Development & Heritage Standing Committee Meeting

**Date:** Monday, July 15, 2019  
**Time:** 4:30 o’clock p.m.  
**Location:** Council Chambers, 1st Floor, Windsor City Hall

**MEMBERS:**

Ward 3 – Councillor Rino Bortolin (Chairperson)  
Ward 4 – Councillor Chris Holt  
Ward 5 – Councillor Ed Sleiman  
Ward 7 – Councillor Irek Kusmierczyk  
Ward 10 – Councillor Jim Morrison  
Lynn Baker  
Jolene Bulmer  
Andrew Foot  
Joseph Fratangeli  
Anthony Gyemi  
John Miller  
Dorian Moore  
Jake Rondot
ORDER OF BUSINESS

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10. **HERITAGE ACT MATTERS**

10.1. 665 Kildare Rd (Alex Douglas House) - Demolition of Detached Garage of Heritage Listed Property (Ward 4) *(S 117/2019)*

11. **ADMINISTRATIVE ITEMS**

11.1. Application by Marnac Development Corporation, on behalf of the owner of 3242 Sandwich Street, for Financial Incentives under the Sandwich Community Improvement Plan within the Sandwich Heritage Conservation District (Ward 2). *(S 92/2019)*

11.2. Economic Revitalization Community Improvement Plan (CIP) Application submitted by 2632310 Ontario Inc. for 2679 Howard Avenue (Ward 10) *(S 110/2019)*

12. **COMMITTEE MATTERS**

12.1. Minutes of the International Relations Committee of its meeting held April 23, 2019 *(SCM 180/2019)*

13. **QUESTION PERIOD**

14. **ADJOURNMENT**
Subject: Adoption of the Development & Heritage Standing Committee minutes of its meeting held June 10, 2019
Development & Heritage Standing Committee Meeting

Date: Monday, June 10, 2019
Time: 4:30 o’clock p.m.

Members Present:

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

Councillors Regrets
Ward 7 - Councillor Kusmierczyk

Members
Member Baker
Member Fratangeli
Member Gyemi
Member Miller
Member Moore
Member Rondot

Members Regrets
Member Bulmer
Member Foot

ALSO PRESENT ARE THE FOLLOWING FROM ADMINISTRATION:

Shelby Askin Hager, City Solicitor
Thom Hunt, City Planner
Wira Vendarsco, Deputy City Solicitor
John Revell, Chief Building Official
Adam Pillon, Manager of Right-of-Way
Rob Vani, Manager of Inspections
Mel Douglas, Manager Parks & Facility Assets & Projects
Michael Cooke, Manager Planning Policy
Patrick Winters, Development Engineer
Adam Szymczak, Planner III – Zoning
Kevin Alexander, Planner III - Special Projects
Laura Diotte, Planner III - Special Projects
Justina Nwaesei, Planner III - Subdivisions
Kristina Tang, Heritage Planner
Sahar Jamshidi, Planner II – Development Review
Jeffrey Ren, Student Co-op - Community Development
Ashley D'Alessandro, Clerk Steno Senior
Anna Ciacelli, Supervisor of Council Services

Delegations

Item 7.2        Miroslav Kopcok, resident of Ward 9
Item 7.2 and 11.7 Marc Masotti, Applicant
Item 7.2 and 11.7 Tracey Pillon-Abbs, Planning Consultant for applicant
Item 7.2 and 11.7 Joseph Giorgi, Lawyer for applicant
Item 7.3        Jackie Lassaline, Planning Consultant, Agent for the Applicant
Item 10.3       Dylan Kristy, representing Old Walkerville Residents Association
Item 10.3       Anthony Gyemi, area resident
Item 11.2       Peter Valente, proponent
Item 11.6       Vince Wacheski, resident—Ford City

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:31 o’clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.
4. COMMUNICATIONS

None presented.

5. ADOPTION OF THE PLANNING ACT MINUTES

5.1. Minutes of the Development & Heritage Standing Committee meeting (Planning Act Matters) held April 8, 2019

Moved by: Member Gyemi
Seconded by: Councillor Holt

THAT the Minutes of the Development & Heritage Standing Committee meeting (Planning Act Matters) held April 8, 2019 BE ADOPTED as presented.

Carried.

Report Number: SCM 130/2019
Clerk’s File: MB2019

6. PRESENTATION DELEGATIONS (PLANNING ACT MATTERS)

None.

7. PLANNING ACT MATTERS

7.1. Rezoning - City of Windsor - Housekeeping Amendment 2018-2 - Z-016/18 ZNG/5630 - City Wide

Moved by: Councillor Holt
Seconded by: Councillor Sleiman

Decision Number: DHSC 49
THAT Zoning By-law 8600 BE AMENDED as follows:
1. That Section 1 be deleted and replaced with Section 1 attached as Appendix A to Report S 191/2018

2. That Section 5.99 be amended by adding the following:
5.99.14 **COLLEGE / UNIVERSITY**

.1 A *College* or *University* is an additional permitted use in any *commercial district* located in the City Centre Planning District as identified on Schedule A: Planning Districts & Policy Areas in Volume 1: The Primary Plan of the City of Windsor Official Plan.

[ZNG/5630]

3. That Section 5.99.80 be deleted and replaced with the following:

5.99.80 **SECOND UNIT**

.1 For any *zoning district* that permits a *single unit dwelling*, *semi-detached dwelling*, or *townhome dwelling*, the following additional provisions shall apply:

.1 **ADDITIONAL PERMITTED USES**

   a) Two *dwelling units* in a *single unit dwelling*, *semi-detached dwelling unit*, or *townhome dwelling unit*.

   b) One *dwelling unit* in a *single unit dwelling*, *semi-detached dwelling unit*, or *townhome dwelling unit*, and one *dwelling unit* in an *accessory building*.

.3 **PROHIBITIONS**

   a) In any *development reserve district* or *industrial district*, or where a *single unit dwelling*, *semi-detached dwelling*, or *townhome dwelling* is not a permitted use in a *zoning district*, the uses in Section 5.99.80.1.1 are prohibited.

   b) Where a *dwelling* is located in a *floodplain*, a second *dwelling unit* within a *basement* or *cellar* is prohibited.

   c) An additional *dwelling unit* in any *building* is prohibited where:

      1) Two *dwelling units* are located in a *main building* of a *single unit dwelling*, *semi-detached dwelling unit*, or *townhome dwelling unit*; or

      2) One *dwelling unit* is located in a *main building* of a *single unit dwelling*, *semi-detached dwelling unit*, or *townhome dwelling unit*, and one *dwelling unit* is located in an *accessory building* to the *single unit dwelling*, *semi-detached dwelling unit*, or *townhome dwelling unit*.

.5 **PROVISIONS**

   a) For a second *dwelling unit* located within a *basement* or *cellar* in a *dwelling* not located in a *floodplain*,

      1. Downspouts shall be disconnected from the municipal sewer system;

      2. A sump pump shall be installed; and

      3. Where possible, a sanitary backflow valve shall be installed in the *dwelling unit* located within the basement or cellar;

         all to the satisfaction of the City Engineer or Chief Building Official.
b) For a *dwelling unit* situated within an *accessory building*:
   
   1. There shall be direct pedestrian access between said *dwelling unit* and a *highway*; and
   
   2. Municipal sanitary sewer, municipal electrical service and municipal water service shall be provided to said *dwelling unit*.

c) For any second *dwelling unit*:

   1. Where the minimum lot area is expressed on a per *dwelling unit* basis, the minimum lot area provision shall not apply to a second *dwelling unit*;

   2. For the purpose of this provision, the gross floor area shall include that portion of the *main building* located within a *basement* or *cellar*. Further, the total gross floor area shall include the gross floor area of the existing main building and, if applicable, the gross floor area of any expansion of a main building to accommodate a second dwelling unit.

   The minimum gross floor area of the second dwelling unit shall be 40.0 m² and the maximum gross floor area of the second dwelling unit shall be the lesser of 100.0 m² or 40% of the total gross floor area of the main building of the single unit dwelling, semi-detached dwelling unit, or townhome dwelling unit.

   Where the maximum gross floor area of the second dwelling unit is less than 40.0 m², the second dwelling unit is prohibited.

   3. Notwithstanding Section 24.20.5, the required number of parking spaces shall be as follows:

   a) One parking space for the first dwelling unit; and

   b) One parking space for the second dwelling unit except for a second dwelling unit on a lot located south of the Detroit River, west of Cadillac Street or Henry Ford Centre Drive, including any lot abutting the east side of Cadillac Street or Henry Ford Centre Drive, north of Tecumseh Road, and east of Prince Road.

4. That Section 10.5 be deleted and replaced with the following:

**10.5 RESIDENTIAL DISTRICT 1.5 (RD1.5)**

**10.5.1 PERMITTED USES**

One *Single Unit Dwelling*

Any use accessory to a *Single Unit Dwelling*

**10.5.5 PROVISIONS**

.1 Lot Width – minimum 5.50 m
.2 Lot Area – minimum 185.0 m²
.3 Lot Coverage – maximum 50.0%
.4 Main Building Height – maximum 10.0 m
.5 Front Yard Depth – minimum 3.0 m
.6 Rear Yard Depth – minimum 6.0 m
.7 Side Yard Width – minimum 2.50 m one side

.50 Notwithstanding Section 5.10.3, for an accessory building having a gross floor area equal to or less than 10.0 m², the minimum separation between the closest wall of that accessory building and the closest wall of a dwelling located on the same lot shall be 0.0 m, and the accessory building shall not be attached to the dwelling. Permitted encroachments shall not be included when calculating the minimum separation.

