PLAN 1094 (PART ALLEY CLOSED BY R421154), PART 2, 12R29488 situated on the east side of Florence Avenue between Riverside Drive East and Wyandotte Street E, known municipally as 552 Florence Avenue, by adding a site-specific exception to Section 20(1) as follows:

522. EAST SIDE OF FLORENCE AVENUE, NORTH OF WYANDOTTE ST E

For the lands comprising of PART LOTS 36 AND 37 PLAN 1094 RIVERSIDE, PART 1, 12R29488 and PART BLOCK B PLAN 1094 (PART ALLEY CLOSED BY R421154), PART 2, 12R29488; one *Semi-detached Dwelling* is an additional permitted *main use*.

(ZDM 14)

Carried.

Report Number: S 170/2024
Clerk's File: Z/14891

7.3. Zoning By-law Amendment Application for 2275 Wellesley Avenue, Z-026/24 [ZNG-7229], Ward 4

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

Decision Number: **DHSC 687**

I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning for the lands located on the northwest corner of Vimy Avenue and Wellesley Avenue, described as Block D, Plan 1119 (PIN No. 01323-0299 LT), from Institutional District 1.1 (ID1.1) Site Specific Provision 20(1)257, to Residential District 2.3 (RD2.3), subject to additional regulations:

520. NORTHWEST CORNER OF VIMY AVENUE AND WELLESLEY AVENUE

(1) For the lands comprising of Block D, Plan 1119, PIN No. 01323-0299 LT, the following additional provisions shall apply:

1. Notwithstanding Subsection .1 of Section 24.28.1.3, the total area of the required front yard occupied by a hard surface for the purpose of a walkway, driveway, access area or a parking space or any combination thereof for a lot having a width of 9.0 metres or greater shall not exceed 78%.
2. Notwithstanding Subsection .2 of Table 25.5.20.1, the minimum separation for a parking area from a street shall be 1.20 metres, subject to the following provisions:
    a) 1.20-metre-high ornamental screening fence shall span the length of the separation, save and except that portion within 0.30 metres of an access area.
    b) Notwithstanding provision a), for that portion of the ornamental screening fence located within the visibility triangle, as defined under Section 4.3 of Fence By-law 170-2012, the height shall be 0.90 metres.
3. 1.20-metre-high ornamental screening fence shall span the length of any parking area separations from the west interior lot line.
4. 1.20-metre-high ornamental screening fence shall span the length of the north limit of a parking area, east of the existing building.

[ZDM 7; ZNG/7229]

Carried.

Report Number: S 171/2024
Clerk's File: Z/14892

7.4. Zoning By-law Amendment Application for 0 Janette Avenue, Z-037/24 [ZNG-7249], Ward 3

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

Decision Number: **DHSC 688**

I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning for the lands located on the east side of Janette Avenue between Park Street West and Wyandotte Street West, described as Lot 73, Plan 274 (PIN No. 01195-0501 LT), by adding a site specific provision to allow *One Multiple Dwelling* containing a maximum of six *dwelling units* as an additional permitted *main use*, subject to the following additional regulations:

521. EAST SIDE OF JANETTE AVENUE BETWEEN PARK STREET WEST AND WYANDOTTE STREET WEST

(1) For the lands comprising of Lot 73, Plan 274, PIN No. 01195-0501 LT, one *Multiple Dwelling* containing a maximum of six *dwelling units* shall be an additional permitted *main use* subject to the following additional provisions:

1. The *Multiple Dwelling* provisions of Section 11.2.5.4 shall apply, save and except Sections 11.2.5.4.1, 11.2.5.4.2 and 11.2.5.4.4.
2. Lot Width - minimum 15.0 m
3. Lot Area - minimum 519.0 m^2
4. Main Building Height - maximum 10.0 m
5. Landscape Open Space Yard - minimum 35.0% of lot area
6. Notwithstanding Table 24.20.5.1, for a *Multiple Dwelling* containing a minimum of 5 Dwelling Units, the minimum required number of *parking spaces* shall be 4;
7. Notwithstanding Table 24.30.1, the minimum required number of bicycle parking spaces shall be 10; and,
8. In addition to the provisions of Section 24.30.20:
    a. Bicycle parking spaces shall be located within a secure area within the Multiple Dwelling, an Accessory Building, and/or fully enclosed Structure having a minimum height of 2.20 metres from the ground adjacent to the bicycle parking spaces; and,
    b. Bicycle parking spaces shall meet the definition of *Long-term bicycle parking space* as defined under the *Bicycle Parking Standards and Guidelines* of the City's *Bicycle Parking Policy*, approved by Council Resolution CR363/2024 on September 9, 2024.
    c. Each bicycle parking space shall be equipped with an electrical outlet with a receptacle sufficient for charging a *power-assisted-*

bicycle as defined under Section 1(1) of the *Highway Traffic Act, R.S.O. 1990, c. H.8.*

[ZDM 3; ZNG/7249]; and,

II. That the Applicant **BE REQUESTED** to provide a secure and electrified bicycle parking facility on site for this application.

Carried.

Report Number: S 172/2024
Clerk's File: Z/14890

7.5. Provincial Planning Statement (2024) Update

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

Decision Number: **DHSC 689**

I. THAT the report on Ontario's Land Use Planning Document *Provincial Planning Statement, 2024* **BE RECEIVED**; and,

II. THAT administration **BE DIRECTED** to review and refine Windsor's existing intensification framework of mixed use centres, nodes and corridors to include residential corridors and identify all of the areas identified for intensification as *Strategic Growth Areas* in conformity with section 2.4.1 of the *Provincial Planning Statement, 2024*; and,

III. THAT administration **BE DIRECTED** to investigate formally identifying the lands in Sandwich South as *designated growth areas* in the Official Plan consistent with Policy 2.3.1.5, and establish density targets for future Secondary Plans adopted in the Sandwich South lands; and,

IV. THAT administration **BE DIRECTED** to review and establish minimum affordable housing targets in conformity with *Provincial Planning Statement, 2024*; and,

V. THAT administration **BE DIRECTED** to review intensification targets in conformity with *Provincial Planning Statement, 2024*.

