



CITY OF WINDSOR MINUTES 08/13/2018

Joint Meeting of the Planning, Heritage & Economic Development Standing
Committee AND Windsor City Council
Date: Monday, August 13, 2018
Time: 6:00 o'clock p.m.

Members Present:

PLANNING ACT MEMBERS:

Member Barb Bjarneson
Member Anthony Gyemi
Member Dorian Moore
Ward 4 - Councillor Chris Holt
Ward 5 - Councillor Ed Sleiman
Ward 7 - Councillor Irek Kusmierczyk
Ward 8 - Councillor Bill Marra (Chairperson)
Ward 9 - Councillor Hilary Payne
Mayor Dilkens (Ex-Officio)

COUNCIL MEMBERS:

Mayor Drew Dilkens
Ward 1 - Councillor Fred Francis
Ward 2 - Councillor John Elliott
Ward 3 - Councillor Rino Bortolin
Ward 4 - Councillor Chris Holt
Ward 5 - Councillor Ed Sleiman
Ward 6 - Councillor Jo-Anne Gignac
Ward 7 - Councillor Irek Kusmierczyk
Ward 8 - Councillor Bill Marra
Ward 9 - Councillor Hilary Payne
Ward 10 - Councillor Paul Borrelli

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 2 of 29

1. ORDER OF BUSINESS

2. CALL TO ORDER

The Mayor calls the meeting to order at 6:03 o'clock p.m.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF FOR THE PLANNING, HERITAGE & ECONOMIC DEVELOPMENT STANDING COMMITTEE

Councillor Marra discloses an interest and abstains from voting on Item 9.1 being the report of the Planner II – Development Review dated June 13, 2018 entitled “Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road”, as he is employed by Hotel-Dieu Grace Healthcare.

Councillor Marra discloses an interest and abstains from voting on Item 9.2 being the report of the Planner II – Development Review dated June 15, 2018 “Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road”, as he is employed by Hotel-Dieu Grace Healthcare.

DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF FOR COUNCIL

Councillor Marra discloses an interest and abstains from voting on Item 9.1 being the report of the Planner II – Development Review dated June 13, 2018 entitled “Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road”, as he is employed by Hotel-Dieu Grace Healthcare.

Councillor Marra discloses an interest and abstains from voting on Item 9.2 being the report of the Planner II – Development Review dated June 15, 2018 “Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road”, as he is employed by Hotel-Dieu Grace Healthcare.

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 3 of 29

4. COMMITTEE OF THE WHOLE FOR COUNCIL

Moved by: Councillor Elliott

Seconded by: Councillor Gignac

That Council do now rise and move into Committee of the Whole with the Mayor presiding for the purpose of dealing with:

- (a) consent agenda;
- (b) hearing requests for deferrals, referrals and/or withdrawals of any items of business;
- (c) hearing presentations and delegations;
- (d) consideration of business items;
- (e) consideration of by-law 113-2018

Carried.

6. CONSENT AGENDA

6.1. Refurbishment of Primary Effluent Pumps 1 and 4

Moved by: Councillor Marra

Seconded by: Councillor Borrelli

Decision Number: CR438/2018

I. That required funds totalling \$433,000 to refurbish the Primary Effluent Pumps #1 and #4 at the Lou Romano Water Reclamation Plant (LRWRP) **BE TRANSFERRED** from the Pollution Control Reserve (Fund 208) to a new project ID.

II. That subject to the tender for the Refurbishment of Primary Effluent Pumps #1 and #4 being within budget, the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign a contract with the successful bidder, satisfactory in form to the City Solicitor, in technical content to the City Engineer, and financial content to the City Treasurer.

Carried.

Report Number: C 133/2018

Clerk's File: SWT/6598

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council
Monday, August 13, 2018

Page 4 of 29

7. REQUESTS FOR DEFERRALS, REFERRALS OR WITHDRAWALS FOR THE PLANNING, HERITAGE & ECONOMIC DEVELOPMENT STANDING COMMITTEE

Philippa von Ziegenweidt, spokesperson for CAMPP Windsor Essex Residents Association

Philippa von Ziegenweidt, spokesperson for CAMPP Windsor Essex Residents Association appears before Council requesting that administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road be deferred to allow for additional information related to demographic data and employment land needs to be received.

