CITY OF WINDSOR MINUTES 09/12/2022

Development & Heritage Standing Committee Meeting

Date: Monday, September 12, 2022
Time: 4:30 o'clock p.m.

Members Present:

Councillors
Ward 3 - Councillor Bortolin (Chairperson)
Ward 4 - Councillor Holt
Ward 5 - Councillor Sleiman
Ward 7 - Councillor Gill
Ward 10 - Councillor Morrison

Members
Member Gyemi
Member Rondot

Member Regrets
Member Moore

Clerk's Note: Councillor Morrison, Member Gyemi, several members of Administration, and some 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:

Pablo Golob, Planner II – Development Review
Samuel Switzer, Planning Assistant
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

Michael Cooke, Manager of Planning Policy / Deputy City Planner
Neil Robertson, Manager of Urban Design / Deputy City Planner
Patrick Winters, Development Engineer
Shannon Deehan, Transportation Planner I
Brian Nagata, Planner II – Development Review
Simona Simion, Planner II – Research & Policy Support
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

Delegations—participating via video conference

Item 7.1 Bassim Al Hamidawy
Item 7.2 Tracey Pillon-Abbs, representing Matt Zhao
Item 7.2 Randy Gould, Area Resident
Item 7.3 Garrett MacGillivray, Applicant

Delegations—participating in person

Item 7.2 Vicki & Curtis Coleman, Area Residents
Item 11.4 Patricia Thorburn, Area Resident

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 4:33 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Member Gyemi discloses an interest and abstains from voting on Item 7.2 being the report of the Office of Economic Development & Innovation dated August 23, 2022 entitled "Zoning By-Law Amendment – Matt Zhao - 521,523, & 525 Sandison Street - Z 009/22 [ZNG-6673] - Ward 9," as his firm is retained as the architectural consultant by the applicant on other properties.

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 the meeting held August 2, 2022

Moved by: Councillor Gill
Seconded by: Councillor Sleiman

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held August 2, 2022 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 244/2022

7. *PLANNING ACT* MATTERS

7.1. Rezoning – Bassim Al Hamidawy - 953 & 955 Tecumseh Road West - Z-025/22 ZNG/6795 - Ward 10

Moved by: Councillor Morrison
Seconded by: Councillor Sleiman

Decision Number: **DHSC 420**
THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 32 to 34, Registered Plan 730 (known municipally as 953 & 955 Tecumseh Road West; Roll No.: 040-440-17100, 040-440-17200), situated on the west side of Tecumseh Road West, south of Crawford Avenue, by adding a site specific exception to Section 20(1) as follows:

451. WEST SIDE OF TECUMSEH ROAD WEST, SOUTH OF CRAWFORD AVENUE

For the lands comprising of Lots 32 to 34, Registered Plan 730, a *motor vehicle dealership* shall be an additional permitted use.

[ZDM 4, 7; ZNG/6795]
Carried.

Report Number: S 96/2022
Clerk's File: Z/14279

7.2. Zoning By-Law Amendment – Matt Zhao - 521,523, & 525 Sandison Street - Z 009/22 [ZNG-6673] - Ward 9

Moved by: Councillor Morrison
Seconded by: Councillor Holt

Decision Number: **DHSC 421**

I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Pt Block A, Plan 1259; Part 1 & 2, Plan 12R-26132 (known municipally as 521, 523, and 525 Sandison Street), from Residential District 1.1 (RD1.1) to Residential District 3.1 (RD3.1).

[ZDM9; ZNG/6673]

II. THAT the side yard setback from the property line shared with the next property east **BE REDUCED** from 6 metres to 3 metres.

III. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following into an approved site plan and executed and registered site plan agreement:
- Shifting the entire building and proposed parking lot 3 metres to the east in order to provide an additional 3 metres of separation from the parking area and the westerly properties.

IV. THAT the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:
- Enhancing the landscaping along the eastern property line to help screen and mitigate noise;
- Providing a screening fence along the perimeter of the west and south interior property lines;
- Removing the external refuse storage and storing the refuse internally.

Carried.
Member Gyemi discloses an interest and abstains from voting on this matter.

Report Number: S 104/2022
Clerk's File: Z/14345

7.3. Zoning By-law Amendment - 1069 Shepherd Street East Z-012-22 [ZNG-6732]

Moved by: Councillor Holt
Seconded by: Councillor Sleiman

Decision Number: **DHSC 422**

I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning for Plan 1445 Lot 2 municipally known as 1069 Shepherd Street East, by adding a site-specific exception to Section 20(1) as follows:

II.