Carried.

Report Number: S 177/2024
Clerk's File: GP2025

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:40 o'clock p.m.

The Chairperson calls the *Heritage Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 5:49 o'clock p.m.

8. ADOPTION OF THE MINUTES

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

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

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

Report Number: SCM 376/2024

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

See item 10.1.

10. *HERITAGE ACT* MATTERS

10.1. Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)

Tracy Tang, Heritage Planner (A)

Tracy Tang, Heritage Planner (A) appears before the Development & Heritage Standing Committee regarding the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)” and provides a brief overview of the application and factors prompting and supporting the heritage designation by-law amendment as follows: General Reminders; Site Information; Designation By-law 281-2003 Location Map; Focused Area Map; Site Photographs, Club House Building; Housing Solutions Made for Windsor; Proposal; Information Submissions; Heritage Impact Assessment; Updated Survey Plan; Other Factors to Consider; *Ontario Heritage Act* Provisions; Official Plan Policy; Risk Analysis; Conclusions and Recommendations.

Settimo Vilardi, Principal Architect, Prime Consultant, Archon Architects Incorporated
Settimo Vilardi, Principal Architect, Prime Consultant, Archon Architects Incorporated appears before the Development & Heritage Standing Committee regarding the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)” and is available for questions.

Alicia Lesniak, Architect, a+LiNK Architecture Inc.

Alicia Lesniak, Architect, a+LiNK Architecture Inc. Appears via video conference before the Development & Heritage Standing Committee regarding the administrative report dated November

14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)” and is available for questions.

Albert Schepers, Area Resident
Albert Schepers, area resident, appears before the Development & Heritage Standing Committee and expresses concern with the recommendation in the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)” including the timing of the by-law amendment request, seeing as there is not currently a proposed development; and concludes by urging the committee to postpone the amendment until there is a proposed development.

James Demers, Area Resident
James Demers, area resident, appears before the Development & Heritage Standing Committee and expresses concern with the recommendation in the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)”; and concludes by detailing concerns with the removal of the community amenity and what is to come for Ward 1 residents.

Frank Providenti, Area Resident
Frank Providenti, area resident, appears before the Development & Heritage Standing Committee and expresses concern with the recommendation in the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)” citing concerns in the report with reference to the grounds and the golf course as it relates to the heritage designation.

Peter Marra, Area Resident
Peter Marra, area resident, appears before the Development & Heritage Standing Committee and expresses concern with the recommendation in the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)”; and concludes by providing historical information related to Councils intention for the designation in 2003 to protect the property as a benefit to the community.

Catherine Archer, Area Resident
Catherine Archer, area resident, appears before the Development & Heritage Standing Committee and expresses concern with the recommendation in the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)” citing concerns with the future of the Roseland neighbourhood and golf course and the potential for future high-density development; and indicates that there are areas around the city that need revitalization much more than this protected property.

Lou Durnbeck, Area Resident
Lou Durnbeck, area resident, appears before the Development & Heritage Standing Committee and expresses concern with the recommendation in the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)”; and concludes by suggesting that the clubhouse is a vital

part of the golf course and recommends that a new clubhouse be built in its place to attract business and provide a place for people to gather.

Chris Kruba, Area Resident
Chris Kruba, area resident, appears before the Development & Heritage Standing Committee and expresses concern with the recommendation in the administrative report dated November 14, 2024, entitled "Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)"; and questions the reasoning in the heritage impact assessment which speaks to why the parking lot should be severed and removed from the historical record; and concludes by suggesting that the incorrect process is being undertaken, noting that there are alternative, more appropriate and robust processes within the *Ontario Heritage Act* and recommends that the existing clubhouse be replaced with a smaller clubhouse as an integral part of any golf course and to protect the entire parcel of land.

Tina Van Hinte, Area Resident
Tina Van Hinte, area resident, appears via video conference before the Development & Heritage Standing Committee and expresses concern with the recommendation in the administrative report dated November 14, 2024, entitled "Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)" and is concerned with any potential future development.

Councillor Fred Francis asks Mr. Vilardi to identify when they were contacted to be retained and what the scope of work was. Mr. Vilardi responds that they were contacted to consult on the heritage impact statement to assess the heritage value of the northern portion of the property which included the clubhouse, parking lot and the part of the 9-hole course, which was later clarified as it was not included or identified in the report.

Councillor Fred Francis asks Mr. Vilardi if the entire northern portion of the property is of heritage significance, including the portion of the 9-hole course. Mr. Vilardi responds that the short course was never intended to be part of the property. The short course was not part of the original Don Ross design and therefore was not considered to have historic value, which is why it was included in the original heritage impact assessment ahead of the surveyed portion of the property. It was later clarified through the process that designation was not intended to be removed from that portion of the parcel.

Councillor Fred Francis comments that if the shorty is not considered to have historic value according to Mr. Vilardi's professional opinion but has been exempted from the portion to be removed from the designation by matter of choice and whether that negates the purpose of the heritage impact assessment. Mr. Vilardi indicates that they did not do a direct assessment of the shorty course to identify it as heritage or not as it was not part of their review.

Councillor Fred Francis inquires about consultation and feedback. Mr. Vilardi responds that direct consultation was with city staff. The type of consultation wouldn't require feedback from residents or ward councillors when assessing heritage impact. If there was a planned development for that site, it would be a different story. This has to do with removing a designation of a portion of the property

to allow for future development. If future development were to take place, further consultation would be appropriate.