[ZNG/5630]

5. That Sections 12.1.5.50, 12.2.5.50, and 12.3.5.50 be deleted and replaced with the following:

.50 A Lodging House for the accommodation of 10 persons or less, and any use accessory thereto, shall comply with the Single Unit Dwelling provisions of Section 10.1.5 and further, the whole of the building shall be used for a Lodging House, including any accessory use. [ZNG/5630]

6. That Section 24.40 be deleted and replaced with the following:

24.40 LOADING SPACE PROVISIONS

24.40.1 REQUIRED LOADING SPACES

.1 When calculating the required number of loading spaces, the gross floor area used for an access area, bicycle parking space, loading space, parking area, or parking space, all located within or on a building, shall be excluded.

.3 For a Combined Use Building with 9 or more dwelling units, the required number of loading spaces for the dwelling units shall be calculated using the gross floor area of that part of the building occupied by all the dwelling units and Table 24.40.1.5.

For any Combined Use Building, the required number of loading spaces for the area not occupied by any dwelling unit shall be calculated using the gross floor area of that part of the building not occupied by any dwelling unit and Table 24.40.1.9.

The total number of required loading spaces shall not exceed four.

.5 For a Multiple Dwelling with 9 or more dwelling units or a Residential Care Facility, the number of loading spaces shall be as shown in Table 24.50.1.5:
### TABLE 24.40.1.5

<table>
<thead>
<tr>
<th>GROSS FLOOR AREA</th>
<th>REQUIRED NUMBER OF LOADING SPACES</th>
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<tbody>
<tr>
<td>1,000 m² or less</td>
<td>0</td>
</tr>
<tr>
<td>Over 1,000 m² to 7,500 m²</td>
<td>1</td>
</tr>
<tr>
<td>Over 7,500 m² to 15,000 m²</td>
<td>2</td>
</tr>
<tr>
<td>Over 15,000 m² to 22,500 m²</td>
<td>3</td>
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<tr>
<td>Over 22,500 m²</td>
<td>4</td>
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</table>

.7 A Power Generation Facility or a Self-storage Facility shall require one loading space.

.9 For any other non-residential building, the number of loading spaces shall be as shown in Table 24.40.1.9:

### TABLE 24.40.1.9

<table>
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<tr>
<th>GROSS FLOOR AREA</th>
<th>REQUIRED NUMBER OF LOADING SPACES</th>
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<tbody>
<tr>
<td>275 m² or less</td>
<td>0</td>
</tr>
<tr>
<td>Over 275 m² to 2,500 m²</td>
<td>1</td>
</tr>
<tr>
<td>Over 2,500 m² to 7,500 m²</td>
<td>2</td>
</tr>
<tr>
<td>Over 7,500 m² to 15,000 m²</td>
<td>3</td>
</tr>
<tr>
<td>Over 15,000 m²</td>
<td>4</td>
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### 24.40.10 SIZE OF LOADING SPACE

.1 Each loading space shall have a minimum width of 3.0 m, minimum length of 7.50 m, and minimum height clearance of 3.50 m throughout its length and width.

### 24.40.20 LOCATION OF LOADING SPACE

.1 A loading space shall be located on the same lot as the use or building it is serving.

.2 A loading space may be located within a parking area or may have direct access from either a collector aisle or a parking aisle, provided that the loading space is designed and located so as not to hamper the safe movement of people and operation of vehicles within the parking area and the loading space and access area comply with Section 25.5.

[ZNG/4628] (AMENDED B/L 114-2016, Sep 19/2016)

.3 A loading space or access area thereto is prohibited:

a) in a required front yard;
b) in a landscaped open space yard; or

c) within 6.0 m of the point of intersection of two streets, a street and an alley, or a street and a railway right-of-way.

Carried.

Report Number: S 191/2018
Clerk’s File: ZB/13493

7.2. Approval of a Draft Plan of Subdivision and Zoning By-law Amendment – Devon Place Incorporated, Block ‘J’, Part of Block ‘D’ and Part of Lynn Street, Registered Plan 1552 and Part of Lot 15, Concession 5, the extension of Lynn Street easterly from the east side of Locke Street – SDN-001/19 [SDN/5743] and Z-003/19 [ZNG/5742]; Ward 9

Moved by: Councillor Holt
Seconded by: Councillor Morrison

Decision Number: DHSC 50

I THAT Zoning By-law 8600 BE AMENDED by changing the zoning of the lands described as Block ‘J’, Part of Block ‘D’ and Part of Lynn Street (closed by By-Law 3009, Inst. No. R360630), Registered Plan 1552 and Part of Lot 15, Concession 5, geographic township of Sandwich South, in the City of Windsor, from Institutional District 1.1 (ID1.1) to Residential District 2.1 (RD2.1) with a holding prefix, subject to the following site specific zoning provision:

“377. EAST SIDE OF LOCKE STREET BETWEEN LOUNSBOROUGH STREET AND MORAND STREET

For the lands comprising Block ‘J’, Part of Block ‘D’ and Part of Lynn Street (closed), Registered Plan 1552, and Part of Lot 15, Concession 5, the maximum lot coverage shall be 48.0%.

[ZDM 13; ZNG/5742]"

II 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) The Owner(s) apply to remove the hold provision; and

b) Registration of a Final Plan of Subdivision.

III THAT the application of Devon Place Incorporated for Draft Plan of Subdivision approval for Block ‘J’, Part of Block ‘D’ and Part of Lynn Street (closed by By-Law 3009, Inst. No.
R360630), Registered Plan 1552 and Part of Lot 15, Concession 5, geographic township of Sandwich South, in the City of Windsor, **BE APPROVED** subject to the following conditions:

A. That the Draft Plan Approval shall lapse on ____________ (3 years from the date of approval);

B. That this approval applies to the draft plan of subdivision presented on attached Map No. SDN-001/19-1, prepared by VSHBB Inc. for Devon Place Incorporated, identified as Plan File No. J-832'B' and dated May 16, 2019, showing 9 blocks for semi-detached dwellings and a road allowance.

C. That prior to the execution and registration of the subdivision agreement between the Owner(s) and the Corporation of the City of Windsor, the Owner(s) shall submit for approval of the City Planner/Executive Director of Planning & Building a final draft M-Plan, which shall include the names of all road allowances within the plan, as approved by the Corporation.

D. That the subdivision agreement between the Owner(s) and the Corporation of the City of Windsor be registered on title and shall contain, among other matters, the following provisions:

1. The Owner(s) shall agree to include all items as set out in the Results of Circulation with further amendments as required and other relevant matters set out in CR 233/98 (Standard Subdivision Agreement).

2. That the Owner(s) shall agree to

   i) provide to the City Planner/Executive Director of Planning & Building, evidence that the requirement of the Ministry of Environmental, Conservation and Parks (MECP) and Ministry of Natural Resources and Forestry (MNRF) with respect to the completion of a Stage 2 assessment for SAR (Species at Risk) is satisfied; and

   ii) comply with all requirements, including any required remediation measures, resulting from any study or report submitted to the MECP/MNRF regarding SAR assessment, all at its entire expense.

3. The Owner(s) shall agree to:

   i) undertake an engineering analysis to identify stormwater quality and quantity measures as necessary to control any increases in flows in downstream watercourses, up to and including the 1:100 year design storm, to the
satisfaction of the City Engineer and the Essex Region Conservation Authority; and

ii) install any stormwater management measures identified above, as part of the development of the site, to the satisfaction of the City Engineer and the Essex Region Conservation Authority.

4. **Servicing Study:** The Owner(s) shall agree to

   i) retain a consulting engineer to review the existing and proposed sewer system for this development to determine its effect on the municipal sewer system. The Study shall be to the satisfaction of the City Engineer and the Chief Building Official; and

   ii) have Stormwater management designed in accordance with the newly adopted Windsor/Essex Region Stormwater Management Standards Manual.

5. **Sidewalks:** The Owner(s) shall agree to construct, at its expense, according to City of Windsor Standard Specifications and in a manner satisfactory to the City Engineer, a concrete sidewalk on one side of Lynn Street extension.

6. **Locke Street Cost Sharing:** The Owner(s) and City agree to cost share the reconstruction of Locke Street, from the south limit of the development north to Lounsborough Street, with 8m wide asphalt pavement, curb and gutter, proper drainage, and associated improvements [driveways and sidewalks] as follows:

   a. The City is responsible for 50% of the costs, including sidewalks and driveways for the portion fronting the development [Lynn Street intersection, flankage adjacent to 890 & 891 Lynn Street]; and

   b. The City is responsible for 100% of the costs for the portion of Locke Street north of the development to Lounsborough Street.

   All work is to be completed to the satisfaction of the City Engineer.

7. **Storm Sewer Oversizing:** The Owner(s) and City agree to cost share the construction of a new storm sewer from Lynn Street southerly to Morand Street based on the weighted average calculation [Area x Runoff Coefficient] of the contributing drainage area. The City is responsible for 53% of the costs, excluding surface restoration, representative of flows associated from the existing park [870 Morand] and School [3850 Locke].
8. The Owner(s) shall agree to place the following warnings in all Offers to purchase, Agreements of Purchase and Sale or lease between the Developer and all prospective home buyers, and in the title:

   i) “Students from this area may not be able to attend the closest neighbourhood school due to insufficient capacity and may have to be bussed to a distant school with available capacity or could be accommodate in temporary portable space.”

9. The Owner(s) shall agree to terminate any gas service impacted by the proposed development and relocate the service line(s), at their entire expense and according to the new property boundaries, to the satisfaction of Enbridge Gas Inc. operating as Union Gas.

10. The parkland dedication required by Section 51.1 of the Planning Act may be satisfied by compliance with the cash in-lieu of parkland provisions of By-law 12780, as amended.

NOTES TO DRAFT APPROVAL  (File # SDN-001/19)

1. The applicant is directed to Section 51(39) of The Planning Act 1990 regarding appeal of any imposed conditions to the Local Planning Appeal Tribunal. Appeals are to be directed to the City Clerk and Licence Commissioner of the City of Windsor.

2. It is the applicant’s responsibility to fulfil the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the City of Windsor, to the attention of the Executive Director/City Planner, quoting the above-noted file number.

3. Required agreements with the Municipality will be prepared by the City Solicitor.

4. The applicant should consult with an Ontario Land Surveyor for this proposed plan concerning registration requirements relative to the Certification of Titles Act.

