CITY OF WINDSOR MINUTES 08/02/2022

Development & Heritage Standing Committee Meeting

Date: Tuesday, August 02, 2022
Time: 4:30 o'clock p.m.

Members Present:

Councillors
Ward 3 - Councillor Bortolin (Chairperson)
Ward 5 - Councillor Sleiman
Ward 7 - Councillor Gill
Ward 10 - Councillor Morrison

Members
Member Gyemi
Member Moore
Member Rondot

Members Regrets
Ward 4 - Councillor Holt

Clerk's Note: Several members of Administration and members of the public participated via video conference (Zoom), in accordance with Procedure By-law 98-2011 as amended, which allows for electronic participation.

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Brian Nagata, Planner II – Development Review
Kevin Alexander, Planner III – Special Projects
Greg Atkinson, Planner, III – Economic Development
Marianne Sladic, Clerk Steno Senior
Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Commissioner – Economic Development & Innovation
Wira Vendrasco, Deputy City Solicitor – Legal & Real Estate

Thom Hunt, City Planner
Michael Cooke, Manager of Planning Policy / Deputy City Planner
Kirk Whittal, Executive Director of Housing & Children Services
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

Delegations—participating via video conference

Item 11.4 Jay Shanmugam, Agent, Windsor Essex Community Housing Corporation

1. CALL TO ORDER

Following the reading of the Land Acknowledgement, the Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:31 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. Development & Heritage Standing Committee Minutes (*Planning Act* Matters) from meeting held July 4, 2022

Moved by: Councillor Sleiman
Seconded by: Councillor Gill

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held July 4, 2022 **BE ADOPTED** as presented.
Carried.
Member Gyemi was absent when the vote was taken.

Report Number: SCM 207/2022

7. *PLANNING ACT* MATTERS

7.1. Amendments to the Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP

Moved by: Councillor Sleiman
Seconded by: Councillor Gill

Decision Number: **DHSC 414**

I. THAT the *City of Windsor Building Facade Improvement Program and Urban Design Guidelines for Main Streets Community Improvement Plan* (*CIP*) adopted January 8th, 2018, through By-Law 26-2018 **BE AMENDED** to include the following:

i. Minor changes to the Building Facade Improvement Program Grant as identified in Section 3.0 of the DRAFT amended *CIP* (See Appendix 'A') regarding the minimum amount of eligible work required for approval in Categories A (Beautification), B (Restoration), and C (Replacement) to ensure that facade improvements have a significant impact on meeting the goals and objectives of the CIP and the overall improvements have an impact on the building and Main Street area;

ii. The addition of the following economic incentive programs as identified in Section 3.0 of the DRAFT amended *CIP*:
- Building/Property Improvement Tax Increment Grant Program
- New Residential Development Grant Program; and,

iii. The expanded areas within the vicinity of the following main street identified in Appendix 'B' (Schedules 'B', 'C', 'F', 'G' and 'H' of the Draft CIP):

- Wyandotte Street East Improvement Area (Walkerville)
- Ford City Business District (Ford City)
- Erie Street Improvement Area (Erie Street East)
- Ottawa Street Improvement Area;
- Ouellette Avenue (south of Erie Street and the Downtown)

iv. The addition of new Urban Design Guidelines on vacant and underutilized property along the main street and areas within the vicinity of the main street identified in Section 5.4 and 5.5 of the DRAFT amended *CIP*; and,

v. The addition of wording to the Monitoring Program in Section 7.0 of the CIP that will allow Administration and Council to make minor adjustments or revisions to the CIP in the future without a formal amendment to the CIP; and,

II. THAT the CIP title "*Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP"* **BE AMENDED** and renamed "*Main Streets*" to reflect the new economic

incentive programs that will encourage improvements to vacant and underutilized property along the main street and areas within the vicinity of the main street; and,

III. THAT By-law 25-2018, being a by-law to Designate the Legal Boundaries of the City of Windsor as a Improvement Project Area for the creation of a Building Facade Improvement Program and Urban Design Guidelines for Main Streets **BE AMENDED** by deleting the reference to the CIP title "*Building Facade Improvement Program and Urban Design Guidelines for Main Streets*" and replacing it with "*Main Streets*"; and,

IV. THAT By-law 26-2018, being a by-law to Adopt a Community Improvement Plan for the City of Windsor Building Facade Improvement Program and Urban Design Guidelines for Main Streets **BE AMENDED** by deleting Schedule "A" and substituting Schedule "A" with the amended CIP identified in Appendix 'A'; and,

V. THAT the "*Building Facade Improvement Program—Main Streets CIP"* Project Fund (Project #7219018) **BE RENAMED** as the "*Main Streets CIP*" Project Fund (Project #7219018) to reflect the amendments identified in Recommendation II; and further,

VI. THAT the changes to the Building Facade Improvement Program Grant and new financial incentive programs identified in Section 3.0 of the "*Main Streets"* (former: *City of Windsor Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP*) dated July 2022 **BE ACTIVATED**, once the Community Improvement Plan amendments are in effect, and that the financial incentive programs other than the municipal tax increment grant program be funded through the CIP Reserve Fund to the extent that funds are available for this purpose.