REQUESTS FOR DEFERRALS, REFERRALS OR WITHDRAWALS FOR CITY COUNCIL

Moved by: Councillor Holt
Seconded by: Councillor Bortolin

That items 9.1 and 9.2 being Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road BE DEFERRED to a future meeting of Council to allow Council time to familiarize themselves with the issues surrounding location of the proposed new hospital.

The motion is **put** and is **lost**.

At the request of Councillor Gignac, a recorded vote is taken.

Aye votes: Councillors Holt, and Bortolin.

Nay votes: Councillors Elliott, Francis, Payne, Kusmierczyk, Borrelli, Sleiman, Gignac and Mayor Dilkens.

Absent: None.

Abstain: Councillor Marra.

Minutes

**Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council
Monday, August 13, 2018**

Page 5 of 29

8. PRESENTATIONS AND DELEGATIONS

9.1. OFFICIAL PLAN AMENDMENT submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road: File No. OPA #120 (OPA/5417); Ward 9

AND

9.2. ZONING BY-LAW AMENDMENT submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; File No. Z-007/18 (ZNG/5416); Ward 9

Thom Hunt, City Planner and Michael Cooke, Manager of Planning Policy, appear before Council to provide a brief historical timeline of the two applications that are being considered including details of the Official Plan Amendment #60—Sandwich South Planning District, and East Pelton Secondary Plan; and conclude by indicating that a combination of reports, required studies, population projections, open houses and consultations with external agencies have resulted in two comprehensive reports that are being recommended for approval by City Council.

Caroline Taylor, resident of Ward 2

Caroline Taylor, resident of Ward 2, appears before Council expressing concern regarding the administrative recommendations in the reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting that Council invest in development in the core.

Ernie Lamont, resident of Ward 8

Ernie Lamont, resident of Ward 8 appears before Council in support of the administrative recommendations in the reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 6 of 29

side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting this type of investment would benefit all of Essex County.

Philippa von Ziegenweidt, spokesperson for CAMPP Windsor Essex Residents Association

Philippa von Ziegenweidt, spokesperson for CAMPP Windsor Essex Residents Association, appears before Council expressing concern with the administrative recommendations in the reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting that Council vote against the applications as the supporting documentation is flawed and that it will be more difficult for seniors to access the new site.

Karl Straky Sr., representing Citizens for Health Care

Karl Straky Sr., representing Citizens for Health Care, appears before Council in support of the administrative recommendations in the reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting the site selection process was fair and urges Council to recommend approval of both applications.

Bill Smith, business owner, Windsor

Bill Smith, business owner, Windsor appears before Council in support of the administrative recommendations in the reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by reading a letter on behalf of a concerned citizen, Barry Zekelman, who couldn't attend and also supports the applications and urges Council to approve the recommendations and move the process forward.

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 7 of 29

Kathy Hengl, Solicitor Rosati Group and City of Windsor property owner

Kathy Hengl, Solicitor Rosati Group and City of Windsor property owner, appears before Council in support of the administrative recommendations in the reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and provides a brief historical timeline and urges Council to support the applications and move forward with the process to build the new Hospital to support a healthy strong community; and concludes by suggesting that the applications are consistent with the Provincial Policy Statement.

Paolo Collavino, Windsor resident

Paolo Collavino, Windsor resident, appears before Council in support of the administrative recommendations in the reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by urging Council to approve the applications as it will bring positive growth to the area.

Judith McCullough, resident of Ward 3

Judith McCullough, resident of Ward 3, appears before Council expressing concern regarding the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting this decision not be rushed and urges Council not to approve and to postpone their decision until an external consultant can come up with a plan acceptable to the entire community.

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 8 of 29

Shane Mitchell, resident of Ward 4

Shane Mitchell, resident of Ward 4, appears before Council and expresses concern regarding the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting that approval of the applications will not be good for the City as the healthcare model of which the new Hospital is a part, is an unsustainable plan.

Cathy Greenwell, resident of Ward 10

Cathy Greenwell, resident of Ward 10, appears before Council expressing concern regarding the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting that a decision be deferred until the new Provincial Government is established and that the distance from the City Centre may pose a problem for the elderly.