Councillor Kieran McKenzie inquires whether the putting green has heritage value. Ms. Lesniak responds that the putting green is included in the portion to be removed from designation as it was not part of the original Ross design for the course.

Councillor Fred Francis inquires whether Mr. Baker is the project lead working with the architects and the consultants on this project. Joe Baker, Manager, Land Development and Growth appears before the Development & Heritage Standing Committee regarding the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)” and responds that he is the project lead for the Housing Solutions Made For Windsor project and is involved but there are a team of people on the executive committee to assist the process.

Councillor Fred Francis inquires about the steps involved in how this consultation process was undertaken. Mr. Baker responds that administration was aware of the designation on the property and one of the first steps was to hire a consultant to move the process forward for potential redesignation or heritage permit applications to deal with demolition or any future builds.

Councillor Fred Francis inquires as to when administration was made aware of the heritage designation on this property. Jelena Payne, Commissioner Economic Development appears before the Development & Heritage Standing Committee regarding the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)” and responds that Council considered report C 44/2023 which dealt with the Roseland Golf Course, specifically the issue of redevelopment of the parking lot, clubhouse and future curling. The property designation was mentioned in the April 3, 2023, in-camera report.

Councillor Fred Francis inquires whether there was any miscommunication from administration as it relates to the heritage designation of the golf course itself or the entire property. Ms. Payne responds that it is the understanding of administration that the recognition of designation for the entire parcel of land under the PIN, however the heritage components applied to the Donald Ross golf course specifically.

Councillor Fred Francis inquires as to why that information wasn’t communicated at the time of the March open house to the residents. Ms. Payne responds that due to the transition of the portfolio from other departments within the city to the Economic Development department, they had not officially taken over the file until after that open house session in March.

Councillor Fred Francis inquires as to why the ward Councillor or the Roseland Board of Directors were not consulted prior to this meeting. Ms. Tang responds that notifications for designation by-law amendments are not required for this type of matter aside from the property owner.

Councillor Fred Francis inquires whether the property owner is the City of Windsor, why City Council was not consulted and who, on behalf of the City of Windsor was consulted. Ms. Payne

responds that there was not an extensive amount of consultation with city administration as this was meant to be an independent analysis by a third-party consultant. As part of that course of action, it would come before the committee and then to Council. The consultants referred to readily available historical records to complete their assessment.

Councillor Fred Francis inquires as to who recommended the removal of the shorty from their study. Mr. Baker responds that the renderings from the March meeting of last year showed a potential proposed concept of a clubhouse where the putting green currently exists. The potential new condo building would be located within the existing footprint of the existing clubhouse so that it would not negatively impact the surrounding area. The intent was never to include the par 3 course, based on direction from Council in-camera to bring back drawings.

Councillor Fred Francis inquires as to why the survey results from the public open house were not presented with this report. Mr. Baker responds that the survey results will be brought forward as part of the release of the Expression of Interest document to inform potential developers of what the residents would like to see on the site.

Councillor Fred Francis inquires whether the heritage designation by-law amendment is not premature. Mr. Baker responds that it is at the discretion of this committee and Council to approve or deny the by-law amendment. We can then deal with heritage alteration permits as needed. This approach is to not encumber the land without heritage value. Any future developments will require heritage impact assessments individually, which will be presented to this committee and to Council for future consideration.

Councillor Fred Francis inquires whether there was a heritage impact assessment completed when work was completed on the golf course. Ms. Tang responds that there is no record of a heritage permit application or heritage impact assessment for those scopes of work done on the property. In retrospect, it would have been beneficial to have those applications to aid in record keeping, documentation and approvals, despite the scopes of work potentially not impacting any of the listed reasons or the attributes of cultural heritage value on the property.

Councillor Fred Francis inquires if Council decides to amend the designation by-law to allow for future development around the golf course if Council can further amend the by-law. Wira Vendrasco, City Solicitor appears before the Development & Heritage Standing Committee regarding the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)” and responds yes.

Councillor Fred Francis inquires whether the parking lot at Willistead Manor is designated as heritage. Neil Robertson, City Planner appears before the Development & Heritage Standing Committee regarding the administrative report dated November 14, 2024, entitled “Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)” and responds that the designation is probably on the building, they may have described the entire property using the PIN. The reasons for designation would be architectural. In this case, we are speaking of a cultural landscape. The evaluation by the consultants determines how the actions we are seeking will impact the heritage aspects as defined by the by-law.

Councillor Fred Francis inquires whether the same process before us today could be followed for other similar heritage designated properties in the City of Windsor. Mr. Robertson responds that it would be at the direction of Council.

Councillor Kieran McKenzie inquires whether there is a timeline for the demolition of the clubhouse right now. Mr. Baker responds that they are intending to bring forward the committee recommendation in February along with a public report for the demolition of the existing structure. They would like to tender the demolition in the spring with the hopes of removing the building in the off season, starting in November, with support of Council.

Councillor Kieran McKenzie requests confirmation of next steps in the process post-demolition would be to identify a funding source for the construction of a new clubhouse. Mr. Baker responds that is correct.

Councillor Kieran McKenzie inquires how the City may be able to protect the assets remaining as part of the heritage designation. Mr. Baker responds that if they remove the proposed portion of the property from the heritage designation, the remaining portion will remain protected under the heritage designation.

Councillor Kieran McKenzie inquires whether there are other heritage tools that can be considered, beyond designation, to protect some of the aspects directly related to the golf operations, such as a heritage easement agreement. Ms. Vendrasco responds that a heritage easement agreement would typically come from an owner of a property to the municipality or to the Ontario Heritage Trust.

Councillor Kieran McKenzie whether they could further strengthen the protections of the designated or heritage areas of the property to make it more challenging for future councils to make decisions about the currently designated features. Ms. Tang responds that a designation by-law could be amended to clarify, correct or add on reasons for heritage designation. Mr. Robertson adds that Council could direct administration to evaluate the regulation to determine the criteria required for designation and to evaluate the affected properties to see if they meet the requirements.