5. The final plan approved by the Corporation of the City of Windsor must be registered within thirty (30) days or the Corporation may withdraw its approval under Section 51(59) of The Planning Act 1990.

6. All plans of subdivision/condominium are to be prepared and presented in metric units and certified by the Ontario Land Surveyor that the final plan is in conformity to the approved zoning requirements.
7. Where agency conditions are included in the City’s Subdivision Agreement, the Applicant is required to forward a copy of the agreement to the agencies in order to facilitate their clearance of conditions for final approval of this plan.

IV THAT the City Clerk and Licence Commissioner BE AUTHORIZED to issue the required notice respecting approval of the draft plan of subdivision under Section 51(37) of The Planning Act.

V THAT the subdivision agreement shall BE REGISTERED against lands to which it applies prior to the final registration of the Plan of Subdivision.

VI THAT the Executive Director / City Planner of the Planning and Building Department BE PROVIDED with appropriate documentation by the owner(s) confirming that MECP and MNRF conditions have been satisfied.

VII THAT prior to the final approval by the Corporation of the City of Windsor, the Executive Director / City Planner of the Planning and Building Department shall BE ADVISED, in writing, by the appropriate agencies that conditions have been satisfied.

VIII THAT the Chief Administrative Officer and City Clerk BE AUTHORIZED to sign all necessary agreements and documents approved as to form and content satisfactory to the City Solicitor. Carried.

Report Number: S 94/2019  
Clerk’s File: ZB/13416

7.3. Zoning By-law Amendment Application for property known as 1920 Grove Avenue; Applicant: Olivia Construction Homes Ltd.; File No. Z-008/19, ZNG/5802; Ward 2.

Moved by: Councillor Sleiman  
Seconded by: Councillor Holt

Decision Number: DHSC 51

I. THAT Zoning By-law 8600 BE AMENDED by changing the zoning of the land located on the north side of Grove Avenue, between Josephine Avenue and Partington Avenue, described as Pt Lot 68, Concession 1, PIN 01219-0447, from Institutional District 1.1 (ID1.1) to Residential District 2.1 (RD2.1) with a holding prefix.

II. 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
c) The Owner(s) apply to remove the hold provision;

d) Execution of a Subdivision Agreement for development of the subject land.

e) Registration of a Final Plan of Subdivision.

Carried.

Report Number: S 98/2019
Clerk’s File: ZB/13468


Moved by: Councillor Holt
Seconded by: Member Moore

Decision Number: DHSC 52

1. THAT Schedule A: Planning Districts and Policy Areas of the City of Windsor Official Plan, Volume I BE AMENDED by identifying the property described as Part of Lots 28 and 29, RP1431, and Part Lot 85 Concession 3; Part 2 on 12R-15039, located on the west side of Howard Avenue, north of Cabana Road (shown as the subject lands on Appendix D to Report S59/2019) as a Special Policy Area.

2. THAT Volume 2, Part 1: Special Policy Areas of the City of Windsor Official Plan BE AMENDED by adding a Special Policy Area as follows:

“1.X North West of Howard Avenue and Cabana Road

1.X.1 The property described as Part of Lots 28 and 29, RP1431, and Part Lot 85 Concession 3; Part 2 on 12R-15039, located on the west side of Howard Avenue, north of Cabana Road is designated on Schedule A: Planning Districts and Policy Areas in Volume I – The Primary Plan.

1.X.2 Notwithstanding Sections 6.3 and 6.5 of Volume I, a new development containing ground floor commercial, upper storey residential and ground floor residential be permitted subject to the following provisions:

(a) commercial uses are not permitted on the northern 36 metres of the site;

(b) any building located on the property must be setback from the northern lot line to provide a landscaped buffer from adjacent uses; and,

(c) a privacy fence and landscaping must be located along the northern lot line to provide a buffer from the existing residential uses.”

3. THAT Zoning By-law 8600 BE AMENDED by changing the zoning of Part of Lots 28 and 29, Registered Plan 1431, and Part Lot 85, Concession 3; Part 2 on Plan 12R-15039, situated on the west side of Howard Avenue, north of Cabana Road East (shown as the subject
lands on Appendix D to Report S59/2019), from CD2.1, RD1.1, and HRD1.1 to CD2.2 and by adding a site specific provision to Section 20(1) as follows:

“378 WEST SIDE OF HOWARD AVENUE, NORTH OF CABANA ROAD EAST

For the lands comprising Part of Lots 28 and 29, Registered Plan 1431, and Part Lot 85, Concession 3; Part 2 on Plan 12R-15039, the following additional provisions shall also apply:

a) For any building, a dwelling unit shall be permitted above, at, or below grade;

b) Building Setback - minimum - 10.0 m from the northerly lot line;

c) Non-residential uses are prohibited within 36.0 m of the northerly lot line;

d) Privacy fence and landscaping shall be installed along the northerly lot line.

[ZDM 9; ZNG/5578]"

Carried.

There being no further business the meeting of the Development & Heritage Standing Committee (Planning Act Matters) portion is adjourned at 5:48 o'clock p.m.

The Chairperson calls the Heritage Items portion of the Development & Heritage Standing Committee meeting to order at 5:51 o'clock p.m.

8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held May 13, 2019

Moved by: Member Miller
Seconded by: Councillor Sleiman

THAT the minutes of the Development & Heritage Standing Committee meeting held May 13, 2019 BE ADOPTED as presented.

Carried.
The meeting of the Development & Heritage Standing Committee (Heritage Act Matters) portion is adjourned at 5:51 o’clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 5:53 o’clock p.m.

11.7. Devon Place Inc. - Lynn Street Subdivision Oversizing/Cost Sharing | Ward 9

Tracey Pillon Abbs, Planning Consultant for applicant, Marc Masotti, Applicant, and Joseph Giorgi, Lawyer for applicant

Tracey Pillon Abbs, Planning Consultant for applicant, Marc Masotti, Applicant, and Joseph Giorgi, Lawyer for applicant appear before the Development and Heritage Standing Committee regarding the administrative report Devon Place Inc. – Lynn Street Subdivision Oversizing/Cost Sharing Ward 9 in support of the administrative recommendation and are available for questions.

Moved by: Councillor Holt
Seconded by: Councillor Sleiman

Decision Number: DHSC 62

I. THAT Council APPROVE an Oversizing/Cost Sharing payment to Devon Place Incorporated estimated at $200,000 (final payment to be based on actual construction costs following public tender), as the City’s share towards infrastructure improvements on Locke Street to be funded from the New Infrastructure Development Project (Project ID# 7035119).

Carried.

Report Number: S 96/2019
Clerk’s File: ZB/13416  ZP/13417

The meeting of the Development & Heritage Standing Committee (Administrative Items) portion is adjourned at 5:54 o’clock p.m.

The Chairperson calls the Heritage Items portion of the Development & Heritage Standing Committee meeting to order at 5:54 o’clock p.m.
9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)


10. HERITAGE ACT MATTERS

10.1. Windsor Municipal Heritage Register Update (City-wide)

Kristina Tang, Heritage Planner appears before the Development and Heritage Standing Committee regarding administrative report Windsor Municipal Heritage Register Update and provides details regarding the five properties that are being requested to be removed from the Heritage Register.

Moved by: Councillor Holt  
Seconded by: Member Baker  

Decision Number: DHSC 53  
THAT the following five properties BE REMOVED from the Windsor Municipal Heritage Register:

- 10050 Riverside Drive E: Riverside Brewery Co. Ltd., 1923, Arch. Albert H. McPhail Riverside
- 673 Caron Avenue: Canadian Linen Supply/Lufkin Rule, 1907, Commercial, City Centre
- 208 Sunset Avenue: Iona College/Stuart-Macdonald House, 1924, Arts & Crafts with Foursquare Elements – University Area
- 4150 Riverside Drive E: House, c.1860s-1890s, Shingle-Style Cottage, Ford City
- 6320 Riverside Dr E – James D. Candler House – c.1872 (moved 1939), Frame Cottage – Riverside

Carried.

Report Number: S 1/2019  
Clerk’s File: MBA2019
10.2. Heritage Alteration Permit for Willistead Manor, 1899 Niagara Street (Ward 4)

Kristina Tang, Heritage Planner appears before the Development and Heritage Standing Committee regarding the administrative report Heritage Alteration Permit for Willistead Manor, 1899 Niagara Street (Ward 4) and provides a brief description of the work being requested.

Member Miller inquires about the timeline for completion. Mel Douglas, Manager Parks, Facility Assets and Projects appears before the Development and Heritage Standing Committee regarding the administrative report Heritage Alteration Permit for Willistead Manor, 1899 Niagara Street (Ward 4) and indicates that the funding for the project is currently not available in the budget but administration will be actively seeking other sources of funding including grants. Ms. Douglas adds that $500,000 of funding would be required to complete the project and plans have not been finalized yet.

Moved by: Member Baker
Seconded by: Councillor Sleiman

Decision Number: DHSC 54

THAT the Heritage Alteration Permit for the restoration and repair of the heritage designated property under Part IV of the Ontario Heritage Act, at 1899 Niagara Street, being the Willistead Manor including the Gate House, Coach House, and Grounds, BE APPROVED.

Carried.

Report Number: S 101/2019
Clerk’s File: MBA2019

10.3. CQ 1-2019 Benefits and Process to Walkerville Heritage Conservation District (Ward 4)

Jeffery Ren, Planning Policy Assistant and Kristina Tang, Heritage Planner appear before the Development and Heritage Standing Committee regarding the administrative report CQ1-2019 Benefits and Process to Walkerville Heritage Conservation District and provide a brief history and current status of the Walkerville area. Mr. Ren indicates that there are currently limited policies in the official plan and limited powers to guide development, demolition or alterations in the area. Information is provided on the potentials of a Heritage Conservation District including benefits which may include enhanced quality of life, cultural and economic vitality, and healthy cultural tourism. Details regarding the process of proceeding with a Heritage Conservation District are provided including risk analysis, public consultation process, as this would require public support and financial matters.
**Dylan Kristy, representing Old Walkerville Residents Association**

Dylan Kristy, representing Old Walkerville Residents Association appears before the Development and Heritage Standing Committee regarding the administrative report CQ1-2019 Benefits and Process to Walkerville Heritage Conservation District in support of proceeding with the Walkerville Heritage Conservation District. He indicates there is little to protect the area now and this would allow a comprehensive cohesive approach resulting in a stronger sense of ownership and pride for residents and a respect for heritage characteristics.