Settimo Vilardi and John Hrovat, Windsor Region Society of Architects

Settimo Vilardi and John Hrovat, Windsor Region Society of Architects appear before Council expressing concern regarding the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and conclude by suggesting the reports not conform to the Provincial Policy Statement and that the use of active transportation and maintaining farmland has not been taken into consideration.

Dee Sweet, resident of Ward 10

Dee Sweet, resident of Ward 10, appears before Council expressing concern regarding the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”,

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 9 of 29

located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting that more public meetings should have taken place and that Council should defer or deny the application.

Kevin Johnson, Resident of Ward 3

Kevin Johnson, Resident of Ward 3, appears before Council and expresses concern regarding the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by indicating that all the businesses currently around the hospital may leave the core area which would be harmful to the City and an in depth analysis is required to make an informed decision.

Giovanni Abati, resident of Ward 4

Giovanni Abati, resident of Ward 4, appears before Council regarding the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by indicating he is not against a new hospital but would like the issue of the location to be deferred or a referendum be placed on the ballot of the upcoming Municipal election regarding the matter .

Sinisa Simic, resident of Ward 4

Sinisa Simic, resident of Ward 4, appears before Council expressing concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by stating a hospital on the outskirts of the City is not efficient and encourages another location be chosen.

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 10 of 29

Bill Balazs, property owner Ward 9

Bill Balazs, property owner Ward 9, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by indicating that the area should remain open space and is concerned with flooding issues.

Dr. Kadri, resident of Ward 1

Dr. Kadri, resident of Ward 1, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting there will be a risk to the community including potential increased death rates as a result of moving emergency care out of the city core, and suggests there are problems with various components of the process and the model being proposed.

Michelle Oncea, resident of Ward 4

Michelle Oncea, resident of Ward 4, appears before Council and expresses concern with the administrative recommendations in the reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by indicating that this decision will be a burden to future residents and negatively affect the area.

Ray Poisson, resident

Ray Poisson, resident appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 11 of 29

side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting this decision will negatively affect the core and it will be difficult for people to access the location easily.

John Holmes, resident of Ward 6

John Holmes, resident of Ward 6, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting the site selection process was flawed and that the decision will negatively impact East Riverside and Forest Glade area as it will divert funds needed for infrastructure changes.

David Hanna, resident of Ward 3

David Hanna, resident of Ward 3, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting he opposes the new location and that to approve these applications is to contradict current trends in Municipal Planning.

Robert Harris, resident of Ward 10

Robert Harris, resident of Ward 10, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting there is adequate land in the core for a new facility and taxes will increase, if the applications are approved, with no benefit to residents.

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 12 of 29

Mitchell Oncea, resident Ward 6

Mitchell Oncea, resident Ward 6, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting approving the applications would be in contravention of the current Official Plan; that this proposal would pose concerns regarding accessibility and that Council should defer or vote against the applications.

Richard Wolf, Solicitor representing Michael O’Keefe Farms Inc., Michael & Mary-Jane O’Keefe and Shawn O’Keefe

Richard Wolf, Solicitor representing Michael O’Keefe Farms Inc., Michael & Mary-Jane O’Keefe and Shawn O’Keefe, appears before Council in support of the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting there have been a number of information sessions and commends the applicants for a thorough process and urges Council to approve the applications.

Lori Hill, resident of Ward 4

Lori Hill, resident of Ward 4, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting that there should have been community consultations on the site selection and that many vacant lands in the core should have been considered.

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 13 of 29

Bruce Rutter, resident of Ward 4

Bruce Rutter, resident of Ward 4, appears before Council and expresses concern with the administrative recommendations in the reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting that this decision will impact future generations and suggests Council should wait until it has more information before making a decision.

Jacque Krause, resident of Ward 4

Jacque Krause, resident of Ward 4, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and suggests that Council should defer or vote against the applications to allow for the residents views to be taken into consideration.

Abdul Habib, representing Royal Quality Homes and Habib Homes

Abdul Habib, representing Royal Quality Homes and Habib Homes, appears before Council in support of the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting that approval of the applications would be positive for the community and that the area will be the centre of future growth.