Councillor Kieran McKenzie inquires whether there are tools beyond heritage designation that could protect parcels of land from development. Mr. Robertson responds not that he is aware of.

Councillor Angelo Marignani requests clarification as to the area that is going to be amended of its heritage status. Mr. Robertson responds that the area in question is 4 acres.

Councillor Angelo Marignani inquires whether it is possible to demolish the clubhouse without any amendments to the heritage by-law. Ms. Tang responds that without the by-law amendment, the demolition would require a heritage permit application along with a heritage impact assessment. Mr. Robertson adds that the recommendation before us today is to unencumber the lands to demolish the clubhouse, build a new clubhouse and explore the possibility of future development on the unencumbered lands.

Councillor Jim Morrison inquires whether the City will be able to move forward with the development of the new clubhouse at this point. Mr. Baker responds that the new clubhouse will be part of the future Expression of Interest. There will be two components including demolition and construction with the possibility of a new condo building from the same developer.

Councillor Fred Francis inquires as to the new information related to a housing component for this project. Ms. Payne responds that as administration, we are exploring several options in order to optimize dollars, efficiencies, and to get the biggest bang for the tax-payer's dollar. Through the EOI process, there will be multiple options put forward. The economic development department through housing solutions is looking at a potential residential development, however our corporate projects is leading the clubhouse portion of it. We are going to explore the development of a clubhouse, separately. We are also going to explore the development of residential, separately. But we are also going to put an option out there to see if there is an ability for one developer to do both in order to look for cost savings, efficiencies, synergies in the development of both. Ms. Payne adds that no decisions have been made yet.

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

Decision Number: **DHSC 690**
THAT the amendment to the Heritage Designation By-law No. 281-2003 for 455 Kennedy Drive West, Roseland Golf Course (Ward 1) **BE DENIED.**
Carried.

At the request of Councillor Fred Francis, a recorded vote is taken on this matter.

Aye votes: Councillors Fred Francis, Mark McKenzie, Angelo Marignani and Member John Miller.
Nay votes: Councillors Kieran McKenzie, and Jim Morrison.
Abstain: Member William Tape.

Report Number: S 161/2024
Clerk's File: MB/6075

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 8:21 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 8:22 o'clock p.m.

11. ADMINISTRATIVE ITEMS

11.1. Part Closure of north/south alley located between Seminole Street and Reginald Street, Ward 5, SAA-7231

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

Decision Number: **DHSC 691**

I. THAT part of the 4.27-metre-wide north/south alley located between Seminole Street and Reginald Street, namely Part 1, Plan 12R-22238, and shown on Drawing No. CC-1858 (attached hereto as Appendix "A"), and hereinafter referred to as the "alley", **BE ASSUMED** for subsequent closure;

II. THAT the subject alley **BE CLOSED AND CONVEYED** in **as is condition** to the owner of the abutting property known municipally as 4285 Seminole Street, legally described as Lot 181 & Part of Lot 182, Plan 892 and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

   i. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:

      i. ENWIN Utilities Ltd. to accommodate existing overhead 16kV, 120/240 volt, and 347/600-volt hydro distribution, poles, and down guy wires; and
      ii. Managed Network System Inc. (MNSi.) to accommodate existing aerial infrastructure.

III. THAT Conveyance Cost **BE SET** as follows:

   i. For alley conveyed to abutting lands owned by Windsor Public Library, $1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

IV. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1858.

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.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003

VIII. THAT Council Resolution CR106/2003 as amended by CR427/2003, CR146/2005, CR182/2005, CR481B/2005 and CR130/2006 **BE AMENDED** by adding a new Subsection viii. under Section e):

viii. Notwithstanding the other policies herein, the conveyance price of street and alley allowances conveyed to abutting lands owned by Windsor Public Library shall be $1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

Carried.

Report Number: S 173/2024
Clerk's File: SAA2024

11.2. Amendment to CR399/2024 for Closure of west half of north/south alley located between Montrose Street and Tecumseh Boulevard West, Ward 3, SAA-4133

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

Decision Number: **DHSC 692**

THAT CR399/2024, adopted on September 23, 2024, **BE AMENDED** to replace Drawing No. CC-1849 with that drawing attached hereto as Appendix "C''.

Carried.

Report Number: S 174/2024
Clerk's File: SAA2024

11.3. Ford City/Building Facade Improvement CIP Application for 1024 to 1026 Drouillard Road. Owner: 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trinamargos)-Ward 5

Councillor Jim Morrison requests that administration clarify what has changed since the transfer of ownership to the current owner. Kevin Alexander, Planner III - Special Projects appears before the Development & Heritage Standing Committee regarding the administrative report dated December 12, 2024, entitled "Ford City/Building Facade Improvement CIP Application for 1024 to 1026 Drouillard Road. Owner: 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trinamargos)-Ward 5" and responds that it is a similar report with changes from two retail units to a single ground-floor retail unit. There were also a number of residential units above proposed, now there is only one residential unit.

Councillor Jim Morrison acknowledges the work of Mr. Alexander and compliments the beauty of the building and the work of the developer.