452. SOUTH SIDE OF SHEPHERD STREET EAST, WEST OF BENJAMIN AVENUE

For the lands comprising Lot 2, Plan 1445, one *Multiple Dwelling* with a maximum of three *dwelling units* shall be an additional permitted main use and shall be subject to the following additional provisions:

a)	Lot Width – minimum	10.9 m
b)	Lot Area – minimum	400.0 m^2
c)	Lot Coverage – maximum	45.0%
d)	Main Building Height – maximum	10.0 m
e)	Front Yard Depth – minimum	6.0 m
f)	Rear Yard Depth – minimum	7.50 m
g)	Side Yard Width (East) – minimum	1.2 m
h)	Side Yard Width (West) – minimum	0.6 m

III. THAT the applicant **PROVIDE** an additional paved parking space as per Bylaw 8600 requirements, subject to Engineering Department's approval prior construction.

[ZDM7; ZNG/6732]
Carried.

Report Number: S 99/2022
Clerk's File: Z/14433

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:35 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:36 o'clock p.m.

8. ADOPTION OF THE MINUTES

None presented.

10. *HERITAGE ACT* MATTERS

None presented.

11. ADMINISTRATIVE ITEMS

11.4. Closure of the east/west alley between Ford Boulevard and 5355 Wyandotte Street East, north of 830 Ford Boulevard and south of 5335 Wyandotte Street East, Ward 6

Patricia Thorburn, Area Resident

Patricia Thorburn, area resident, appears before the Development & Heritage Standing Committee regarding the administrative report entitled "Closure of the east/west alley between Ford Boulevard and 5355 Wyandotte Street East, north of 830 Ford Boulevard and south of 5335 Wyandotte Street

East, Ward 6" and provides some details related to her family and the home ownership; expresses concern with receiving her notification late; the increase in crime in the area; and concludes by requesting that she should be considered to purchase the alley at the appropriate time.

Moved by: Councillor Holt
Seconded by: Councillor Sleiman

Decision Number: **DHSC 426**

I. THAT the 3.66 metre wide east/west alley located between Ford Boulevard and the property known municipally as 5355 Wyandotte Street East (legally described as Essex Condo Plan 55), and shown on Drawing No. CC-1798 *attached* hereto as Appendix "A", **BE ASSUMED** for subsequent closure;

II. THAT the 3.66 metre wide east/west alley located between Ford Boulevard and the property known municipally as 5355 Wyandotte Street East (legally described as Essex Condo Plan 55), and shown on Drawing No. CC-1798 *attached* hereto as Appendix "A", **BE CLOSED AND CONVEYED** to the abutting property owners 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:
    i. Bell Canada to protect existing facilities; and
    ii. MNSi for aerial infrastructure.

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

a. For alley conveyed to abutting lands zoned RD1.2: $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 RD3.4: $22.00 per square foot without easements and $11.00 per square foot with easements.

IV. THAT the City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1798, *attached* hereto as Appendix "A".

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

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

Carried.

Report Number: S 98/2022
Clerk's File: SAA2022

11.1. Closure of the north/south alley between Guy Street and the east/west alley between Bernard Road and Francois Road - Ward 5

Moved by: Councillor Sleiman
Seconded by: Councillor Gill

Decision Number: **DHSC 423**

I. THAT the 4.27 metre wide north/south alley located between Guy Street and the southwest corner of the property known municipally as 1969 Francois Road (legally described as Lot 130, Plan 907), and shown as Part 1 on Drawing No. CC-1755 *attached* hereto as Appendix "A", **BE ASSUMED** for subsequent closure;

II. THAT the 4.27 metre wide north/south alley located between Guy Street and the southwest corner of the property known municipally as 1969 Francois Road (legally described as Lot 130, Plan 907), and shown as Part 1 on Drawing No. CC-1755 *attached* hereto as Appendix "A", **BE CLOSED AND CONVEYED** to the abutting property owners 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:
   i. Bell Canada to protect existing aerial facilities in accordance with diagrams submitted with EnWin Utilities Ltd. comments *attached* hereto as Appendix "C".;
   ii. Cogeco Connexion Inc. to accommodate existing infrastructure in accordance with diagrams submitted with EnWin Utilities Ltd. comments *attached* hereto as Appendix "C".;
   iii. EnWin Utilities Ltd. to accommodate existing overhead 28kV primary hydro distribution, 120/240V, 120/208V and 347/600V secondary hydro distribution, poles, transformers, associated down guys and anchors in accordance with diagrams submitted with comments *attached* hereto as Appendix "C".
   iv. MNSi to accommodate existing aerial infrastructure in accordance with diagrams submitted with EnWin Utilities Ltd. comments *attached* hereto as Appendix "C".