Cheryl Golden, resident of Ward 3

Cheryl Golden, resident of Ward 3, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 14 of 29

submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting the location is too far from downtown and access to the area will be hindered due to inadequate public transit.

Tamara Stomp, Business Owner Ward 4

Tamara Stomp, Business Owner Ward 4, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting the information provided is flawed and approval will contribute to urban sprawl.

Doris Benko, resident of Ward 5

Doris Benko, resident of Ward 5, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting that these decisions will impact generations to come and urges Council to defer its decision or vote against the applications.

Saralee O'Reilly, resident of Ward 4

Saralee O'Reilly, resident of Ward 4, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and suggests that demolition of Windsor Regional Hospital, Metropolitan Campus, will take time, will negatively impact her neighbourhood, and that a plan for its replacement should be in place before this decision is made.

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 15 of 29

Nathanael Hope, Resident of Ward 4

Nathanael Hope, Resident of Ward 4, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting approval would negatively impact the health and sustainability of the future of the City.

Mark Buckner, resident of Ward 3

Mark Buckner, resident of Ward 3, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting accessibility to the location would pose problems and doesn't think agricultural land should be removed to move these applications forward.

Walter Derhak, representing Ontario Association of Architects

Walter Derhak, representing Ontario Association of Architects, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by supporting the comments of the Windsor Regional Society of Architects and urges Council to vote against the applications.

Janice Campbell, resident of Ward 4

Janice Campbell, resident of Ward 4, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 16 of 29

submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting the plan is not financially stable and is in contravention to the Official Plan and the Provincial Policy Statement.

Joey Wright, resident of Ward 5

Joey Wright, resident of Ward 5, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting the decision will negatively impact the City for decades; will limit access to healthcare which will be in greater demand as the population ages; and urges Council not to support the applications until further study takes place.

Krysta Glovasky-Ridsdale, resident of Ward 9

Krysta Glovasky-Ridsdale, resident of Ward 9, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting development in the proposed location is not necessary and that it is not financially responsible to locate new infrastructure in the area while current infrastructure being neglected.

Mayor Dilkens leaves the meeting at 9:31 o'clock p.m. and Councillor Francis assumes the Chair.

Mayor Dilkens returns to the meeting at 9:45 o'clock p.m. and Councillor Francis returns to his seat at the Council table.

Jeffrey Williams, resident

Jeffrey Williams, resident, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 17 of 29

Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting that Council should vote against the applications.

Doug Charles, resident of Ward 4

Doug Charles, resident of Ward 4, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting the WRH plan is neither feasible, nor financially viable and that the chosen location of the new Hospital poses concerns with accessibility.

Marty Bevan, private concerned citizen

Marty Bevan, private concerned citizen, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by encouraging Council to defer or vote against the applications.

Derrick Biso, resident of Ward 3

Derrick Biso, resident of Ward 3, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting the distance of the proposed new Hospital from the core is substantial and would cause accessibility concerns and urges Council to vote against, or defer, the applications.

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 18 of 29

Rita Haase, resident of Ward 4

Rita Haase, resident of Ward 4, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting that Council defer its decision until after the municipal election and that this decision will have an impact on the environment and health of the citizens.

Margaret Reimer, resident of Ward 4

Margaret Reimer, resident of Ward 4, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting that a location in the core of the City should have been considered for the new Hospital as accessibility to the outskirts of the City will be a problem for many.

Lorena Shepley, resident of Ward 3

Lorena Shepley, resident of Ward 3, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting that lack of public transportation to the outskirts of Windsor will pose a problem for many and urges Council to defer its decision until more information can be provided.

Kieran McKenzie, resident Ward 9

Kieran McKenzie, resident Ward 9, appears before Council and expresses concern with the recommendations in the administrative reports Official Plan Amendment submitted by Windsor

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 19 of 29

Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and concludes by suggesting voting in favour of these applications will have lasting consequences on the entire City and urges Council to defer its decision and not repeat mistakes of the past.