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

Decision Number: **DHSC 693**

I. THAT Council Decision CR154/2021 **BE RESCINDED**;

II. THAT funding in the amount of $30,000, which has been allocated through the Ford City CIP- *Retail Investment Grant* **BE RESCINDED** and that the funds within the CIP Reserve Fund 226 **BE UNCOMMITTED**;

III. THAT funding in the amount of $30,000, which has been allocated through the Main Streets CIP- *Building Façade Improvement Program* **BE RESCINDED** and that the funds within the CIP Reserve Fund 226 **BE UNCOMMITTED**;

IV. THAT the request for incentives under the *Ford City CIP* Financial Incentive Programs made by 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trina Margos), owner of the property located at 1024 to 1026 Drouillard Road **BE APPROVED**, for the following incentive programs:

V. THAT subject to completion and review satisfactory to the City Planner, the request made by 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trina Margos), owner of the property located at 1024 to 1026 Drouillard Road **BE APPROVED** for the Main Streets CIP *-Building Facade Improvement Program* in the amount of a maximum of $30,000;

i. *Retail Investment Grant* in the amount of $15,000 for one (1) ground floor retail unit;
ii. *Building/Property Improvement Tax Increment Grant Program for 100% of the municipal portion of the tax increment for up to the lesser of 10 years or the total eligible costs of the project. The estimated annual amount of the grant is* $+/- 6,121.

VI. THAT Administration **BE AUTHORIZED** to prepare the agreement between the City and 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trina Margos) to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements 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;

VII. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;

VIII. THAT funds in the amount of $15,000 under the *Retail Investment Grant* Program and funds under the *Municipal Development Fees Grant Program* (If necessary) **BE TRANSFERRED** from the CIP Reserve Fund to the Ford City CIP Project (Project #7181046) once the work is completed;

IX. THAT funds in the amount of $30,000 under the Main Streets CIP **BE TRANSFERRED** from the CIP Reserve Fund to the Main Streets CIP project (Project #7219018) once the work is completed;

X. THAT grants **BE PAID** to 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trina Margos) upon completion of improvements to the interior/exterior of the Ford City CIP (Project #7181046) and facade improvements through the Main Streets CIP (Project #7219018) to the satisfaction of the City Planner and Chief Building Official; and

XI. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 175/2024
Clerk's File: SPL2024

12. COMMITTEE MATTERS

12.1. Minutes of the Property Standards Committee of its meeting held October 24, 2024

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

Decision Number: **DHSC 694**
THAT the minutes of the Property Standards Committee meeting held October 24, 2024 **BE RECEIVED**.

Report Number: SCM 353/2024

12.2. Minutes of the International Relations Committee of its meeting held November 7, 2024

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

Decision Number: **DHSC 695**
THAT the minutes of the International Relations Committee meeting held November 7, 2024 **BE RECEIVED**.
Carried.

Report Number: SCM 392/2024

12.3. Report No. 54 of the International Relations Committee

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

Decision Number: **DHSC 696**
THAT Report No. 54 of the International Relations Committee indicating:

That Administration BE REQUESTED to draft a mutual Letter of Interest to Arlington, Texas to outline the shared goals and preliminary steps for a Friendship City/Sister City partnership between Arlington, Texas and the City of Windsor and to position the letter as a flexible exploratory agreement.

BE APPROVED
Carried.

Report Number: SCM 393/2024

13. QUESTION PERIOD

None registered.

14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee is adjourned at 8.27 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on Monday, February 3, 2025.

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

CITY OF WINDSOR MINUTES 1/6/2025

Development & Heritage Standing Committee Meeting
(*Planning Act* Matters)

Date: Monday, January 6, 2025
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)

Members
Member Anthony Arbour
Member William Tape
Member John Miller
Member Robert Polewski

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Commissioner, Economic Development
Wira Vendrasco, City Solicitor
Neil Robertson, City Planner
Greg Atkinson, Deputy City Planner – Development
Phong Ngy, Executive Director Operations/ Development City Engineer
Stacey McGuire, Executive Director Engineering / Deputy City Engineer
Matthew Johnson, Executive Director, Economic Development
Jason Campigotto, Deputy City Planner – Growth

Aaron Farough, Senior Legal Council
Joe Baker, Manager, Land Development and Growth
Gholamreza Sayyadi, Transportation, Planning Senior Engineer
Tracy Tang, Acting Heritage Planner
Frank Gerardo, Planner III - Policy & Special Studies
Kevin Alexander, Planner III – Special Projects
Diana Radulescu, Planner II, Development Review
Brian Nagata, Planner II, Development Review
Elara Mehrilou, Transportation Planner I
Chris Gerardi, Policy Analyst
Natasha McMullin, Senior Clerk Steno
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 7.2 – Tracey Pillon-Abbs, Planning Consultant/Agent
Item 7.4 - Tracey Pillon-Abbs, Planning Consultant/Agent
Item 10.1 - Ed van der Maarel, Partner, Principal Architect + Heritage Consultant and Alicia Lesniak, Architect, a+LiNK Architecture Inc
Item 10.1 - Tina Van Hinte, Area Resident

Delegations—participating in person

Item 7.1 – Jerry Kavanaugh & Olivia Byrne, Agents
Item 7.1 - Zeyad Rafih, Property Owner
Item 7.2 - Andi Shallvari, Property Owner
Item 7.3 - Jackie Lassaline, Planning Consultant/Agent
Item 7.4 - Andi Shallvari, Property Owner
Item 10.1 - Settimo Vilardi, Principal Architect/Prime Consultant
Item 10.1 - Jean-Yves Renaud, Area Resident
Item 10.1 - Albert Schepers, Area Resident
Item 10.1 - James Demers, Area Resident
Item 10.1 - Frank Providenti, Area Resident
Item 10.1 – Peter Marra, Area Resident
Item 10.1 – Catherine Archer, Area Resident
Item 10.1 – Lou Durnbeck, Area Resident
Item 10.1 - Chris Kruba, Area Resident

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

Councillor Fred Francis discloses an interest and abstains from voting on Item 7.1 being "Rezoning – Rafco Property Trust Ltd – 0 Howard Ave - Z-032/24 ZNG/7237 - Ward 1," as his employer has a formal business relationship with Rafco Property Trust Ltd.

Member Wiliam Tape discloses an interest and abstains from voting on Item 10.1 being " Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1)," as he provided fees for supporting city document development for New Club House.