Carried.

Report Number: S 11/2022
Clerk's File: Z/13002

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:04 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:04 o'clock p.m.

8. ADOPTION OF THE MINUTES

None presented.

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

See Item 11.4.

11. ADMINISTRATIVE ITEMS

11.4. Sandwich Town CIP Application, 3351 Bloomfield Road; Owner Jay Shanmugam (Windsor Essex Community Housing Corporation)

Jay Shanmugam, Agent, Windsor Essex Community Housing Corporation

Jay Shanmugam, Agent, Windsor Essex Community Housing Corporation, appears via video conference before the Development & Heritage Standing Committee regarding the administrative report entitled "Sandwich Town CIP Application, 3351 Bloomfield Road; Owner Jay Shanmugam (Windsor Essex Community Housing Corporation)" and is available for questions.

Moved by: Councillor Sleiman
Seconded by: Councillor Gill

Decision Number: **DHSC 418**

I. THAT the request for incentives under the Sandwich Incentive Program made by Windsor Essex Community Housing Corporation, owners of the property located at 3321-3327, 3331-3337, 3341-3347 Bloomfield Road, **BE APPROVED** for the following programs when all work is complete:

   i. *Revitalization Grant Program* for 70% of the municipal portion of the tax increment for up to 10 years (+/- **$23,319** per year); and,
   ii. *Development and Building Fees Grant* for 100% of the Development and Building Fees identified in the Sandwich CIP to a Maximum amount of (+/- **$66,371.89**);

II. THAT the CFO/City Treasurer **BE DELEGATED** the authority to adjust the amounts granted to the upset costs of this Council Decision, on the basis that the total amount of all grants and funding received by Windsor Essex Community Housing Corporation by all levels of government, cannot exceed the approved eligible costs for the project;

III. THAT Administration **BE AUTHORIZED** to prepare the Sandwich Incentive Program Agreement for the *Revitalization Grant* in accordance with all applicable policies, requirements, and provisions contained within the Olde Sandwich Towne Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implication;

IV. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the agreement between the City and Windsor Essex Community Housing Corporation to implement the *Building/Property Improvement Tax Increment Grant Program* 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;

V. THAT funds in the maximum amount of +/- **$66,371.89** under the *Development Building Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the *Sandwich Community Development Plan Fund* (Account 7076176) when the work is complete;

VI. THAT, subject to Recommendation II, grants **BE PAID** to Windsor Essex Community Housing Corporation upon completion of three (3) buildings with a total of twelve (12) units, each building consisting of a two (2) storey, four (4) unit multiple dwelling from the *Sandwich Community Development Plan Fund* (Account 7076176) to the satisfaction of the City Planner and Chief Building Official; and,

VII. THAT grants approved **SHALL LAPSE** if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date. Extensions **SHALL BE** given at the discretion of the City Planner.

Carried.

Report Number: S 89/2022
Clerk's File: SPL2022

11.1. Closure n/s alley between Gratiot St and Nichols St, together with pt of w half of e/w alley between said alley and Second St

Councillor Gill inquires as to why the alley on the other side of Malden is not closed. Michael Cooke, Manager of Planning Policy / Deputy City Planner, appears before the Development & Heritage Standing Committee regarding the administrative report "Closure n/s alley between Gratiot St and Nichols St, together with pt of w half of e/w alley between said alley and Second St" and indicates that there was no request to close that portion of the alley.

Councillor Bortolin adds that the City does not proactively close the alleys; they follow the application process. Brian Nagata, Planner II – Development Review, appears via video conference before the Development & Heritage Standing Committee regarding the administrative report "Closure n/s alley between Gratiot St and Nichols St, together with pt of w half of e/w alley between said alley and Second St" and indicates that typically, if Administration recommends that the whole alley be closed, they will do the reference plan for the whole alley, which adds additional costs. Mr. Nagata adds that in this case, being that there are only three properties, there would not be much incentive on those property owners to purchase their portion at this time.

