Final Consolidated Agenda - Development & Heritage Standing Committee Meeting

Date: June 6, 2022
Time: 4:30 o'clock p.m.

Location: Council Chambers, 1st Floor, Windsor City Hall

All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. Any delegations will be participating electronically.

MEMBERS:
Ward 3 – Councillor Rino Bortolin (Chairperson)

Ward 4 – Councillor Chris Holt

Ward 5 – Councillor Ed Sleiman

Ward 7 – Councillor Jeewen Gill

Ward 10 – Councillor Jim Morrison

Lynn Baker

Andrew Foot

Joseph Fratangeli

Anthony Gyemi

John Miller

Dorian Moore

Jake Rondot

ORDER OF BUSINESS

Item # Item Description

1. **CALL TO ORDER**

READING OF LAND ACKNOWLEDGEMENT
We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomie. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

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

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

4. **COMMUNICATIONS**

5. **ADOPTION OF THE *PLANNING ACT* MINUTES**

5.1. Development and Heritage Standing Committee Minutes (*Planning Act* Matters) from the meeting held May 2, 2022 (**SCM 136/2022**)

5.2. Minutes of Special Meeting of Development and Heritage Standing Committee (Planning Act) Meeting held May 10, 2022 (**SCM 148/2022**)

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

7. ***PLANNING ACT* MATTERS**

7.1. Multi-Residential Interim Control By-law Study - Proposed Official Plan Amendment and Zoning By-law Amendment (**S 64/2022**)
Clerk's Note: The City Planner submits the following revision to the RECOMMENDATION found on page 12 of 24 of report: Delete Section 11.2.5.4.10 "Gross Floor Area – maximum – 400 m^2" and Section 11.2.5.5.10 "Gross Floor area – maximum – 400 m^2". Andi Shallvari, CPA submitting the letter received June 3, 2022 as a written submission (previously distributed). Andi Shallvari, CPA submitting the

attached email regarding a clarification of lot coverage for infill developments.
Delegations:
a) Laura Strahl, Planner III
b) Jim Dyment, Municipal Planning Consultants; and Ron Palmer, The Planning Partnership (powerpoint)
c) Andi Shallvari, CPA

7.2. Zoning By-Law Amendments for 1646 to 1648 Drouillard Road; File Z-004/22 (ZNG/6659) Ward 7 (**S 46/2022**)
Delegations:
a) Kevin Alexander, Senior Planner (powerpoint)
b) Jacob Dickie, Agent, Urban in Mind (powerpoint)

7.3. Official Plan and Rezoning Amendments – Tunio Development – 3885 & 0 Sandwich Street - OPA 152 OPA [6504] Z-028/21 ZNG[6503] - Ward 2 (**S 65/2022**)
Clerk's Note: City Planner providing email dated June 2, 2022 outlining revisions from the applicant (previously distributed). Cheryl Jordan, property owner in area submitting the email dated May 24, 2022 as a written submission (previously distributed). Kevin Kelly, President, Kelbour Management submitting the email dated May 25, 2022 as a written submission (previously distributed). Administration providing ***attached*** email dated June 3, 2022 in response to Kevin Kelly's email.
Delegations:
a) Kevin Alexander, Senior Planner (powerpoint)
b) Tracey Pillon-Abbs, Principal Planner
c) Qingheng Yu, owner of property on Peter Street

7.4. Draft Plan of Condominium with Exemption under Section 9(3) of the Condominium Act – St. Clair Rhodes Development – 233 Watson Avenue – Ward 6 (**S 55/2022**)
Delegations:
a) Jim Abbs, Planner III (powerpoint)
b) Brian Chillman, Solicitor representing applicant St. Clair-Rhodes Development
c) Sheila Luno, Property Manager, Mid South Land Developments Corp.