**Anthony Gyemi, area resident**

Anthony Gyemi, area resident appears before the Development and Heritage Standing Committee regarding the administrative report CQ1-2019 Benefits and Process to Walkerville Heritage Conservation District in support of proceeding with the Walkerville Heritage Conservation District and concludes by suggesting this would be an attractive place for investments and currently there is no protection for the area and it is required.

Member Miller comments on the opportunity for public participation as Walkerville residents have to accept the plan before moving forward with it and the importance of getting the information out to the residents in the area.

Councillor Holt comments about the previous attempt to designate the area as a Heritage Conservation District and that is was met with some derision due to the lack of consultation. He inquires how that process will be handled this time. Ms. Tang indicates there will be many stakeholders involved and if Council decides to move forward they would attempt to engage property owners and business owners in the area in a variety of different ways including publication of the information, holding different events in the area as well as other methods to ensure the information is received.

Some potential steps moving forward are provided including a consultant or steering committee and that this information would be provided if the direction is to move forward.

An inquiry about reutilizing previous information is put forward. Ms. Tang indicates they would go through the existing information and some information may be able to be reused although administration would have to do more research on this matter.

Councillor Holt inquires about the funding. Thom Hunt, City Planner appears before the Development and Heritage Standing Committee regarding the administrative report CQ1-2019 Benefits and Process to Walkerville Heritage Conservation District and indicates that there is existing funding that can be utilized although until an RFP is submitted the exact amounts would not be known and suggests that likely the best time to engage the public regarding this would be in early 2020.
Member Fratangeli states that administration should approach the local BIA as they could be a valuable resource in the engagement process. Administration indicates they have done this in the past and will utilize the local BIA in the future if this project moves forward.

Moved by: Councillor Holt  
Seconded by: Member Fratangeli

Decision Number: **DHSC 55**  
THAT this Council Report responding to CQ 1-2019 on the benefits and process to designating Walkerville a Heritage Conservation District under the *Ontario Heritage Act* **BE RECEIVED FOR INFORMATION**; and,

THAT Administration **BE DIRECTED** to proceed with the implementation of the Walkerville Heritage Conservation District Study; and,

THAT administration **PROVIDE** a fulsome report to the Development and Heritage Standing Committee outlining the process, timelines and next steps.

Carried.

Report Number: S 102/2019  
Clerk’s File: MBA2019

There being no further business the meeting of the Development & Heritage Standing Committee (Heritage Act Matters) portion is adjourned at 6:29 o’clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 6:29 o’clock p.m.

## 11. ADMINISTRATIVE ITEMS

### 11.1. (ACSP) Closure of the L-shaped alley system between Wyandotte St. E. and Jerome St., west of Clover Ave. and east of Elinor St. (SAA/5438) - Ward 7

Sahar Jamshidi, Planner II, Development Review appears before the Development and Heritage Standing Committee regarding the administrative report (ACSP) Closure of the L-shaped alley system between Wyandotte St. E. and Jerome St., west of Clover Ave. and east of Elinor St. (SAA/5438) – Ward 7 and provides a brief outline of the area, and the alley and indicates it’s the last of the Alley closing subsidy applications.
Moved by: Councillor Holt  
Seconded by: Councillor Sleiman

Decision Number: **DHSC 56**

I. THAT the alley system located between Wyandotte St. E. and Jerome St., west of Clover Ave. and east of Elinor St., as shown on Drawing No. CC-1747 attached hereto as Appendix “A”, **BE ASSUMED** for subsequent closure.

II. THAT the alley system located between Wyandotte St. E. and Jerome St., west of Clover Ave. and east of Elinor St., as shown on Drawing No. CC-1747 attached hereto as Appendix “A”, **BE CLOSED AND CONVEYED** to the abutting property owners, and adjusted as necessary in a manner deemed appropriate by the City Planner, for the purpose of assembling land. Conveyance of the subject closed alley system shall be done in the following manner:

a) **East-west section of the alley** to be divided into parcels along the centreline of the alley in order to allow for the conveyance of half of the alley to abutting property owners on each side of the alley.

b) **North-south section of the alley**, due to the fact that only half of the width of the alley (2.13m = 7ft) was created in 1924 according to Registered Plan 1142, this half width of the alley is to be divided into parcels to be sold only to the following properties:

- 0 Wyandotte St. E. (Property next West of 815 Clover St.)
- 830 Elinor St.
- 836 Elinor St.
- 842 Elinor St.
- 848 Elinor St.
- 854 Elinor St.
- 860 Elinor St.
- 866 Elinor St.
- 872 Elinor St.
- 878 Elinor St. and
- 882 Elinor St.

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

- Abutting properties zoned RD1.2:

  1. $1.00 plus alley subsidy cost of $99.00 during the alley subsidy program;

  2. $1.00 plus alley subsidy cost of $99.00 after the expiration of the alley subsidy program.
IV. THAT The City Planner BE REQUESTED to supply the appropriate legal description, in accordance with Drawing Number. CC-1747, 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.

VIII. If there are existing alley approaches, and these approaches become obsolete after the alley closure, the City SHALL REMOVE existing alley approaches in the future when budget funds exist. Alternatively should property owners that abut the approaches to the closed alley wish to retain the alley approaches as driveways, permits from Public Works shall BE REQUIRED.

Carried.

Report Number: S 89/2019
Clerk’s File: SAA2019

11.2. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by City Wide Mini Storage Inc. for 0 Partington Avenue (Ward 10)

Michael Cooke, Manager Planning Policy, appears before the Development and Heritage Standing Committee regarding the administrative report Brownfield Redevelopment Community Improvement Plan (CIP) Application Submitted by City Wide Mini Storage Inc. for 0 Partington Avenue and provides a brief summary of the application and the property and indicates that administration recommends approval of the application.

Peter Valente, proponent

Peter Valente, proponent appears before the Development and Heritage Standing Committee regarding the administrative report Brownfield Redevelopment Community Improvement Plan (CIP) Application Submitted by City Wide Mini Storage Inc. for 0 Partington Avenue in support of the application.
Moved by: Councillor Holt  
Seconded by: Councillor Morrison

Decision Number: **DHSC 57**

I. THAT the request made by City Wide Mini Storage Inc. to participate in the Environmental Site Assessment Grant Program **BE APPROVED** for the completion of proposed Phase II Environmental Site Assessment Studies for the property located at 0 Partington Avenue (roll number 080-610-04900-0000) pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan; and,

II. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of $18,450 based upon the completion and submission of two Phase II Environmental Site Assessment Studies completed in a form acceptable to the City Planner and City Solicitor.

Carried.

Report Number: S 93/2019  
Clerk's File: Z/8955

**11.3. Council Question 3-2019 regarding infill development incentives in the Downtown CIP and development workshops, Ward 3**

Laura Diotte, Planner III- Special Projects appears before the Development and Heritage Standing Committee regarding the administrative report Council Question 3-2019 regarding infill development incentives in the Downtown CIP and development workshops, Ward 3 and provides information regarding the existing downtown Community Improvement Plan and multi-residential development. Ms. Diotte explains that development workshops are a way to provide skills and knowledge to property owners or prospective developers and that should the committee wish to move forward they could direct staff to report back and provide more information.

Councillor Holt inquires about funding these workshops. Thom Hunt, City Planner indicates that funds are still available in the Downtown Community Improvement Plan that are set aside for incentives.

Moved by: Councillor Holt  
Seconded by: Councillor Sleiman

Decision Number: **DHSC 58**

THAT regarding infill development incentives in the Downtown Community Improvement Plan and development workshops, Administration **BE DIRECTED** to undertake the following:
1. Further investigate the barriers to infill development and identify the types of development that would benefit most from development workshops;

2. Identify sites with potential for small scale infill development;

3. Work with neighbourhood groups to form partnerships to carry out development workshops, and to identify and target potential participants; and,

4. Identify costs of retaining a consultant to undertake development workshops; and,

**THAT** this information **BE PROVIDED** when this committee report proceeds to Council. Carried.

Report Number: S 100/2019
Clerk’s File: SPL/10759

**11.4. Downtown CIP Grant Application made by St. Clair Rhodes Development Corp – 156 Chatham Street West, Ward 3**

Laura Diotte, Planner III—Special Projects appears before the Development and Heritage Standing Committee regarding the administrative report Downtown CIP Grant Application made by St. Clair Rhodes Development Corp- 156 Chatham Street West, Ward 3 and provides information and details regarding the grant application as well as indicating that the proposed use of the building has changed. Financial information regarding the application is provided.

Councillor Sleiman inquires whether the application can be changed again if the proponents change their mind and decide to have another modification. Ms. Diotte indicates they will have to request another amendment, although it is possible.

Moved by: Councillor Sleiman
Seconded by: Councillor Holt

**Decision Number: DHSC 59**

I. **THAT CR258/2018 BE AMENDED BY DELETING** the following approvals for St. Clair Rhodes Development Corp (Owner) at 156 Chatham Street West:
   a. Item I. c. The Upper Storey Residential Conversion Grant Program; and,
   b. Item I. e. The Retail Investment Grant Program.

II. **THAT CR258/2018 BE AMENDED BY DELETING** Item II. and substituting the following therefore:
“THAT Administration BE DIRECTED to prepare the agreements between the City and St. Clair Rhodes Development Corp (Owner) to implement the amended Building/Property Improvement Tax Increment Grant Program application in accordance with all applicable policies, requirements, and provisions contained within the Downtown Windsor Enhancement Strategy and Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications.”
Carried.