Moved by: Councillor Morrison
Seconded by: Councillor Sleiman

Decision Number: **DHSC 415**

I. THAT the 4.6 metre wide north/south alley located between Gratiot Street and Nichols Street, and shown on Drawing No. CC-1795 *attached* hereto as Appendix "A", **BE ASSUMED** for subsequent closure;

II. THAT the 19.8 metre portion of the 4.6 metre wide east/west alley located on the east side of the said north/south alley, and shown on Drawing No. CC-1795 *attached* hereto as Appendix "A", **BE ASSUMED** for subsequent closure;

III. THAT the 4.6 metre wide north/south alley located between Gratiot Street and Nichols Street, and shown on Drawing No. CC-1795 *attached* hereto as Appendix "A", **BE CLOSED**;

IV. THAT the 19.8 metre portion of the 4.6 metre wide east/west alley located on the east side of the said north/south alley, and shown on Drawing No. CC-1795 *attached* hereto as Appendix "A", **BE CLOSED**;

V. THAT the 4.6 metre wide north/south alley located between Gratiot Street and Nichols Street, and shown on Drawing No. CC-1795 *attached* hereto as Appendix "A", **BE CONVEYED** to the abutting property owner at 5321 Malden Road and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

a) Easement, subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
   - Bell Canada to accommodate existing infrastructure; and
   - EnWin to accommodate existing distribution pole and down guy wire.

VI. THAT the 19.8 metre portion of the 4.6 metre wide east/west alley located on the east side of the said north/south alley, and shown on Drawing No. CC-1795 *attached* hereto as Appendix "A", **BE CONVEYED** to the abutting property owner at 0 Gratiot Street (Roll No. 080-790-07800) and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

a) Easement, subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
   - Bell Canada to accommodate existing infrastructure.

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

a. For alley conveyed to abutting lands zoned DRD1.1: $1.00 plus deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
b. For alley conveyed to abutting lands zoned RD1.4: $1.00 plus deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

VIII. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1795, *attached* hereto as Appendix "A".

IX. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

X. 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.

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

Report Number: S 80/2022
Clerk's File: SAA2022

11.2. Amendment to CR485/2002 for the disposal of surplus walkways in the Little River Acres Subdivision (formerly Villages of Riverside)

Moved by: Councillor Gill
Seconded by: Councillor Morrison

Decision Number: **DHSC 416**
I. THAT CR485/2002, adopted on June 10, 2002, **BE AMENDED** as follows:

By **DELETING** the following wording:

Actual cost for removal of fences and concrete and restoration with top soil - approximately $2,000.00 (improved)

$1.00 plus cost of deed - $395.00 plus reference plan

And **INSERTING:**

For walkway conveyed to abutting lands zoned RD1.5: $1.00 plus deed preparation fee.
Carried.

Report Number: S 82/2022
Clerk's File: Z2022

11.3. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by 1762643 Ontario Inc. for 669 Tuscarora Street (Ward 4)

Moved by: Councillor Gill
Seconded by: Councillor Sleiman

Decision Number: **DHSC 417**
I. THAT the request made by 1762643 Ontario Inc. to participate in the Brownfield Tax Assistance Program **BE APPROVED** for the proposed remediation and redevelopment at 669 Tuscarora Street for up to 3 years pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan; and,

II. THAT Administration **BE DIRECTED** to prepare a tax cancellation by-law to implement the Brownfield Tax Assistance Program in accordance with the *Municipal Act* and that the appropriate information and material be sent to the Minister of Finance requesting relief from the education portion of the taxes for 669 Tuscarora Street in accordance with the Provincial Brownfield Financial Tax Incentive Program; and,

III. THAT the request made by 1762643 Ontario 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 669 Tuscarora Street 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;

IV. THAT Administration **BE DIRECTED** to prepare an agreement between 1762643 Ontario Inc., the City, and any persons legally assigned the right to receive grant payments to implement the Brownfield Tax Assistance and Rehabilitation Grant Programs 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,

V. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Tax Assistance and Rehabilitation Grant Agreement; and,

VI. THAT the approval to participate in the Tax Assistance and Brownfield Rehabilitation Grant Programs **EXPIRE** if the agreement is not signed by applicant within one year following Council approval. The City Planner may extend the deadline for up to one year upon request from the applicant.

Carried.