7.5. Rezoning – Andi Shallvari - 716 Josephine Ave - Z-011/22 ZNG/6703 - Ward 2 (**S 56/2022**)
Delegations:
a) Adam Szymczak, Senior Planner (powerpoint)
b) Andi Shallvari, CPA

7.6. Approval of a Draft Plan of Subdivision for lands located on the south side of North Talbot Rd, between Southwood Lakes Blvd and HWY 401; File No. SDN-001/21[SDN/6575]; Applicant – Bellocorp Inc.; Ward 1 (**S 59/2022**)
Clerk's Note: Barry Horrobin, Director of Planning & Physical Resources, Windsor Police service indicates a change in Recommendation I, Part E, Item 12 found on page 3 of 22. The term "Commissioner of Police" should be replaced with "Chief of Police". Scott Dube, area resident submitting the email dated May 23, 2022 as a written submission (previously distributed).
Delegations:
a) Justina Nwaesei, Senior Planner (powerpoint)

b) Tracey Pillon-Abbs, Principal Planner
c) Tosin Bello, Applicant; and Chintan Virani, Architect

8. **ADOPTION OF THE MINUTES**

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held May 2, 2022 (**SCM 125/2022**)

9. **PRESENTATIONS AND DELEGATIONS** (COMMITTEE ADMINISTRATIVE MATTERS)

10. ***HERITAGE ACT* MATTERS**

10.1. 1478 Kildare Road, Cunningham Sheet Metal (formerly) - Heritage Permit Request (Ward 4) (**S 60/2022**)
Delegation:
a) James Gibb, representing the applicant (available for questions)

10.2. Request for Heritage Permit – 3036 Sandwich Street, McKee Park (Ward 2) (**S 61/2022**)
Delegation:
a) Terry Kennedy, resident of Ward 2

10.3. Request for Partial Demolition of a Heritage Listed Property- 2038 Willistead Crescent, C.E. Platt House (Ward 4) (**S 62/2022**)

11. **ADMINISTRATIVE ITEMS**

11.1. Bill 109, More Homes for Everyone Act, 2022 – Changes to the Planning Act Affecting Site Plan Control Approval, City Wide (**S 57/2022**)

11.2. Closure of part of southerly half of north/south alley between Brant Street and Wyandotte Street East, Ward 3 (**S 58/2022**)
Clerk's Note: Kelly White, area resident submitting the email dated June 2, 2022 as a written submission (previously distributed).
Delegation:
a) Brian Nagata, Planner II
b) David Mady, VP Real Estate, Rosati Group (available for questions)
c) Kelly White, area resident

12. **COMMITTEE MATTERS**

13. **QUESTION PERIOD**

14. **ADJOURNMENT**

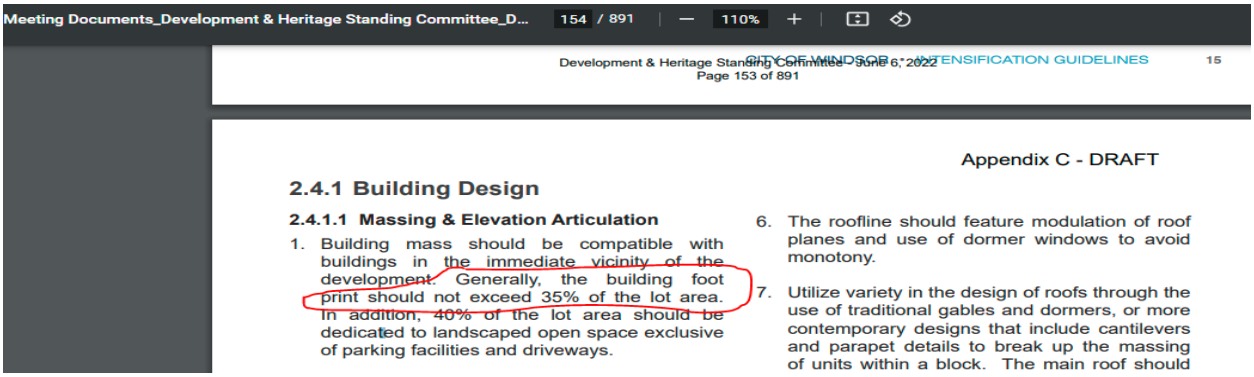
June 6, 2022
Development & Heritage Standing Committee
Item 7.1 – Written Submission