Report Number: S 103/2019
Clerk’s File: SPL/10759

11.5. Windsor Building Facade Improvement Program and Urban Design Guidelines for Main Streets Community Improvement Plan Grant Application for 4685-4691 Wyandotte Street East – Ward 5

Daniel Gaspar, Community Development Planning Assistant and Kevin Alexander, Senior Planner-Special Projects appear before the Development and Heritage Standing Committee regarding the administrative report Windsor building Facade Improvement Program and Urban Design Guidelines for Main Streets Community Improvement Plan Grant Application for 4685-4691 Wyandotte Street East – Ward 5 and provide a brief description of the application including front and side facade changes, history of the property and financial matters. Administration is recommending approval of the application.

Councillor Morrison inquires about the front facade and whether LED lighting will be allowed around the windows. Thom Hunt indicates that there aren’t any regulations related to this type of lighting currently in the Property Standards By-Law, and there is a Council Question that is being responded to relating to this issue.

Councillor Sleiman inquires whether there was a site visit as part of the application process. Mr. Alexander indicates yes there was and after the proponent met with the planning department submitted the application. Mr. Alexander adds that Heritage factors were considered and the applicant was encouraged to make improvements as possible.

Councillor Holt inquires about whether there are design guidelines that applicants abide by. Mr. Alexander indicates there are heritage stipulations and design guidelines that were provided.
Moved by: Councillor Sleiman
Seconded by: Councillor Holt

Decision Number: **DHSC 60**

I. **THAT** the request made by Tammy Costas and Mary Suntres, Owners of the property located at 4685-4691 Wyandotte Street East **BE APPROVED** for a grant in the amount of +/- $26,164.59 towards eligible costs pursuant to the Windsor Building Facade Improvement Program and Urban Design Guidelines for Main Streets Community Improvement Plan.

II. **THAT** Administration **BE DIRECTED** to prepare the agreement between the City and Tammy Costas and Mary Suntres (Owners) to implement the Building Facade Improvement Grant Program in accordance with all applicable policies, requirements, and provisions contained within the Building Facade Improvement Program and Urban Design Guidelines for Main Streets Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications.

III. **THAT** the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement. Carried.

Report Number: S 91/2019
Clerk’s File: SPL/10759

**11.6. Ford City Community Improvement Plan Grant Applications made by Various Owners for Various Properties in the Ford City Community Improvement Area, Ward 5**

Daniel Gaspar, Community Development Planning Assistant and Kevin Alexander Planner III-Special Projects appear before the Development and Heritage Standing Committee regarding the administrative report Ford City Community Improvement Plan Neighbourhood Residential Rehabilitation and Municipal Development Fees Grant Applications – Owners of: 2521 Seminole St., 1442 Henry Ford Centre Dr., 1461 Henry Ford Centre Dr., 1380 Henry Ford Centre Dr., 943 Albert St., 1374 Albert St., 1426 Henry Ford Centre Dr., Ward 5 and provides a brief overview of the applications for the 7 properties listed including the details of the improvements for each property. The grant program is outlined and Mr. Gaspar indicates that administration is recommending approval of the applications.

**Vince Wacheski, resident—Ford City**

Vince Wacheski, resident—Ford City appears before the Development and Heritage Standing Committee regarding the administrative report Ford City Community Improvement Plan Neighbourhood Residential Rehabilitation and Municipal Development Fees Grant Applications – Owners of: 2521 Seminole St., 1442 Henry Ford Centre Dr., 1461 Henry Ford Centre Dr., 1380 Henry Ford Centre Dr.
Henry Ford Centre Dr., 943 Albert St., 1374 Albert St., 1426 Henry Ford Centre Dr., Ward 5 and indicates the view in the Ford City area has changed and there could be many more applications in an effort to improve the area.

Councillor Sleiman inquires as to whether the enhancement will affect property values and assessment. Administration indicates that these types of improvements may not necessarily add value to the property, usually adding square footage increases value.

Moved by: Councillor Sleiman
Seconded by: Councillor Holt

Decision Number: **DHSC 61**

1. **THAT** the requests made by:

   i. John Bernard, owner of the property located at 2521 Seminole St., **BE APPROVED** for grants totalling to $15,000.00 towards eligible costs through the *Neighbourhood Residential Rehabilitation Grant Program* pursuant to the Ford City Community Improvement Plan

   ii. Kyla Gervais, owner of the property located at 1442 Henry Ford Centre Dr., **BE APPROVED** for grants totalling to +/- $2,660.00 towards eligible costs through the *Neighbourhood Residential Rehabilitation Grant Program* pursuant to the Ford City Community Improvement Plan

   iii. Richard Bourque, owner of the property located at 1461 Henry Ford Centre Dr., **BE APPROVED** for grants totalling to +/- $12,040.54 towards eligible costs through the *Neighbourhood Residential Rehabilitation Grant Program* pursuant to the Ford City Community Improvement Plan.

   iv. Angela Rousseau, owner of the property located at 1380 Henry Ford Centre Dr., **BE APPROVED** for grants totalling to +/- $13,937.05 towards eligible costs through the *Neighbourhood Residential Rehabilitation Grant Program* pursuant to the Ford City Community Improvement Plan.

   v. Vince Wacheski, owner of the property located at 943 Albert Rd., **BE APPROVED** for grants totalling to +/- $6,419.15 towards eligible costs through the *Neighbourhood Residential Rehabilitation Grant Program* pursuant to the Ford City Community Improvement Plan.

   vi. Dixie Johns, owner of the property located at 1374 Albert Rd., **BE APPROVED** for grants totalling to +/- $3,330.44 towards eligible costs through the *Neighbourhood Residential Rehabilitation Grant Program* pursuant to the Ford City Community Improvement Plan.
vii. Dianne Bourque, owner of the Property located at 1426 Henry Ford Centre Dr.,

i. BE APPROVED for grants totalling to +/- 7,480.31 towards eligible costs through the Neighbourhood Residential Rehabilitation Grant Program and,

ii. BE APPROVED for grants totalling to +/- $213.00 towards eligible costs through the Municipal Development Fees Grant Program; and,

II. THAT Administration BE DIRECTED to prepare the agreement(s) between the City and the property owner(s) listed above to implement the Neighbourhood Residential Rehabilitation and Municipal Development Fees Grant Programs in accordance with all applicable policies, requirements, and provisions contained within the Ford City Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications;

III. THAT the CAO and City Clerk BE AUTHORIZED to sign the Grant Agreement(s);

IV. THAT the approval authority for future Neighbourhood Residential Rehabilitation Grant Program applications BE DELEGATED to the City Planner through the Delegation of Authority By-Law 139-2013 for projects to a maximum of $15,000.00 and where sufficient budget funding is available; and further, that the CAO, and City Clerk BE AUTHORIZED to sign the Grant Agreement(s) subject to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications; and

V. THAT the approval authority for future Municipal Development Fees Grant Program applications BE DELEGATED to the City Planner through the Delegation of Authority By-Law 139-2013 when the Municipal Development Fee Grant is requested as part of the Neighbourhood Residential Rehabilitation Grant only, to a maximum of $2000.00 and where sufficient budget funding is available; and further, that the CAO and City Clerk BE AUTHORIZED to sign the Grant Agreement(s) subject to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications.

Carried.

Report Number: S 104/2019
Clerk’s File: Z/13251

12. COMMITTEE MATTERS

None.
13. QUESTION PERIOD

None requested.

14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee is adjourned at 7:16 o’clock p.m.

Ward 3 - Councillor Bortolin  
(Chairperson)  

Supervisor of Council Services
Subject: 665 Kildare Rd (Alex Douglas House) - Demolition of Detached Garage of Heritage Listed Property (Ward 4)

Reference:
Date to Council: July 15, 2019
Author: Jeffrey Ren
Planning Policy Assistant
JRen@citywindsor.ca
519-255-6543 X 6188

Kristina Tang
Heritage Planner
ktang@citywindsor.ca
519-255-6543 X 6179

Planning & Building Services
Report Date: June 17, 2019
Clerk’s File #: MB2019

To: Mayor and Members of City Council

Recommendation:
THAT the request to demolish the detached garage at 665 Kildare Road, a residence listed on the Windsor Municipal Heritage Register, BE APPROVED.

Executive Summary: N/A

Background:

The Queen Anne Revival house at 665 Kildare Road was listed on the Windsor Municipal Heritage Register in 2007. Identified as the “Alex Douglas House”, City records indicate that the main house along with the detached garage were completed circa 1896.

On June 14, 2019, the owner formally applied for a heritage alteration permit to allow for the demolition of the detached garage. The owner was not requested to submit additional information on the history
of the property, as would be required for the demolition of a larger part of the property.

Discussion:

On May 6, 2019, a building investigation was initiated after a property standards complaint. A Building By-law Enforcement Officer conducted a site visit and identified a number of repairs that the landlord needed to make. It was noted that the detached garage structure (located at the rear of the lot) was deteriorating with shingles and roof rotting, paint peeling and eaves missing.

Proposal:

The garage is currently being used for the storage of tools and the owner indicated that if the structure has to be kept, it will likely require a complete replacement of its roof. Therefore, the owner is requesting for demolition of the detached garage to be replaced by a parking pad accessible from the alley at the rear of the property.

Site and Building History:

According to City records, the main building and detached garage may have been constructed circa 1896. The architect and builder of the home are unknown. Both the main building and the detached garage have undergone a number of alterations.