Karl Tanner, Dillon Consulting on behalf of Fanelli Real Estate Limited Partnership

Karl Tanner, Dillon Consulting on behalf of Fanelli Real Estate Limited Partnership, appears before Council in support of the recommendations in the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and requests a minor change to the proposed land use designation of the Subject Site identified in the Secondary Plan Land Use Plan, which is currently designated as Business Park Type 1 and Type 2 be designated as Business Park Type 2.

Mary Bull, Solicitor representing Windsor Regional Hospital and Jim Dymant and Darryl Keller, Planning Consultants for MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)

Mary Bull, Solicitor representing Windsor Regional Hospital and Jim Dymant and Darryl Keller, Planning Consultants for MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) appear before Council regarding the administrative reports Official Plan Amendment submitted by Windsor Regional Hospital for the entire lands described as the "County Road 42 Secondary Plan Area", located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road; and the Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; and provide a brief overview of their report outlining the extensive process and analysis of the comprehensive land needs study that was undertaken for the area.

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council
Monday, August 13, 2018

Page 20 of 29

9.1. OFFICIAL PLAN AMENDMENT submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road: File No. OPA #120 (OPA/5417); Ward 9

AND

9.2. ZONING BY-LAW AMENDMENT submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road; File No. Z-007/18 (ZNG/5416); Ward 9

Moved by: Councillor Holt

Seconded by: Member Gyemi

That the report of the City Planner dated June 13, 2018 entitled OFFICIAL PLAN AMENDMENT submitted by Windsor Regional Hospital for the entire lands described as the “County Road 42 Secondary Plan Area”, located on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road File No. OPA #120 (OPA/5417); Ward 9 and that the report of the City Planner dated June 15, 2018 entitled “Zoning By-Law Amendment submitted by Windsor Regional Hospital for the land located at the southeast corner of the intersection of County Road 42 and the 9th Concession Road, municipally known as 0 9th Concession Road” BE REFERRED back to Administration until both a comprehensive residential intensification and redevelopment capacity analysis, as well as an impact analysis, are conducted to determine the impact of implementing Windsor Regional Hospital’s re-development plan on Windsor’s established settlement area.

The motion is **put** and is **lost**.

At the request of Councillor Holt, a recorded vote is taken.

Aye votes: Councillors Holt, Members Moore and Gyemi.

Nay votes: Councillors Payne, Sleiman, Kusmierczyk and Member Bjarneson.

Absent: None.

Abstain: Councillor Marra.

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 21 of 29

Moved by: Councillor Payne

Seconded by: Member Bjarneson

Decision Number: **PHED 599**

- I. That OPA#120 and associated Schedules B, D, F & H, as amended and attached as Appendices G & H hereto, **BE ADOPTED** to amend the City of Windsor Official Plan as follows:

- (1) The Official Plan Volume 2: Secondary Plans & Special Policy Areas is amended to add "Chapter 8: County Road 42 Secondary Plan" and incorporate PARTS B & C (being the goals, objectives, policies, development plan implementation measures) and associated schedules of the County Road 42 Secondary Plan (attached as Appendices G & H);
- (2) The lands within the County Road 42 Secondary Plan Area, situated on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road, are designated as a 'Secondary Plan' on Schedule A: Planning Districts and Policy Areas in Volume 1 – The Primary Plan.
- (3) The lands within the County Road 42 Secondary Plan Area, situated on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road, are identified on Schedule D: Land Use Policies in Volume 1 – The Primary Plan as being OPA #120;
- (4) Schedule J: Urban Structure Plan of the Official Plan Volume 1 is amended by identifying the land(s) at the southeast corner of the intersection of 9th Concession Road and County Road 42, as a Regional Institutional Centre

Carried.

At the request of Councillor Holt, a recorded vote is taken.

Aye votes: Councillors Payne, Sleiman, Kusmierczyk and Member Bjarneson.

Nay votes: Councillors Holt, Members Moore and Gyemi.

Absent: None.

Abstain: Councillor Marra.