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 (*Planning Act*) minutes of its meeting held December 2, 2024

Moved by: Member Anthony Arbour
Seconded by: Councillor Mark McKenzie

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

Report Number: SCM 391/2024

7. *PLANNING ACT* MATTERS

7.1. Rezoning – Rafco Property Trust Ltd – 0 Howard Ave - Z-032/24 ZNG/7237 - Ward 1

Greg Atkinson, Deputy City Planner – Development, is available for questions on behalf of Adam Szymczak.

Jerry Kavanaugh & Olivia Byrne (agents) is available for questions.

Zeyad Rafih (applicant) is available for questions.

Councillor Kieran McKenzie inquires about the ingress and egress onto Tuson Way leading onto Howard Avenue and feedback on the traffic impact. Mr. Greg Atkinson states that there was no Traffic

Impact Study required and there would be negligible impact on traffic volumes and defers technical question or concerns to the Public Works Department. Mr. Chris Gerardi states the proposal was evaluated and expect the volume from the proposal to be low and not to affect the operations of the intersection.

Councillor Kieran McKenzie inquires if any speed mitigation tools have been given to address the issue of speeding in the area for southbound traffic given the increased traffic volume. Mr. Gerardi states that if it is a preexisting condition that it would be dealt with our existing Traffic Calming programs and this would be out of the scope of this development.

Moved by: Councillor Angelo Marignani
Seconded by: Member Anthony Arbour

Decision Number: **DHSC 685**

2. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of PT LT 107 PL 1489, AS PT 1 ON PL 12R11254 EXCEPT PT 2 ON PL 12R23861 (PIN 01573-0748), bounded by Howard Avenue, Tuson Way and Howard Place and known municipally as 0 Howard Avenue (Roll No: 080-060-01100) from Commercial District 1.1 (CD1.1) to Residential District 3.3 (RD3.3) and by deleting and replacing S.20(1)272 with the following:

272. HOWARD AVENUE, TUSON WAY AND HOWARD PLACE

For the lands comprising Part of Lot 107, Registered Plan 1489, described as Part 1, Plan 12R11254 except Part 2, Plan 12R23861, and identified as PIN 01573-0748, for a *Multiple Dwelling*, the following additional provisions shall apply:

a) *Lot Area* – minimum – 1,825.0 m^2

b) *Building Height – Main Building* – maximum – 10 m

c) Notwithstanding Section 25.5.20.1.2, the minimum *parking area* separation from any *street* shall be 1.50 m.

d) Notwithstanding Section 25.5.20.1.6, the minimum *parking area* separation from a *building wall* containing a *habitable room window* or containing both a main pedestrian entrance and a *habitable room window* facing the *parking area* where the *building* is located on the same *lot* as the *parking area* shall be 2.60 m.

[ZDM 9; ZNG/7237]

2. THAT, when Site Plan Control is applicable:

A. The Site Plan Approval Officer **BE DIRECTED** to incorporate the following, subject to any updated information, into an approved site plan and an executed and registered site plan agreement:

1) Noise mitigation measures identified in Section 6 in the Road Traffic and Stationary Noise Impact Study prepared by JJ Acoustic Engineering Ltd., dated October 23, 2023, subject to the approval of the City Planner, Deputy City Planner, or Site Plan Approval Officer.

2) Requirements of the City of Windsor – Engineering and City of Windsor – Transportation Planning contained in Appendix B of Report S 148/2024, subject to the approval of the City Engineer.

3) Requirements of the City of Windsor – Forestry, City of Windsor – Natural Areas, and City of Windsor – Planning & Development – Landscape & Urban Design, contained in Appendix B of Report S 148/2024, subject to the approval of the City Forester and City Planner.

B. The Site Plan Approval Officer **CONSIDER** all other comments contained in Appendix B of Report S 148/2024 and recommendations in the documents submitted in support of the application for an amendment to Zoning By-law 8600.

Carried.
Councillor Fred Fracis discloses an interest and abstains from voting on this matter.

Report Number: S 148/2024
Clerk's File: Z/14877

7.2. Zoning By-Law Amendment – Z036-24 (ZNG/7248) - Andi Shallvari – 552 Florence Avenue, Ward 7

Diana Radulescu (author), Planner II – Development Review, is available for questions.

Tracey Pillon-Abbs (agent) and Andi Shallvari (applicant) is available for questions.

Councillor Marignani inquires about the flooding and storm water mitigation in the area as Elinor Street is prone to flooding. He requests that Administration confirm that this development will not create larger flooding concerns for nearby resident. Ms. Stacey McGuire states that the development is anticipated to have negligible impact on the municipal sewer systems.

Councillor Marignani inquires if the development will cause additional stress to the area in terms of stormwater. Ms. McGuire states that there are no anticipated adverse effects.

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

Decision Number: **DHSC 686**

II. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of PART LOTS 36 AND 37 PLAN 1094 RIVERSIDE, PART 1, 12R29488 and PART BLOCK B PLAN 1094 (PART ALLEY CLOSED BY R421154), PART 2, 12R29488 situated on the east side of Florence Avenue between Riverside Drive East and Wyandotte Street E, known municipally as 552 Florence Avenue, by adding a site-specific exception to Section 20(1) as follows:

522. EAST SIDE OF FLORENCE AVENUE, NORTH OF WYANDOTTE ST E

For the lands comprising of PART LOTS 36 AND 37 PLAN 1094 RIVERSIDE, PART 1, 12R29488 and PART BLOCK B PLAN 1094 (PART ALLEY CLOSED BY R421154), PART 2, 12R29488; one *Semi-detached Dwelling* is an additional permitted *main use*.

(ZDM 14)

Carried.