Legal Provisions:

Under Section 27 (1.2) of the Ontario Heritage Act (OHA), municipalities are able to list properties of cultural heritage value or interest that are not individually designated and protected under Section 29 of the OHA. In order for a property that is listed on the Windsor Municipal Heritage Register, but not designated, to be demolished, the owner is required to file a notice of intent at least 60 days prior to the work. During that time, City Council, after consulting with the Heritage Committee, may initiate designation of the property, which stops demolition. Should Council decide that there is no objection to the demolition, or take no action, the demolition will be permitted 60 days after the application.
Architectural Considerations:

The main building at 665 Kildare Road is of the Queen Anne Revival style. However, the detached garage is minimally visible from Kildare road and substantial alterations to the original wooden structure as well as physical deterioration have rendered the garage devoid of much of its heritage value. At one point, an adhesive faux-brick material appears to have added to the garage and the garage no longer matches the style of the main building. A large tree on the adjacent lot is also affecting the structure of the garage and may necessitate continuous repairs to the garage.

The detached garage does not possess much heritage value due to poor integrity and condition of the structure, and its low visibility from Kildare Road.
Official Plan Policy:

Chapter 9 of the City of Windsor Official Plan, Heritage Conservation, includes the following objectives related to the recognition, conservation and enhancement of heritage resources:

**Conservation Management**

9.2.1 To conserve Windsor’s heritage resources for the benefit of the community and posterity in a manner which respects their architectural, historical and contextual significance and ensures their future viability as functional components of Windsor’s urban environment.

**Identify Heritage Resources Heritage Register**

9.3.3.4 Council will identify heritage resources by:

- Maintaining and updating the list of built heritage resources known as the Windsor Municipal Heritage Register; and

The proposed demolition of the detached garage falls in line with the Official Plan policies as the structure is not considered to be significant in contributing to the cultural heritage value of the property. The approval of the demolition would not impact the Heritage Register listing of the principal building.

Risk Analysis:

If not permitted to be demolished, the current garage structure has been identified by Building By-law Enforcement as requiring repairs in its current state under the Property Standards Bylaw. The heritage value of the property will not be reduced by the removal of the garage; the main house would continue to retain its heritage value.

Financial Matters:

The owner will pay the full cost of demolition, including required permits.

Consultations:

The authors of the report visited the site and communicated with the owner and the Building By-law Enforcement Officer conducting the building investigation.

Conclusion:

The garage to the rear of the house at 665 Kildare Rd has not retained much of its original character and is minimally visible from the street. The structure has undergone significant alterations since c.1896 and is in a deteriorated condition. Therefore, there is no objection to the owner’s request to demolish the accessory detached garage.
Planning Act Matters: N/A

Approvals:

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<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Michael Cooke</td>
<td>Manager of Planning Policy/ Deputy City Planner</td>
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<td>Thom Hunt</td>
<td>City Planner / Executive Director Planning &amp; Building</td>
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<tr>
<td>Wira Vendrasco</td>
<td>Deputy City Solicitor</td>
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<td>Shelby Askin Hager</td>
<td>City Solicitor / CLT</td>
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<td>Onorio Colucci</td>
<td>Chief Administrative Officer</td>
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Notifications:

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<tr>
<td>James Yaworsky</td>
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<td>Ann Yaworsky</td>
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Appendices:

1. Appendix A - Heritage Alteration Permit Application
1. Applicant, Agent and Registered Owner Information

Provide in full the name of the applicant, registered owner and agent, the name of the contact person, and address, postal code, phone number, fax number and email address. If the applicant or registered owner is a numbered company, provide the name of the principals of the company. If there is more than one applicant or registered owner, copy this page, complete in full and submit with this application.

APPLICANT
Contact Name(s) ________________________________
Company or Organization __________________________
Mailing Address __________________________________
_________________________________________________
_________________________________________________
Postal Code ____________________________
Email ________________________________________
Phone(s) ________________________________

REGISTERED OWNER IF NOT APPLICANT
Contact Name(s) ANN YAWORSKY
Company or Organization __________________________
Mailing Address __________________________________
_________________________________________________
Postal Code ____________________________
Email ________________________________________
Phone(s) ________________________________

AGENT AUTHORIZED BY REGISTERED OWNER TO FILE THE APPLICATION
Contact Name(s) JAMES YAWORSKY
Company or Organization __________________________
Mailing Address __________________________________
_________________________________________________
Postal Code ____________________________
Email ________________________________________
Phone(s) ________________________________

Who is the primary contact?

☐ Applicant  ☐ Registered Owner  ☑ Agent
Address of Work 665 Kildare Road

Designation By-Law No. or District

2. TYPE OF APPLICATION Check all that apply:
   - [ ] Alteration
   - [ ] Addition
   - [ ] Demolition
   - [ ] Construction
   - [ ] Erection
   - [ ] Maintenance
   - [ ] Removal
   - [ ] Repair

3. HERITAGE DESCRIPTION OF BUILDING (□ attachments, if necessary) Describe the current design or appearance of locations on the building where work is requested. Include site plan, photographs, history, architectural description, number of storeys, style, features, etc.

   DETACHED GARAGE IN BACK YARD

4. DESCRIPTION OF WORK (□ attachments, if necessary) The description should be more detailed and extensive depending on the project. Include a written summary of work to be done along with any elevations, drawings, measurements, paint samples, information on building materials, window sizes and configurations, decorative details proposed.

   DEMOLISH GARAGE. USE PAD IT SITS ON FOR OFF-STREET PARKING.

5. NOTES FOR DECLARATION The applicant agrees that the proposed work shall be done in accordance with this application, including attachments, and understands that the issuance of the Heritage Alteration Permit under the Ontario Heritage Act shall not be a waiver of any of the provisions of any By-Law of the Corporation of the City of Windsor, or the requirements of the Building Code Act, RSO 1980, c51.

   The applicant acknowledges that in the event a permit is issued, any departure from the conditions imposed by the Council of the Corporation of the City of Windsor, or plans and specifications approved is prohibited and could result in the permit being revoked. The applicant further agrees that if the Heritage Alteration Permit is revoked for any cause of irregularity, in the relation to non-conformance with the said agreements, By-Laws, acts or regulations that, in consideration of the issuance of the permit, all claims against the City for any resultant loss or damage are hereby expressly waived.

APPLICANT Signature(s) Date 14/6/2019

Date 14/6/2019
HERITAGE ALTERATION PERMIT APPLICATION – page 3 of 4
SCHEDULE A

A. Authorization of Registered Owner for Agent to Make the Application
If the applicant is not the registered owner of the land that is the subject of this application, the written authorization of the registered owner that the applicant is authorized to make the application must be included with this application form or the authorization below must be completed.

I, ANN CATHERINE YAWORSKY, am the registered owner of the land that is subject of this application for a Heritage Alteration Permit and I authorize JAMES YAWORSKY to make this application on my behalf.

Ann Yaworsky
Signature of Registered Owner
If Corporation – I have authority to bind the corporation.

Date
14/6/2019

B. Consent to Enter Upon the Subject Lands and Premises
I, ANN CATHERINE YAWORSKY, hereby authorize the members of the Windsor Heritage Committee, Planning Standing Committee and City Council and staff of the Corporation of the City of Windsor to enter upon the subject lands and premises described in Section 3 of the application form for the purpose of evaluating the merits of this application and subsequently to conduct any inspections on the subject lands that may be required as condition of approval. This is their authority for doing so.

Ann Yaworsky
Signature of Registered Owner
If Corporation – I have authority to bind the corporation.

Date
14/6/2019

C. Acknowledgement of Applicant
I understand that receipt of this application by the City of Windsor Planning Department does not guarantee it to be a complete application. Further review of the application will occur and I may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted. I further understand that pursuant to the provisions of the Ontario Heritage Act and the Municipal Freedom of Information and Protection of Privacy Act, this application and all material and information provided with this application are made available to the public.

Ann Yaworsky
Signature of Applicant

Date
14/6/2019
DO NOT COMPLETE BELOW – STAFF USE ONLY

Approval Record
Date Received by Heritage Planner: ____________________________
Building Permit Application Date, if needed: ____________________________
☐ Approval requiring City Council:
   Windsor Heritage Committee: ____________________________
   Planning & Economic Development Standing Committee: ____________________________
   City Council: ____________________________
☐ Approval requiring City Planner:
   Heritage Planner: ____________________________
   Staff Decision Appealed to City Council: ____________________________
   If so, Date to City Council: ____________________________
   Council Decision Appealed: ____________________________
   Additional Notes: ____________________________

DECISION
Heritage Permit No.: ____________________________ Date: ____________________________
Council Motion or City Planner’s Signature: ____________________________

CONTACT INFORMATION

Planning Department - Planning Policy
Corporation of the City of Windsor
Suite 320 - 350 City Hall Square West
Windsor ON  N9A 6S1
planningdept@citywindsor.ca
519-255-6543 x 6179
519-255-6544 (fax)
http://www.citywindsor.ca
Subject: Application by Marnac Development Corporation, on behalf of the owner of 3242 Sandwich Street, for Financial Incentives under the Sandwich Community Improvement Plan within the Sandwich Heritage Conservation District (Ward 2).

Reference:
Date to Council: July 15, 2019
Author: Kevin Alexander, MCIP RPP
519-255-6543 ext. 6732
kalexander@citywindsor.ca

Daniel Gaspar
Community Development Planning Assistant
519-255-6543 ext. 6531
dgaspar@citywindsor.ca
Planning & Building Services
Report Date: May 14, 2019
Clerk’s File #: ZS/13461

To: Mayor and Members of City Council

Recommendation:

I. THAT, the request for incentives under the Sandwich CIP Economic Incentive Program(s) “toolkit” made by MARNAC DEVELOPMENT CORPORATION (Steve Webster), owner of the property located at 3242 Sandwich Street for improvements to convert a vacant grocery store to a commercial Dollarama BE APPROVED, for the following incentive programs:

i. Commercial/Mixed Use Building Facade Grant in the amount of $25,000;

ii. Commercial Core Feasibility Grant up to a maximum amount of $5,000;

iii. Development and Building Fees Grant for 100% of the Development and Building Fees identified in the Sandwich CIP (+/- $19,170);

iv. Revitalization Grant Program for 70% of the municipal portion of the tax increment for up to 10 years (+/-$11,695 per year);

v. Commercial/Mixed Use Building Improvement Loan Program in the amount of $30,000; and

II. THAT, the CAO and City Clerk BE AUTHORIZED to sign the Sandwich Incentive Program(s) Agreements in accordance with all applicable policies, requirements, and provisions contained within the Olde Sandwich Towne Community
Executive Summary:

N/A

Background:

On January 26, 2009, City Council passed by-laws to establish the Sandwich Heritage Conservation District Plan (By-law 22-2009), Olde Sandwich Towne Community Improvement Plan (By-law 27-2009), and Supplemental Development and Urban Design Guidelines (By-law 28-2009). These By-laws came into effect on October 18, 2012. One of the key recommendations of the Olde Sandwich Towne Community Improvement Plan (Sandwich CIP) is the implementation of the Incentive Program(s).