Report Number: S 86/2022
Clerk's File: SPL2022

11.5. Bill 109, More Homes for Everyone Act, 2022, City Wide

Thom Hunt, City Planner, appears before the Development & Heritage Standing Committee regarding the administrative report "Bill 109, More Homes for Everyone Act, 2022, City Wide" and provides a brief summary of the administrative report; specifically that the provincial government is going to ask the city to refund development applications that are not processed within specified timelines. Mr. Hunt adds that these legislative changes to the *Planning Act* are punitive to the municipality and it is one that development does not pay for development. Mr. Hunt adds that he will be speaking at the Association of Municipalities of Ontario (AMO) conference, which is coming up in Ottawa on behalf of not only the City of Windsor but the regions of Ontario as well as separate cities as part of his capacity as Chair of the Regional Planning Commissioners of Ontario to ask the government to reconsider the legislation. Mr. Hunt indicates that there are opportunities that the government can make amendments to the proposed legislation as outlined in the conclusion in the report to lessen the effect on what it would mean to the municipality in terms of budget impact. Mr. Hunt states that all municipalities are very concerned about this. Mr. Hunt

indicates that they will be asking for similar legislation as the *Heritage Act* under Bill 108 whereby administration could pause the clock, i.e. the developer would say that they are happy with the speed or the activity on the file and we could suspend the clock. Mr. Hunt adds that there are some good aspects of the legislation in Bill 109 that included delegation of approval to the City Planners or Chief Planners of Ontario which should speed up the process. Mr. Hunt states that on this fundamental issue of refunding development application fees, they do not support and they will ask that Council pen a letter outlining the concerns by way of resolution which will be sent to the province.

Councillor Morrison inquires about the composition of the Task Force and whether it is made up of the Mayors of the large cities. Mr. Hunt indicates that the Task Force membership was generally comprised of members of the "built community" in Ontario which is bankers, investment lenders or developers and was fairly unbalanced in terms of it only represented the interest of home builders and not the municipal process for development application review. The Task Force really looked at an oversimplified solution that the supply of housing was the thing that would solve the crisis; it did not look at the financials of housing, the investment, domestic or foreign in driving demand. It did not look at labour shortage or material supply problems and inappropriately came to the conclusion that if municipalities were to provide approvals faster, there would be more supply and it did not begin to understand or make a comparison or analysis that the developer plays a role in that review process, i.e. supplying good information to the municipality and having public meetings with resident concerns.

Councillor Bortolin comments that the Task Force was separate from the government and came back with thirty-six recommendations and only one or two of those were taken into consideration in devising these changes and so the expectation that things move faster would be accurate if you were to change the zoning rules and the Planning Act to allow things to move faster and they did not change any of that. Councillor Bortolin adds that there were also things on the financial side related to the thirty six recommendations, they implemented none and augmented some to essentially put the onus on the municipalities.

Moved by: Councillor Morrison
Seconded by: Councillor Gill

Decision Number: **DHSC 419**
THAT Council **RECEIVE** report S 91/2022 as the basis for comments on *Bill 109;* and,

THAT Mayor and Council **SUBMIT** a letter referencing the City of Windsor's significant concerns about the passed legislation, and further request changes to *Bill 109, More Homes for Everyone Act, 2022* prior to its implementation date set for January 1, 2023; and further,

THAT the letter **BE SUBMITTED** to the Association of Municipalities of Ontario (AMO) for their consideration.
Carried.

Report Number: S 91/2022
Clerk's File: GH/6905

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 Matters) is adjourned at 5:34 o'clock p.m.
Carried.

Ward 3 - Councillor Bortolin (Chairperson)	Deputy City Clerk / Supervisor of Council Services

Development & Heritage Standing Committee
(Planning Act Matters)

Date: Tuesday, August 2, 2022
Time: 4:30 pm

MEMBERS PRESENT:

Councillors:

Ward 3 - Councillor Bortolin (Chair)
Ward 5 - Councillor Sleiman
Ward 7 - Councillor Gill
Ward 10 - Councillor Morrison

Members:

Member Gyemi
Member Moore
Member Rondot

Members Absent:

Ward 4 - Councillor Holt

Clerk's Note: Several members of Administration and members of the public participated via video conference (Zoom), in accordance with Procedure By-law 98-2011 as amended, which allows for electronic participation.

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Brian Nagata, Planner II – Development Review
Kevin Alexander, Planner III – Special Projects
Greg Atkinson, Planner, III – Economic Development
Marianne Sladic, Clerk Steno Senior
Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Commissioner – Economic Development & Innovation
Wira Vendrasco, Deputy City Solicitor – Legal & Real Estate
Thom Hunt, City Planner

Michael Cooke, Manager of Planning Policy / Deputy City Planner
Kirk Whittal, Executive Director of Housing & Children Services
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:31 pm.

2. DISCLOURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None

4. COMMUNICATIONS

None

5. ADOPTION OF THE PLANNING ACT MINUTES

5.1 Minutes of the Development & Heritage Standing Committee (*Planning Act Matters*) minutes held July 4, 2022.

Moved by: Councillor Sleiman
Seconded by: Councillor Gill

THAT the Minutes of the Development & Heritage Standing Committee meeting (*Planning Act Matters*) meeting held July 4, 2022 **BE ADOPTED** as presented.

CARRIED.
Member Gyemi was absent when the vote was taken.

Report Number: SCM 207/2022

6. PRESENTATION & DELEGATIONS (*PLANNING ACT MATTERS*)

None

7. PLANNING ACT MATTERS

7.1 Building Facade Improvement Program – City of Windsor Urban Design Guidelines for Main Streets CIP

Kevin Alexander (author), Planner III – Special Projects

Mr Alexander gives a presentation outlining the changes in the program.

Moved by: Member Gyemi
Seconded by: Member Moore

Decision Number: **DHSC 414**

RECOMMENDATIONS

I. **That** the *City of Windsor Building Facade Improvement Program and Urban Design Guidelines for Main Streets Community Improvement Plan* (*CIP*) adopted January 8th, 2018, through By-Law 26-2018 **BE AMENDED** to include the following:

i. Minor changes to the Building Facade Improvement Program Grant as identified in Section 3.0 of the DRAFT amended *CIP* (See Appendix 'A') regarding the minimum amount of eligible work required for approval in Categories A (Beautification), B (Restoration), and C (Replacement) to ensure that facade improvements have a significant impact on meeting the goals and objectives of the CIP and the overall improvements have an impact on the building and Main Street area;

ii. The addition of the following economic incentive programs as identified in Section 3.0 of the DRAFT amended *CIP*:
- Building/Property Improvement Tax Increment Grant Program
- New Residential Development Grant Program; and

iii. The expanded areas within the vicinity of the following main street identified in Appendix 'B' (Schedules 'B', 'C', 'F', 'G' and 'H' of the Draft CIP):
- Wyandotte Street East Improvement Area (Walkerville)
- Ford City Business District (Ford City)
- Erie Street Improvement Area (Erie Street East)
- Ottawa Street Improvement Area;
- Ouellette Avenue (south of Erie Street and the Downtown)

iv. The addition of new Urban Design Guidelines on vacant and underutilized property along the main street and areas within the vicinity of the main street identified in Section 5.4 and 5.5 of the DRAFT amended *CIP*;

v. The addition of wording to the Monitoring Program in Section 7.0 of the CIP that will allow Administration and Council to make minor adjustments or revisions to the CIP in the future without a formal amendment to the CIP;

I. **That** the CIP title "*Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP"* **BE AMENDED** and renamed "*Main Streets*" to reflect the new economic incentive programs that will encourage improvements to vacant and underutilized property along the main street and areas within the vicinity of the main street;

II. **That** By-law 25-2018, being a by-law to Designate the Legal Boundaries of the City of Windsor as a Improvement Project Area for the creation of a Building Facade Improvement Program and Urban Design Guidelines for Main Streets **BE AMENDED** by deleting the reference to the CIP title "*Building Facade Improvement Program and Urban Design Guidelines for Main Streets*" and replacing it with "*Main Streets*";

III. **That** By-law 26-2018, being a by-law to Adopt a Community Improvement Plan for the City of Windsor Building Facade Improvement Program and Urban Design Guidelines for Main Streets **BE AMENDED** by deleting Schedule "A" and substituting Schedule "A" with the amended CIP identified in Appendix 'A';

IV. **That** the "*Building Facade Improvement Program—Main Streets CIP"* Project Fund (Project #7219018) **BE RENAMED** as the "*Main Streets CIP*" Project Fund (Project #7219018) to reflect the amendments identified in Recommendation II; and

V. **That** the changes to the Building Facade Improvement Program Grant and new financial incentive programs identified in Section 3.0 of the "*Main Streets"* (former: *City of Windsor Building Facade Improvement Program and Urban Design Guidelines for Main Streets CIP*) dated July 2022 **BE ACTIVATED**, once the Community Improvement Plan amendments are in effect, and that the financial incentive programs other than the municipal tax increment grant program be funded through the CIP Reserve Fund to the extent that funds are available for this purpose;

Motion CARRIED UNANIMOUSLY.

Report Number: S 11/2022
Clerk's File: Z/13002

8. ADJOURNMENT

There being no further business, the meeting of the Development & Heritage Standing Committee is adjourned at 5:04 pm.

Ward 3 – Councillor Bortolin (Chairperson)	Thom Hunt (Secretary)