Report Number: S 170/2024
Clerk's File: Z/14891

7.3. Zoning By-law Amendment Application for 2275 Wellesley Avenue, Z-026/24 [ZNG-7229], Ward 4

Brian Nagata (author), Planner II – Development Review, is available for questions.

Jackie Lassaline (agent) is available for questions.

Councillor Kieran McKenzie inquires whether a privacy fence can be placed at the back of the property or if it has to be open to Parent Park, and if regulations are the reason for the proposed wrought iron fence. Ms. Jackie Lassaline states that the concept is to provide an open space for the residents, and that there are no regulations restricting the use of certain materials.

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

Decision Number: **DHSC 687**

II. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning for the lands located on the northwest corner of Vimy Avenue and Wellesley Avenue, described as Block D, Plan 1119 (PIN No. 01323-0299 LT), from Institutional District 1.1 (ID1.1) Site Specific Provision 20(1)257, to Residential District 2.3 (RD2.3), subject to additional regulations:

520. NORTHWEST CORNER OF VIMY AVENUE AND WELLESLEY AVENUE

(1) For the lands comprising of Block D, Plan 1119, PIN No. 01323-0299 LT, the following additional provisions shall apply:

1. Notwithstanding Subsection .1 of Section 24.28.1.3, the total area of the required front yard occupied by a hard surface for the purpose of a walkway, driveway, access area or a parking space or any combination thereof for a lot having a width of 9.0 metres or greater shall not exceed 78%.
2. Notwithstanding Subsection .2 of Table 25.5.20.1, the minimum separation for a parking area from a street shall be 1.20 metres, subject to the following provisions:
    c) 1.20-metre-high ornamental screening fence shall span the length of the separation, save and except that portion within 0.30 metres of an access area.

d) Notwithstanding provision a), for that portion of the ornamental screening fence located within the visibility triangle, as defined under Section 4.3 of Fence By-law 170-2012, the height shall be 0.90 metres.

3. 1.20-metre-high ornamental screening fence shall span the length of any parking area separations from the west interior lot line.
4. 1.20-metre-high ornamental screening fence shall span the length of the north limit of a parking area, east of the existing building.
[ZDM 7; ZNG/7229]

Carried.

Report Number: S 171/2024
Clerk's File: Z/14892

7.4. Zoning By-law Amendment Application for 0 Janette Avenue, Z-037/24 [ZNG-7249], Ward 3

Brian Nagata (author), Planner II – Development Review, presents application.

Tracey Pillon-Abbs (agent) is available for questions. Ms. Pillon-Abbs states that overall they are in support of the staff recommendations but not the parking requirements. Ms. Pillon-Abbs states that the development is short by three spaces, the City is proposing five spaces, and the applicant has proposed four spaces and ten bike spaces, where the parking study suggests between three and four spaces are sufficient for the proposed development. Ms. Pillon-Abbs continues that the parking study identifies that the area is a pedestrian friendly location with several bus stops near the subject property and is just outside of the downtown core where a parking exemption is imposed certain uses. Ms. Pillon-Abbs compares the development to a semi-detached dwelling which requires only two spaces and states that the development is similar in terms of the number of units and parking requirements.

Andi Shallvari (applicant) states that the City's new monthly Stormwater rates came into effect on January 1, 2025. Mr. Shallvari further states that the new rates are based on the amount of impervious area provided onsite. Mr. Shallvari indicates that the requested reduction in required parking spaces is to lower the monthly Stormwater fee to be assessed to the subject property. Mr. Shallvari inquires if his development can proceed with four parking spaces rather than five.

Councillor Kieran McKenzie inquires if there is a matrix used to allow for a reduction in parking spaces when there are bike parking spaces provided in lieu of vehicular parking, or is it evaluated based on each individual case. Mr. Brian Nagata states historically that bike parking spaces could be provided in lieu of vehicular spaces, but this is no longer the case and defers the question to Mr. Neil Robertson. Mr. Robertson states that a matrix does not exist and rather each development is evaluated based on context and the surrounding services such as transit routes and amenities, to demonstrate that there is no adverse impact. Mr. Robertson states that bike spaces provided are a factor in the decision and is encouraged but it is not a trade off, and each is evaluated on a case-by-case basis.

Councillor Kieran McKenzie inquires about the context and how much of an additional challenge to the existing parking situation on Janette Avenue would the reduction represent with four parking spaces. Mr. Gerardi states that a Parking Study has been submitted at Stage 2 that justified the reduction of parking from seven parking spaces to five, and this was accepted by the Transportation Planning Department based on the presented factors. Mr. Gerardi states that at Stage 3 a revised Parking Study was submitted by the applicant to further justify the reduction and acknowledges the current parking situation on Janette Avenue with permit parking.

Councillor Kieran McKenzie inquires whether an analysis has been completed to determine how close the current parking is at capacity. Mr. Gerardi states that the Operations Department was asked to observe, and no formal study had been completed, but the current capacity conditions had been considered prior to approval.

Councillor Kieran McKenzie inquires about the deliberate intention to market the development to active transportation users and if that is a decision of future residents is based on available bike parking. Mr. Robertson states that we cannot comment on consumer behaviour and for this development the department is comfortable with the recommendation for a reduction of two parking spots.

Councillor Kieran McKenzie inquires whether parking spots will be available on a first come first serve basis. Mr. Shallvari states that the costs being added through Storm Water fees by having two additional spots, and whether if in the future consumers are willing to pay additional fees is something they are trying to determine.

Councillor Kieran McKenzie inquires if the development is required to have five parking spaces then would the bike parking spaces be reduced to two. Mr. Shallvari agrees.

Member Arbour inquires about whether the bike parking spaces would be covered, powered stations or if lockers will be provided to be useful for residents. Mr. Shallvari states he is open to any suggestion brought forward by the Committee and will add to the marketability of the development.