From: Andi Shallvari, CPA

To: Development and Heritage Standing Committee

Re: Clarification of Lot coverage for infill developments (45% or 35% maximum)

I would like some clarification on lot coverage allowance after the new changes. The proposed zoning changes maintain lot coverage at 45%. However the new draft design guidelines limit lot coverage to a maximum of 35%. We need to have 1 maximum either 35% or 45% lot coverage. This very important number needs to be clarified so there is no confusion during the planning process.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Development & Heritage Standing Committee - June 6, 2022
Page 153 of 891

CITY OF WINDSOR INTENSIFICATION GUIDELINES 15

Appendix C - DRAFT

2.4.1 Building Design

2.4.1.1 Massing & Elevation Articulation

1. Building mass should be compatible with buildings in the immediate vicinity of the development. Generally, the building foot print should not exceed 35% of the lot area. In addition, 40% of the lot area should be dedicated to landscaped open space exclusive of parking facilities and driveways.
6. The roofline should feature modulation of roof planes and use of dormer windows to avoid monotony.
7. Utilize variety in the design of roofs through the use of traditional gables and dormers, or more contemporary designs that include cantilevers and parapet details to break up the massing of units within a block. The main roof should

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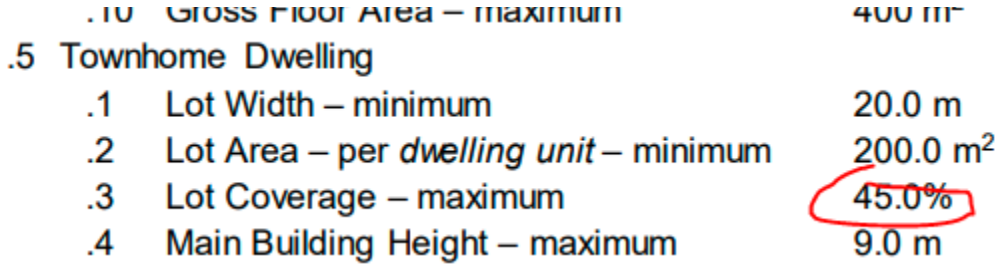
.2	Semi-Detached Dwelling	
.1	Lot Width – minimum	15.0 m
.2	Lot Area – minimum	450.0 m²
.3	Lot Coverage – maximum	45.0%
.4	Main Building Height – maximum	9.0 m
.5	Front Yard Depth – minimum	6.0 m
.6	Rear Yard Depth – minimum	7.50 m
.7	Side Yard Width – minimum	1.20 m

Development & Heritage Standing Committee - June 6, 2022
Page 27 of 891

Page 11 of 24


.10 Gross Floor Area – maximum 400 m²

.5	Townhome Dwelling	
.1	Lot Width – minimum	20.0 m
.2	Lot Area – per *dwelling unit* – minimum	200.0 m²
.3	Lot Coverage – maximum	45.0%
.4	Main Building Height – maximum	9.0 m

June 6, 2022
Development & Heritage Standing Committee
Item 7.3 – Response to Kevin Kelly's email

From: Toufeili, Rania <RToufeili@citywindsor.ca>
Sent: June 3, 2022 12:50 PM
To: Alexander, Kevin <kalexander@citywindsor.ca>
Cc: Hagan, Jeff <jhagan@citywindsor.ca>
Subject: 3885 Sandwich - Development Truck Question

Hi Kevin,

I wanted to follow up on our conversation earlier today for the property at 3901 Peter Street that is zoned industrial and currently up for sale.

There will be no changes to the roadway in terms of classification and it would not prohibit trucks. We will not be closing Chappell Street or limiting access to the road, the property at 3901 Peter St can still use this segment of Chappell Ave to get to and from their property. There is no parking allowed on one side of the road so the remaining available width of the roadway will still be able to accommodate trucks.

The intersection of Chappell Ave and Sandwich St will still operate at an acceptable level of service and there will be no significant traffic impact as a result of this development in the area.

Thank you

Rania Toufeili, EIT | Policy Analyst

THE CITY OF WINDSOR
ONTARIO, CANADA

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