III. THAT Conveyance Cost **BE SET** as follows:
a. For alley conveyed to abutting lands zoned RD1.2: $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.

IV. THAT the City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1755, *attached* hereto as Appendix "A".

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.
Carried.

Report Number: S 90/2022
Clerk's File: SAA2022

11.2. Closure of the n/s alley between Totten St and Quebec St, east of California Ave and west of Askin Ave; together with the Declaration of the n/s 0.3 metre reserve making up the east limit of the said alley as Surplus - Ward 10

Moved by: Councillor Holt
Seconded by: Councillor Morrison

Decision Number: **DHSC 424**

I. THAT the 3.96 metre wide north/south alley located between Totten Street and Quebec Street, east of California Avenue and west of Askin Avenue, and shown on Drawing No. CC-1797 *attached* hereto as Appendix "A", **BE ASSUMED** for subsequent closure;

II. THAT the 3.96 metre wide north/south alley located between Totten Street and Quebec Street, east of California Avenue and west of Askin Avenue, and shown on Drawing No. CC-1797 *attached* hereto as Appendix "A"**, BE CLOSED AND CONVEYED** to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:

- Easement, subject to there being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
  - EnWin to accommodate existing down guy wires and anchors in the portion of the west half of the said alley abutting the property known municipally as 1700 California Avenue (legally described as Lots 55 & 56, Plan 629), in accordance with the Guy and Anchor diagram submitted with their comments *attached* hereto as Appendix "C";
- Ontario Land Surveyor be directed to use existing encroachments for determining the boundaries of the lands to be conveyed to each abutting property owner (i.e. accessory buildings, features, fences, hedges and/or structures).

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

a. For alley conveyed to abutting lands zoned RD1.1: $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.

IV. THAT the City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1797, *attached* hereto as Appendix "A".

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

VI. THAT upon the registration of the necessary by-laws, the following vacant parcel of land **BE DECLARED** surplus:

a. 0.3 metre wide north/south reserve located between Totten Street and Quebec Street, east of California Avenue and west of Askin Avenue, and shown on the excerpt from Reference Plan 12R-14496 *attached* hereto as Appendix "F".
   i. Legal Description: Reserve Plan 629 Sandwich West between Totten Street & Quebec Street
   ii. Lot Area: 83.61 m^2

VII. THAT the 0.3 metre wide north/south reserve located between Totten Street and Quebec Street, east of California Avenue and west of Askin Avenue, and shown on the excerpt from Reference Plan 12R-14496 *attached* hereto as Appendix "F"

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

a. For reserve conveyed to abutting lands zoned RD1.1: $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.

IX. 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.

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

Report Number: S 94/2022
Clerk's File: SAA2022

11.3. Closure of the north/south alley between 1983 Ellrose Avenue and 4440 Tecumseh Road East; east/west alley between Francois Road and said north/south alley; and east/west alley between said north/south alley and Ellrose Avenue - Ward 5

Moved by: Councillor Sleiman
Seconded by: Councillor Gill

Decision Number: **DHSC 425**
I. THAT the 3.66 metre wide north/south alley located between the properties known municipally as 1983 Ellrose Avenue (legally described as Lot 756 & Part of Closed Alley,

Plan 1050) and 4440 Tecumseh Road East (legally described as Part of Lots 138 to 140, Plan 907; and Part of Lots 758 to 760, Plan 1050), and shown on Drawing No. CC-1788 *attached* hereto as Appendix "A"**, BE DENIED** for subsequent closure.

Carried.

Report Number: S 95/2022
Clerk's File: SAA2022

11.5. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by NuFusion & Associates on behalf of 2830065 Ontario Ltd. for 1460 Lauzon Road (Ward 6)

Moved by: Councillor Holt
Seconded by: Councillor Gill

Decision Number: **DHSC 427**

I. THAT the request made by NuFusion & Associates on behalf of 2830065 Ontario Ltd. to participate in the Environmental Site Assessment Grant Program **BE APPROVED** for the completion of a proposed Phase II Environmental Site Assessment Study for property located at 1460 Lauzon Road pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan.

II. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of $19,750 based upon the completion and submission of a Phase II Environmental Site Assessment completed in a form acceptable to the City Planner and City Solicitor.

III. THAT the grant funds in the amount of $19,750 under the Environmental Site Assessment Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to Brownfield Strategy Remediation (project 7069003) when the work is complete.

IV. THAT should the proposed Phase II Environmental Site Assessment Study not be completed within two (2) years of Council approval, the approval **BE RESCINDED** and the funds be uncommitted and made available for other applications.

Carried.

Report Number: S 102/2022
Clerk's File: SPL2022

12. COMMITTEE MATTERS

12.1. Minutes of the Property Standards Committee of its meeting held June 14, 2022

Moved by: Councillor Sleiman
Seconded by: Councillor Holt

Decision Number: **DHSC 428**
THAT the minutes of the Property Standards Committee of its meeting held June 14, 2022 **BE RECEIVED**.
Carried.

Report Number: SCM 208/2022
Clerk's File: MB2022

12.2. Minutes of the meeting of the International Relations Committee held June 23, 2022

Moved by: Councillor Morrison
Seconded by: Councillor Gill

Decision Number: **DHSC 429**
THAT the minutes of the International Relations Committee of its meeting held June 23, 2022 **BE RECEIVED**.
Carried.

Report Number: SCM 245/2022
Clerk's File: MB2022

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 5:56 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: September 12, 2022
Time: 4:30 pm

MEMBERS PRESENT:

Councillors:

Ward 3 - Councillor Bortolin (Chair)
Ward 4 - Councillor Holt
Ward 5 - Councillor Sleiman
Ward 7 - Councillor Gill
Ward 10 - Councillor Morrison

Members:

Member Gyemi
Member Rondot

Members Absent:

Member Moore

Clerk's Note: Councillor Morrison, Member Gyemi, several members of Administration, and some 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:

Pablo Golob, Planner II – Development Review
Samuel Switzer, Planning Assistant
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
Michael Cooke, Manager of Planning Policy / Deputy City Planner
Neil Robertson, Manager of Urban Design / Deputy City Planner
Patrick Winters, Development Engineer

Shannon Deehan, Transportation Planner I
Brian Nagata, Planner II – Development Review
Simona Simion, Planner II – Research & Policy Support
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 4:33 pm.

2. DISCLOURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Member Gyemi discloses an interest and abstains from voting on Item 7.2 being the report of the Office of Economic Development & Innovation dated August 23, 2022 entitled "Zoning By-Law Amendment – Matt Zhao - 521,523, & 525 Sandison Street - Z 009/22 [ZNG-6673] - Ward 9," as his firm is retained as the architectural consultant by the applicant on other properties.

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 August 2, 2022.

Moved by: Councillor Gill
Seconded by: Councillor Sleiman

THAT the Minutes of the Development & Heritage Standing Committee meeting (*Planning Act Matters*) meeting held August 2, 2022 **BE ADOPTED** as presented.

CARRIED, UNANIMOUSLY.

Report Number: SCM 244/2022

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

Delegations—participating via video conference

Item 7.1 Bassim Al Hamidawy
Item 7.2 Tracey Pillon-Abbs, representing Matt Zhao
Item 7.2 Randy Gould, Area Resident
Item 7.3 Garrett MacGillivray, Applicant

Delegations—participating in Council Chambers

Item 7.2 Randy Gould – area resident
Item 7.2 Vicky Coleman – area resident
Item 7.2 Curtis Coleman – area resident

7. PLANNING ACT MATTERS

7.1 Z-025/22 [ZNG/6795] – 2775385 Ontario Inc 953 & 955 Tecumseh Rd W – Rezoning Ward 10

Adam Szymczak (author) – Planner III – Zoning
Presented by Samuel Switzer – Planning Assistant

Mr Switzer gives a brief presentation of the application.

Mr Bassim Al Hamidawy is available for questions.