Councillor Marignani inquires why there is a difference between the number of residents notified of this meeting versus the preceding open house. Mr. Nagata states that 120 metres is the minimum stipulated notification range for Notice of Public Meeting under the *Planning Act*, however Development & Heritage Standing Committee has opted to use a range of 200 metres. Mr. Nagata states that the Planning Department has recently updated the notification range for Open Houses from 120 metres to 200 metres to coincide with Development and Heritage Standing Committee.

Councillor Kieran McKenzie inquires if there are tools to direct the type of facilities for bike parking to be implemented onsite. Mr. Nagata states that there are general bike parking provisions under the zoning by-law and that additional regulations to provide secure bike parking can be added through a site specific provision. Mr. Robertson states that a specific provision should be provided as part of the recommendation.

Councillor Kieran McKenzie inquires if specific provision such as electrification were put in place would it jeopardise the project. Mr. Shallvari states that it would not.

Councillor Kieran McKenzie states he would move the administration recommendation as related to the parking and move that the developer be permitted to implement four vehicular spaces with a secure and electrified facility for ten bike parking spaces.

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

Decision Number: **DHSC 688**

III. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning for the lands located on the east side of Janette Avenue between Park Street West and Wyandotte Street West, described as Lot 73, Plan 274 (PIN No. 01195-0501 LT), by adding a site specific provision to allow *One Multiple Dwelling* containing a maximum of six *dwelling units* as an additional permitted *main use*, subject to the following additional regulations:

521. EAST SIDE OF JANETTE AVENUE BETWEEN PARK STREET WEST AND WYANDOTTE STREET WEST

(1) For the lands comprising of Lot 73, Plan 274, PIN No. 01195-0501 LT, one *Multiple Dwelling* containing a maximum of six *dwelling units* shall be an additional permitted *main use* subject to the following additional provisions:

1. The *Multiple Dwelling* provisions of Section 11.2.5.4 shall apply, save and except Sections 11.2.5.4.1, 11.2.5.4.2 and 11.2.5.4.4.
2. Lot Width - minimum 15.0 m
3. Lot Area - minimum 519.0 m^2
4. Main Building Height - maximum 10.0 m
5. Landscape Open Space Yard - minimum 35.0% of lot area
6. Notwithstanding Table 24.20.5.1, for a *Multiple Dwelling* containing a minimum of 5 Dwelling Units, the minimum required number of *parking spaces* shall be 4;
7. Notwithstanding Table 24.30.1, the minimum required number of bicycle parking spaces shall be 10; and,
8. In addition to the provisions of Section 24.30.20:
   d. Bicycle parking spaces shall be located within a secure area within the Multiple Dwelling, an Accessory Building, and/or fully enclosed Structure having a minimum height of 2.20 metres from the ground adjacent to the bicycle parking spaces; and,
   e. Bicycle parking spaces shall meet the definition of *Long-term bicycle parking space* as defined under the *Bicycle Parking Standards and Guidelines* of the City's *Bicycle Parking Policy*, approved by Council Resolution CR363/2024 on September 9, 2024.
   f. Each bicycle parking space shall be equipped with an electrical outlet with a receptacle sufficient for charging a *power-assisted-bicycle* as defined under Section 1(1) of the *Highway Traffic Act, R.S.O. 1990, c. H.8.*
   [ZDM 3; ZNG/7249]; and,

IV. That the Applicant **BE REQUESTED** to provide a secure and eletrified bicycle parking facility on site for this application.

Carried.

Report Number: S 172/2024
Clerk's File: Z/14890

7.5. Provincial Planning Statement (2024) Update

Frank Garardo, Planner III – Policy & Special Studies, presents application.

Councillor Kieran McKenzie inquires about the timeline for proposed updates for sustainable development pieces to be completed and understanding the new tools developed to reflect the changes. Mr. Garardo states that in strategic growth areas in designated growth areas, the our Official Plan (OP) does have an existing framework and it would mean putting in refinements to the OP, and some long term goals would be using zoning provisions to implement many of those changes.

Councillor Kieran McKenzie states that he inquires about timelines because some of the work would inform certain Task Forces to define what a designated growth area is and some other policies would help to inform decisions made around processes. Mr. Robertson states that the work and studies will inform the direction that we will establish in the OP and will be more iterative than one direction, and timelines will be established based on what is reasonable for the study. Mr. Robertson also states that a number of these projects are currently underway around the City.

Councillor Kieran McKenzie inquires about the evaluation of natural heritage, our current capacity and who will do the work with the changes at the Conservation Authority. Mr. Robertson states that we do not have the capacity to complete it where the work will have to be completed by a consultant. Mr. Robertson states that the budget has monies allocated for a comprehensive review of the OP and the natural heritage component through consultant work.

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

Decision Number: **DHSC 689**

VI. THAT the report on Ontario's Land Use Planning Document *Provincial Planning Statement, 2024* **BE RECEIVED**; and,

VII. THAT administration **BE DIRECTED** to review and refine Windsor's existing intensification framework of mixed use centres, nodes and corridors to include residential corridors and identify all of the areas identified for intensification as *Strategic Growth Areas* in conformity with section 2.4.1 of the *Provincial Planning Statement, 2024*; and,

VIII. THAT administration **BE DIRECTED** to investigate formally identifying the lands in Sandwich South as *designated growth areas* in the Official Plan consistent with Policy 2.3.1.5, and establish density targets for future Secondary Plans adopted in the Sandwich South lands; and,

IX. THAT administration **BE DIRECTED** to review and establish minimum affordable housing targets in conformity with *Provincial Planning Statement, 2024*; and,

X. THAT administration **BE DIRECTED** to review intensification targets in conformity with *Provincial Planning Statement, 2024*.

Carried.

Report Number: S 177/2024
Clerk's File: GP2025

8. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:40 o'clock p.m.

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