On June 17, 2013 through M265-2013 Council activated the following Incentive Programs from the Sandwich Incentive Program(s) “toolkit” (See):

a) Commercial/Mixed Use Building Facade Grant Program
b) Revitalization Grant Program
c) Commercial Core Feasibility Grant Program
d) Development Charge Grant Program
e) Development and Building fees Grant Program
f) Neighbourhood Residential Rehabilitation Grant Program.

On June 17, 2013 Council also received the Development Review Process for development applications within the Sandwich Heritage Conservation District (HCD) area, and within the Sandwich Community Improvement Plan (CIP) Area (outside of the Sandwich HCD Area) (M264-2013). On April 28, 2014 Council also activated the Commercial/Mixed Use Building Improvement Loan Program from the Sandwich Incentive Program(s) “toolkit”.

Discussion:

The owner of the one storey commercial building located at 3242 Sandwich Street (See Appendix A for location map) applied under the Sandwich Incentive Program(s) ‘Toolkit’, to repurpose the vacant former grocery store to support a Dollarama. The property is located within the Sandwich Heritage Conservation District (HCD) and the Olde Sandwich Towne Community Improvement Plan (Sandwich CIP) area. In keeping with the development review process put in place for all development applications in Sandwich Town the applicant was required to submit a Heritage Alteration Permit (HAP), and a Site Plan Control Agreement before a Building Permit is issued, to ensure that the development is compatible in its surroundings and with the characteristics of the HCD.

One of the general requirements of Section 10.3 q) of the Sandwich CIP requires that approval of any application for the financial incentive program is based on the
compatibility of the proposed use with the vision and goals of the CIP, the Sandwich Community Planning Study (CPS), and the Olde Sandwich Towne Supplemental Development and Urban Design Guidelines (Sandwich Urban Design Guidelines) and any other guidelines applicable to the CIP area. In this case the development is within the Sandwich HCD therefore the design guidelines in the HCD would be considered as “other applicable guidelines”. The following identifies how this particular development addresses section 10.3 (q) of the City’s Official Plan.

Sandwich HCD Policy and Urban Design Considerations

Administration worked with the applicant to refine the proposed design of this non-historic building and bring it to conformity with the Sandwich HCD Plan and the Urban Design Guidelines.

Sandwich HCD Plan

The proposed improvements to the vacant grocery store address the vision, goals, and policies identified in the Sandwich HCD. The proposed façade changes will strengthen the connection between the street and the property through removal of the vinyl siding (which had covered up existing windows), and through the introduction of new large glazing for nearly the full length of its Sandwich Street façade. The building is existing with the only public entrance from the parking lot located on the “west” elevation. Although no entrance is proposed on Sandwich Street, the existing entrance around the corner of the building is located close to Sandwich Street. On May 13, 2019, Heritage Alteration Report S81/2019 was discussed at the Development & Heritage Standing Committee (DHSC). The DHSC recommended approval of the Heritage Alteration Permit with the following amended recommendation:

“III. THAT the Heritage Alteration Permit BE ALTERED to include a public entrance on Sandwich Street and that this change BE PURSUED through the Site Plan Control process.”

On June 3, 2019, Council approved the following recommendations from Administration’s Heritage Alteration Permit Report S 81/2019 (CR230/2019):

I. “That the Heritage alteration Permit for the requested facade alterations and addition to the commercial building located at 3242 Sandwich Street in the Sandwich Heritage Conservation District, BE APPROVED (attached as Appendix ‘A’); and,

II. That any further changes determined to be minor that require Council Approval as per the Sandwich Heritage Conservation District Plan BE DELEGATED to the City Planner for final approval.”

Council did not approve the DHSC recommendation III, which was to include a public entrance on Sandwich Street.

The Sandwich CIP Supplemental Development and Urban Design Guidelines
4.1.2 (5) - “Use building styles for new buildings that reflect the historic character and theme of Olde Sandwich Towne and are a ‘main street’ type with commercial or similarly active uses on the ground floor.”

The proposed design employs traditional ‘main street’ type style that is reflective of a more traditional parapet roof and canopy then what existed. The large amounts of glazing (i.e. transparent glass) will increase transparency of the retail commercial use to engage the street more actively. The provision of the canopy is also inviting to pedestrians and provides an accent to the storefront, and will provide some protection from inclement weather.

4.1.2 (6) - “Ensure that building façades:

“Are constructed from high quality traditional building materials (brick, stone, wood, etc.) that are appropriate for the desired historic character of Sandwich.”

“Provide variety and interest on all sides that are visible from streets and public walkways.”

“Have large ground floor display windows at grade.”

Large nearly full-length store front glazing (vision glass) replaced the previous vinyl siding and glazing, with just a small segment of the Sandwich Street south elevation proposed with brick. The parking west elevation is provided with an articulated entrance through the canopy and metal lettering on pre-finished composite panels used as the banding material for the building signage. The parking west elevation has also been articulated with brick pilasters and the continuation of vertical plank material, the composite banding, and composite horizontal planks in each bay. Chrome Green from Benjamin Moore’s Historical colour series was chosen for the Dollarama franchise logo and appropriately matched with complementary colours on the various cladding materials proposed.

4.1.2 (7) - “Design at-grade building entrances to be prominent features that are clearly defined through the use of architectural features, materials, lighting, canopies, signage and similar treatments and that are universally accessible.

The canopy gives prominence to the building entrance, which is also clearly indicated by the signage and recessed spotlights on the underside of the canopy. The side building entrance has no direct connection to the Sandwich Main Street. It is not as prominent as the preferred option of also including a main entrance door on the Sandwich Street side of the building, which would provide a direct connection to the Sandwich Main Street. During the DHSC meeting, committee members discussed the importance of also including a direct entrance off Sandwich Street as an important requirement of the Sandwich HCD and Sandwich CIP Urban Design Guidelines when considering walkability and having a direct connection with the public realm (sidewalk and Sandwich main street). However, as identified above, Council approved the Heritage Alteration Permit (Report S 81/2019) without DHSC recommendation III to include the main entrance off Sandwich Street.
The proposal is located within Target Area 1 of the Sandwich CIP Area and eligible for the following Incentive programs. The eligible costs for each incentive program are based on the costs estimates provided by the applicant, as the project is implemented these costs could fluctuate slightly which could have a minor impact on the eligible costs for each incentive program. The application is consistent with the general program requirements identified in Section 10.3 of the CIP, with the following program specific requirements:

1. **Commercial/Mixed Use Building Facade Grant Program**
The purpose of the Program is to improve the appearance of mixed use and commercial buildings (including those designated under the *Ontario Heritage Act*) through the rehabilitation, restoration and improvement of the visible facade, including retail storefront display areas and signage. The types of proposed repairs that were approved through the Heritage Alteration Permit process meet the eligibility criteria identified in the program. Both the facade and one side of the building are visible from Sandwich Street and therefore eligible for $25,000 through this program. The grant will be disbursed to the applicant once the work is complete and inspected by the Planning and Building Department.

2. **Commercial Core Feasibility Grant Program**
The purpose of this grant is to provide 50% of the cost of an eligible feasibility study to a maximum grant of $5,000 per property/project. The applicant has hired a consultant to conduct an archaeological assessment. However, the total cost has not been submitted at this point in time.

3. **Development and Building fees Grant Program**
The purpose of the program is to provide an additional incentive to augment the other incentive programs and to facilitate and spur adaptive re-use, redevelopment and new construction. The program provides a grant equal to 100% of the fees paid for the eligible types of development applications and building permits. The applicant is required to apply for the following applications which are eligible under this program:

   - Site Plan Control: +/- $5,940.00
   - Building/Demolition Permit(s): +/- $13,230.00

4. **Revitalization Grant Program**
The purpose of this program is to use the tax increase that can result when a property is rehabilitated, redeveloped or developed to provide assistance in securing the project financing and offset some of the costs associated with the rehabilitation. The program will provide an annual grant equal to 70% of the increase in City property taxes for 10 years after project completion as long as the project results in an increase in assessment and therefore an increase in property taxes.

The confirmed current value assessment of the property located at 3242 Sandwich Street is $341,750. The owners currently pay annual property taxes of $11,234 (based
upon 2019 tax levies). The Applicant’s Estimated Post-Project Value of Land and Buildings based on the cost of construction is $850,000. However, some of the proposed costs which will be incurred, although eligible for purposes of the application, may not result in a direct increase in assessment value. In other words, the grant is calculated and paid, not on the post-project value or projections made in this report, but on the actual post-development value, as determined by MPAC after completion.

For illustrative purposes, the table below identifies the 70% of the municipal portion (over a 10 year period) that the applicant would be eligible for based on the Current Value Assessment and the Estimated Post Project Assessment Value. The Estimated Post Project Assessment Value of $850,000 was obtained from MPAC from the detailed construction and permit drawings provided by the applicant. However, the actual amount will be dependent upon a full review of the building after completion of renovations. Although the City only collects 30% of the increment, this results in the City collecting $16,247 which is $5,013 more than the predevelopment amount. After 10 years the City will collect the full amount ($27,942).