Moved by: Councillor Morrison
Seconded by: Councillor Sleiman

Decision Number: **DHSC 420**

RECOMMENDATIONS

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 32 to 34, Registered Plan 730 (known municipally as 953 & 955 Tecumseh Road West; Roll No.: 040-440-17100, 040-440-17200), situated on the west side of Tecumseh Road West, south of Crawford Avenue, by adding a site specific exception to Section 20(1) as follows:

451. WEST SIDE OF TECUMSEH ROAD WEST, SOUTH OF CRAWFORD AVENUE

For the lands comprising of Lots 32 to 34, Registered Plan 730, a *motor vehicle dealership* shall be an additional permitted use.

[ZDM 4, 7; ZNG/6795]

Motion CARRIED UNANIMOUSLY.

Report Number: S 96/2022
Clerk's File: Z/14279

7.2 Z-009/22 [ZNG/6673] – Matt Zhao 521, 523 & 525 Sandison St – Rezoning Ward 9

Pablo Golob (author) – Planner II – Research & Design

Mr Golob gives a brief presentation of the application.

Ms Tracey Pillon-Abbs – Pillon Abbs Inc (agent) is in support of the recommendation and is available for questions.

Area residents note the following concerns:
- Additional traffic of up to 30 more vehicles
- Increased difficulty getting out into traffic on Howard Ave
- Request buffer between parking lot and residences both for sound abatement and privacy
- Request consideration for an internal garbage collection as opposed to outdoor along residences
- Concern over increase in vermin (rats, skunks, etc) with an outdoor refuse area
- Concern over overloading of density of residences in the area

Moved by: Councillor Morrison
Seconded by: Councillor Holt

Decision Number: **DHSC 421**

RECOMMENDATIONS

I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Pt Block A, Plan 1259; Part 1 & 2, Plan 12R-26132 (known municipally as 521, 523, and 525 Sandison Street), from Residential District 1.1 (RD1.1) to Residential District 3.1 (RD3.1).

[ZDM9; ZNG/6673]

II. THAT the side yard setback from the property line shared with the next property east **BE REDUCED** from 6 metres to 3 metres.

III. THAT the Site Plan Approval Officer **BE DIRECTED** to incorporate the following into an approved site plan and executed and registered site plan agreement:

- Shifting the entire building and proposed parking lot 3 metres to the east in order to provide an additional 3 metres of separation from the parking area and the westerly properties.

IV. THAT the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:
- Enhancing the landscaping along the eastern property line to help screen and mitigate noise;
- Providing a screening fence along the perimeter of the west and south interior property lines;
- Removing the external refuse storage and storing the refuse internally.

Motion CARRIED UNANIMOUSLY.
Member Gyemi abstains

Report Number: S 104/2022
Clerk's File: Z/14345

7.3 Z-012/22 [ZNG/6732] – Garret MacGillivray & Kristen Cunningham 1069 Shepherd St E – Rezoning Ward 4

Simona Simion (author), Planner II – Research & Policy Support
Presented by Samuel Switzer – Planning Assistant

Mr Switzer gives a presentation of the application.

Mr Garret MacGillivray is available for questions.

Moved by: Councillor Holt
Seconded by: Councillor Sleiman

Decision Number: **DHSC 422**

RECOMMENDATIONS

I. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning for Plan 1445 Lot 2 municipally known as 1069 Shepherd Street East, by adding a site-specific exception to Section 20(1) as follows:

452. SOUTH SIDE OF SHEPHERD STREET EAST, WEST OF BENJAMIN AVENUE
For the lands comprising Lot 2, Plan 1445, one *Multiple Dwelling* with a maximum of three *dwelling units* shall be an additional permitted main use and shall be subject to the following additional provisions:
a) Lot Width – minimum 10.9 m

b)	Lot Area – minimum	400.0 m^2
c)	Lot Coverage – maximum	45.0%
d)	Main Building Height – maximum	10.0 m
e)	Front Yard Depth – minimum	6.0 m
f)	Rear Yard Depth – minimum	7.50 m
g)	Side Yard Width (East) – minimum	1.2 m
h)	Side Yard Width (West) – minimum	0.6 m

II. THAT the applicant provide an additional paved parking space as per Bylaw 8600 requirements, subject to Engineering Department's approval prior construction.

[ZDM7; ZNG/6732]

Motion CARRIED UNANIMOUSLY.

Report Number: S 99/2022
Clerk's File: Z/14433

8. ADJOURNMENT

There being no further business, the meeting of the Development & Heritage Standing Committee is adjourned at 5:35 pm.

Ward 3 – Councillor Bortolin
(Chairperson)

Michael Cooke
(Acting Secretary)