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 22 of 29

Moved by: Councillor Payne

Seconded by: Member Bjarneson

Decision Number: **PHED 600**

- I. That By-law 85-18 cited as the “Township of Sandwich Comprehensive Zoning By-law” **BE REPEALED** for the land located at the southeast corner of the intersection of 9th Concession Road and County Road 42, being Part of Lots 17 and 18, Concession 9, described as Part 3, RP 12R-26419;
- II. That, **SUBJECT TO** the adoption of OPA 120, an amendment to the Zoning By-law 8600 **BE APPROVED** to change the zoning of the land located at the southeast corner of the intersection of 9th Concession Road and County Road 42, being Part of Lots 17 and 18, Concession 9, described as Part 3, RP 12R-26419, from Agricultural (A) Zoning By-law 85-18 to Institutional District 1.2 Zoning By-law 8600 with a holding (H) prefix, so as to facilitate the construction of a hospital and any use accessory to a hospital, subject to the following additional, site-specific, regulation:
 - a. For a hospital building on the subject land, a maximum building height of 38m shall apply
- III. That the holding ('H') symbol **BE REMOVED** when the applicant/owner submits an application to remove the 'H' symbol and the following conditions are satisfied:
 - a. Availability of a **Master Servicing Report** for the County Road 42 Secondary Plan Area, containing conceptual design for sanitary sewers, municipal water and stormwater management infrastructure for the development in the subject area and also establishing the feasibility and projected costs for servicing the area in accordance with section 8.5.3.4 of OPA 120;
 - b. Availability of an updated **Flood Plain Mapping** specifically for the County Road 42 Secondary Plan Area;
 - c. **Transportation Impact Study**, to the satisfaction of the City Engineer;
 - d. **Site Plan Control Agreement** registered on title of the subject property;
 - e. **Functional Servicing Report** that is consistent with the Master Servicing report and provides a level of detail sufficient for inclusion in development agreements per section 8.5.3.5, OPA 120 and to the satisfaction to the City Engineer;
 - f. **Servicing Study** - The owner agrees at its own expense, to retain a Consulting Engineer to provide a detailed servicing report on the impact of the increased

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 23 of 29

demands on the existing municipal infrastructure (sewers, drainage and highways) satisfactory in content to the City Engineer. The study shall review the impacts and recommend mitigating measures. Any stormwater management solutions that are interim in nature must be phased approaches to the permanent solution consistent with the Upper Little River Master Plan Environmental Assessment.

- g. **Servicing Agreement** – The owner shall enter into a servicing agreement with the Corporation, this agreement will include all relevant matters set out in CR 233/98 (Standard Servicing Agreement) and require the owner to supply, construct and install all work identified in the servicing study at its own expense, in accordance with the manner, location and design to be approved by the City Engineer; and the following provisions shall be included in the servicing agreement:
- (i) That the developer undertake an engineering analysis to identify stormwater quality and quantity measures as necessary to control any increases in flows in downstream watercourse, up to and including 1:100 year design storm, to the satisfaction of the City Engineer and the Essex Region Conservation Authority;
 - (ii) That the owner agrees to install stormwater management measures identified in the engineering analysis above, as part of the development of the site, to the satisfaction of the City Engineer and the Essex Region Conservation Authority;
 - (iii) That the owner shall agree to install sidewalks at the owner's expense, or contribute toward future construction, along the south side of County Road 42, to the satisfaction of the City Engineer; and
 - (iv) That the owner shall agree to prohibit the use of netting type erosion control measures for projects over drains and rivers and agree to use alternative product such as Curlex Netfree® blanket or riprap over geotextile fabric for erosion control to prevent entanglement of Eastern Foxsnake at these locations.

Carried.

At the request of Councillor Holt, a recorded vote is taken.

Aye votes: Councillors Payne, Sleiman, Kusmierczyk and Member Bjarneson.

Nay votes: Councillors Holt, Members Moore and Gyemi.

Absent: None.

Abstain: Councillor Marra.

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 24 of 29

Moved by: Councillor Payne

Seconded by: Councillor Gignac

Decision Number: CR439/2018

- I. That OPA#120 and associated Schedules B, D, F & H, as amended and attached as Appendices G & H hereto, **BE ADOPTED** to amend the City of Windsor Official Plan as follows:

- (1) The Official Plan Volume 2: Secondary Plans & Special Policy Areas is amended to add "Chapter 8: County Road 42 Secondary Plan" and incorporate PARTS B & C (being the goals, objectives, policies, development plan implementation measures) and associated schedules of the County Road 42 Secondary Plan (attached as Appendices G & H);
- (2) The lands within the County Road 42 Secondary Plan Area, situated on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road, are designated as a 'Secondary Plan' on Schedule A: Planning Districts and Policy Areas in Volume 1 – The Primary Plan.
- (3) The lands within the County Road 42 Secondary Plan Area, situated on the south side of County Rd 42, between 8th Concession Road and County Road 17, extending approximately 600m south of Baseline Road, are identified on Schedule D: Land Use Policies in Volume 1 – The Primary Plan as being OPA #120;
- (4) Schedule J: Urban Structure Plan of the Official Plan Volume 1 is amended by identifying the land(s) at the southeast corner of the intersection of 9th Concession Road and County Road 42, as a Regional Institutional Centre

Carried.

At the request of Councillor Gignac, a recorded vote is taken.

Aye votes: Councillors Kusmierczyk, Francis, Payne, Elliott, Sleiman, Borrelli, Gignac and Mayor Dilkens.

Nay votes: Councillors Bortolin and Holt.

Absent: None.

Abstain: Councillor Marra.

Report Number: S 97/2018
Clerk's File: ZO/13090

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 25 of 29

Moved by: Councillor Payne

Seconded by: Councillor Gignac

Decision Number: CR440/2018

- I. That By-law 85-18 cited as the "Township of Sandwich Comprehensive Zoning By-law" **BE REPEALED** for the land located at the southeast corner of the intersection of 9th Concession Road and County Road 42, being Part of Lots 17 and 18, Concession 9, described as Part 3, RP 12R-26419;

- II. That, **SUBJECT TO** the adoption of OPA 120, an amendment to the Zoning By-law 8600 **BE APPROVED** to change the zoning of the land located at the southeast corner of the intersection of 9th Concession Road and County Road 42, being Part of Lots 17 and 18, Concession 9, described as Part 3, RP 12R-26419, from Agricultural (A) Zoning By-law 85-18 to Institutional District 1.2 Zoning By-law 8600 with a holding (H) prefix, so as to facilitate the construction of a hospital and any use accessory to a hospital, subject to the following additional, site-specific, regulation:
 - a. For a hospital building on the subject land, a maximum building height of 38m shall apply

- III. That the holding ('H') symbol **BE REMOVED** when the applicant/owner submits an application to remove the 'H' symbol and the following conditions are satisfied:
 - a. Availability of a **Master Servicing Report** for the County Road 42 Secondary Plan Area, containing conceptual design for sanitary sewers, municipal water and stormwater management infrastructure for the development in the subject area and also establishing the feasibility and projected costs for servicing the area in accordance with section 8.5.3.4 of OPA 120;
 - b. Availability of an updated **Flood Plain Mapping** specifically for the County Road 42 Secondary Plan Area;
 - c. **Transportation Impact Study**, to the satisfaction of the City Engineer;
 - d. **Site Plan Control Agreement** registered on title of the subject property;
 - e. **Functional Servicing Report** that is consistent with the Master Servicing report and provides a level of detail sufficient for inclusion in development agreements per section 8.5.3.5, OPA 120 and to the satisfaction to the City Engineer;
 - f. **Servicing Study** - The owner agrees at its own expense, to retain a Consulting Engineer to provide a detailed servicing report on the impact of the increased

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 26 of 29

demands on the existing municipal infrastructure (sewers, drainage and highways) satisfactory in content to the City Engineer. The study shall review the impacts and recommend mitigating measures. Any stormwater management solutions that are interim in nature must be phased approaches to the permanent solution consistent with the Upper Little River Master Plan Environmental Assessment.

- g. **Servicing Agreement** – The owner shall enter into a servicing agreement with the Corporation, this agreement will include all relevant matters set out in CR 233/98 (Standard Servicing Agreement) and require the owner to supply, construct and install all work identified in the servicing study at its own expense, in accordance with the manner, location and design to be approved by the City Engineer; and the following provisions shall be included in the servicing agreement:
- (i) That the developer undertake an engineering analysis to identify stormwater quality and quantity measures as necessary to control any increases in flows in downstream watercourse, up to and including 1:100 year design storm, to the satisfaction of the City Engineer and the Essex Region Conservation Authority;
 - (ii) That the owner agrees to install stormwater management measures identified in the engineering analysis above, as part of the development of the site, to the satisfaction of the City Engineer and the Essex Region Conservation Authority;
 - (iii) That the owner shall agree to install sidewalks at the owner's expense, or contribute toward future construction, along the south side of County Road 42, to the satisfaction of the City Engineer; and
 - (iv) That the owner shall agree to prohibit the use of netting type erosion control measures for projects over drains and rivers and agree to use alternative product such as Curlex Netfree® blanket or riprap over geotextile fabric for erosion control to prevent entanglement of Eastern Foxsnake at these locations.

Carried.

At the request of Councillor Gignac, a recorded vote is taken.

Aye votes: Councillors Kusmierczyk, Francis, Payne, Elliott, Sleiman, Borrelli, Gignac and Mayor Dilkens.

Nay votes: Councillors Bortolin and Holt.

Absent: None.

Abstain: Councillor Marra.

Report Number: S 98/2018
Clerk's File: ZB/13089

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 27 of 29

9. REGULAR BUSINESS ITEMS

Nil.

10. BY-LAW (First and Second Readings)

Moved by: Councillor Sleiman
Seconded by: Councillor Payne

That the following By-law No. 113-2018 be introduced and read a first and second time:

113-2018 "A BY-LAW TO CONFIRM PROCEEDINGS OF THE SPECIAL MEETING OF COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE THIRTEENTH DAY OF AUGUST, 2018"

Carried.

11. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Francis
Seconded by: Councillor Elliott

That the Committee of the Whole does now rise and report to Council respecting the business items considered by the Committee:

- 1) Consent Agenda (as presented)
- 2) Items Deferred
Items Referred
- 3) Consideration of the Balance of Business Items (as presented)
- 4) By-law given first and second readings (as presented)

Carried.

12. THIRD AND FINAL READING OF THE BY-LAW

Moved by: Councillor Gignac
Seconded by: Councillor Francis

That the following By-law No. 113-2018, having been read a first and second time be now read a third time and finally passed and that the Mayor and Clerk **BE AUTHORIZED** to sign and seal the same notwithstanding any contrary provision of the Council.

Carried.

Minutes

Joint Meeting of the Planning, Heritage & Economic Development Standing Committee AND Windsor City Council Monday, August 13, 2018

Page 28 of 29

13. ADJOURNMENT

Moved by: Councillor Holt
Seconded by: Member Moore

There being no further business the meeting of the Planning, Heritage and Economic Development Standing Committee is adjourned at 2:42 o'clock a.m.

Moved by: Councillor Francis
Seconded by: Councillor Sleiman

That this Council meeting stand adjourned until the next regular meeting of Council or at the call of the Mayor.

Carried.

Accordingly, the meeting is adjourned at 2:42 o'clock a.m.

Mayor

City Clerk

Subject: Re: City of Windsor Minutes 08/13/2018

To; Valerie Critchely, City Clerk

The above minutes were contained in the Agenda of regular meeting of Council held on Monday September 17,2018.

We are concerned with section that outlines a summary in Section # 8 - Presentations and Delegations,

1)- with specific reference to the Presentation of (Bill Balazs, property owner Ward 9) , that states the following;

"and concludes by indicating that the area should remain open space and is concerned with flooding issues" The concern that we presented did not state that we wished to have the land remain open space, but clearly stated the balance of our lands do not have justification for Open Space, or reference to Non-Core Natural Heritage, Greenway Space and should be all marked Business Park Type 2, as well, we did not state that we had a issue with flooding, but rater presented the that our lands are not within the flood plain area and that we have never had a flooding issue, as well the fact, that all schedules are wrong since they do not show the SWM corridor size at 325 m along Little River Drain and the 200 m for the tributaries as per the ULRSWM Plan/ EA.

Please direct us to the person who completed the summary of the above to have a discussion with respect to the above statement.

Thank you
William F. Balazs