<table>
<thead>
<tr>
<th>Year of Grant</th>
<th>Pre Development Municipal Taxes</th>
<th>Post Development Municipal Taxes</th>
<th>Value of Grant (Tax Increment)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1*</td>
<td>$11,234</td>
<td>$27,942</td>
<td>$11,695</td>
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<tr>
<td>2</td>
<td>$11,234</td>
<td>$27,942</td>
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<tr>
<td>10</td>
<td>$11,234</td>
<td>$27,942</td>
<td>$11,695</td>
</tr>
</tbody>
</table>

| Total         | $112,341                        | $279,415                        | $116,952                       |

* Year 1 commences after development is completed and the property has been reassessed by MPAC.
Note: Totals include cents not shown above. The Value of Grant is 70% of the difference between the Post Development Municipal Taxes minus the Pre Development Municipal Taxes. The remaining 30% of the increase in property tax is retained by the City and can be considered new funding.

**Assumptions**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Current Property Value Assessment</td>
<td>$341,750</td>
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<tr>
<td>2019 Commercial Tax Rate (municipal portion)</td>
<td>3.287237%</td>
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<tr>
<td>Current Municipal Tax Levy</td>
<td>$11,234</td>
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<td>Investment (Estimated Eligible Costs)</td>
<td>$930,000</td>
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<tr>
<td>Estimated Post-Redevelopment Property Value Assessment</td>
<td>$850,000</td>
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<tr>
<td>Estimated Post-Redevelopment Municipal Taxes</td>
<td>$27,942</td>
</tr>
</tbody>
</table>

Property assessment values are assumed to remain constant throughout the period of the grant program for purposes of pro-forma calculations. Actual grant amounts will be calculated on an annual basis throughout the lifespan of the program and will be retroactive to date of completion, prorated for part year(s).

**5. Mixed Use Building Improvement Loan Program**

This program provides a no interest loan equal to 70% of cost of eligible interior and exterior building maintenance and improvement works to commercial and mixed use buildings located within Target Areas 1 and 3, up to a maximum loan per property/project of $30,000. The minimum loan per property/project is $10,000.

We recommend that this particular development located at 3242 Sandwich Street be eligible for a $30,000 loan, to be repaid over a 5 year period. Administration is also recommending that the agreement be designed so that the 5 year loan is paid back using the eligible grant from the annual tax increment from the Revitalization Grant Program. Therefore, $6,000 will be subtracted from the annual tax increment over the first 5 years of the program.

**Risk Analysis:**

The Building Division has not received nor conducted a review of the building plans to confirm compliance with the Ontario Building Code and applicable law (e.g. zoning by-law). A review of the drawings will be conducted to ensure that the City’s incentives are being used appropriately and the City is receiving good value for the public investment allocated through the Sandwich Incentive Program(s) “toolkit”. As a requirement of Section 28 (7.3) of the Planning Act Administration has confirmed that, the Grant amount does not exceed the total cost of the project.

The following grants will not be disbursed until an agreement for the Sandwich Incentive Program have been registered on title between the owner and the City of Windsor and not until all work is completed and inspected by Administration as per the Site Plan Control Agreement and Building Permit:
- Commercial/Mixed Use Building Facade Grant Program
- Revitalization Grant Program
- Commercial Core Feasibility Grant Program
- Development and Building Fees Grant Program

There is little risk associated with approval of a tax increment-based grant such as the Revitalization Grant Program as the payments commence after the eligible work has been completed and the property reassessed by MPAC, and will only continue if the development remains eligible in accordance with the Sandwich CIP. Should the development fail to meet its requirements under the CIP, grant payments would cease.

Concerning the Commercial/ Mixed Use Building Improvement Loan Program, the applicant will be required to obtain permission to enter into a loan agreement and will be required to repay the loan within a 5 year period. Costs estimates will be broken down between fixtures/assets vs. construction and invoices of all costs will be provided to ensure the true cost of construction. The loan will be registered on title and tied to the property tax roll number should operations cease prior to full repayment.

**Financial Matters:**

Except for the Revitalization Grant, the owner will be reimbursed through Account 7076176-Sandwich Community Development Plan. The Revitalization Grant is funded through the foregone municipal portion of the annual tax levy. There is currently $529,000 in Account 7076176-Sandwich Community Development Plan to disperse the development, building fees, and Commercial Core Feasibility grants identified in the table below for this project. However, $52,365.64 has been pre-committed through application reports recently recommended for approval at the Development & Heritage Standing Committee, leaving $476,634.36 in available funds for new commitments. If this report is approved, $397,464.36 will remain in the account. This amount includes the $30,000 loan but excludes the Revitalization Grant. The $30,000 loan will be repaid back to Account 7076176 over a 5-year period. The Discussion Section of this report also identifies which programs and how much of a grant the applicant is eligible for under the Sandwich Incentive (s) Program(s) “toolkit”.

<table>
<thead>
<tr>
<th>Eligible Incentive Programs</th>
<th>Loan</th>
<th>Grant</th>
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<tbody>
<tr>
<td><strong>Loan Paid up-front</strong></td>
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<tr>
<td>Commercial/ Mixed Use Building Improvement Loan</td>
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<tr>
<td>* Loan will be paid back over a 5 year period from the Revitalization Grant*</td>
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<tr>
<td><strong>Total</strong></td>
<td>$30,000.00</td>
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<tr>
<td><strong>Grant Paid once all work is completed and inspected</strong></td>
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<td></td>
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<tr>
<td>Commercial/Mixed Use Building Facade Grant</td>
<td>$25,000.00</td>
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<tr>
<td>Commercial Core Feasibility Grant</td>
<td>$5,000.00</td>
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<tr>
<td>Development and Building Fees Grant</td>
<td>$19,170.00</td>
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</table>
Consultations:

The Planning and Building Department has consulted with the owner and architect of 3242 Sandwich Street through the Sandwich Incentive(s) Program “toolkit” application and all other aspects of the Development Review Process including the Site Plan Control Application. For the purpose of determining the approximate dollar value of grants Carolyn Nelson, Manager of Property Assessment Taxation & Financial Projects was consulted regarding annual Tax Assessment information and the Estimated Post-Redevelopment Property Value Assessment. The Development and Building fees Grant was determined through consultation with Pablo Golob, Research and Design Planner, and Enrique Silveyra, Customer Service Representative from the Planning and Building Department. Kristina Tang, Heritage Planner was consulted regarding the Archeological Assessment and requirements of the Sandwich HCD.

Conclusion:

The proposed commercial redevelopment located at 3242 Sandwich Street will provide an opportunity to attract new business to the neighbourhood and improve the appearance of the area. This development addresses the majority of the Sandwich CIP Urban Design Guidelines and Sandwich HCD requirements. The incentive program application meets all of the eligibility criteria as identified in the Discussion section of this report. There are sufficient funds in the Sandwich Community Development Plan Fund to provide the Development & Building Fees grant amount, which has been applied for by the applicant for this project with the Revitalization Grant portion funded through the municipal portion of the annual tax levy. Administration recommends that the application request by the owner of 3242 Sandwich Street for incentives under the Sandwich Incentive(s) Program “toolkit” be approved

Planning Act Matters:

N/A
### Approvals:

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
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<tbody>
<tr>
<td>Neil Robertson</td>
<td>Manager of Urban Design</td>
</tr>
<tr>
<td>Thom Hunt</td>
<td>City Planner/Executive Director</td>
</tr>
<tr>
<td>John Revell</td>
<td>Chief Building Official</td>
</tr>
<tr>
<td>Wira H.D. Vendrasco</td>
<td>Deputy City Solicitor</td>
</tr>
<tr>
<td>Shelby Askin Hager</td>
<td>City Solicitor</td>
</tr>
<tr>
<td>Don Nantais</td>
<td>Financial Planning</td>
</tr>
<tr>
<td>Joe Mancina</td>
<td>Chief Financial Officer/City Treasurer</td>
</tr>
<tr>
<td>Onorio Colucci</td>
<td>Chief Administrative Officer</td>
</tr>
</tbody>
</table>

### Notifications:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steve Webster</td>
<td>19 Barnwood Court Toronto, ON M3A 3G2</td>
<td><a href="mailto:steve@marnac.ca">steve@marnac.ca</a></td>
</tr>
<tr>
<td>Architectural Design</td>
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<tr>
<td>Associates Inc.- Jerry</td>
<td></td>
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<tr>
<td>Kavanaugh</td>
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<td>Architectural Design</td>
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<td>Associates Inc.- Damian</td>
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<td>Kacprzak</td>
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### Appendices:

1. Appendix A: Location Map
2. Appendix B: Building Elevations
Subject: Economic Revitalization Community Improvement Plan (CIP)
Application submitted by 2632310 Ontario Inc. for 2679 Howard Avenue (Ward 10)

Reference:
Date to Council: July 15, 2019
Author: Greg Atkinson
519-255-6543 ext. 6582
gatkinson@citywindsor.ca
Planning & Building Services
Report Date: June 12, 2019
Clerk’s File #: Z/3286

To: Mayor and Members of City Council

RECOMMENDATION:

I. THAT the request made by 2632310 Ontario Inc. to participate in the Business Development Grant Program BE APPROVED for 100% of the municipal portion of any tax increment resulting from the proposed development located at 2679 Howard Avenue for up to 10 years or until 100% of the eligible costs are repaid pursuant to the City of Windsor Economic Revitalization Community Improvement Plan; and,

II. THAT, Administration BE DIRECTED to prepare an agreement between the City and 2632310 Ontario Inc. to implement the Business Development Grant Program in accordance with all applicable policies, requirements, and provisions contained within the Economic Revitalization Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications; and,

III. THAT, the CAO and City Clerk BE AUTHORIZED to sign the Business Development Grant Agreement.

EXECUTIVE SUMMARY:

N/A
BACKGROUND:

City Council approved the Economic Revitalization Community Improvement Plan (CIP) at its January 31, 2011 meeting via CR 50/2011. The adopting By-law 30-2011 was passed by Council at its February 14, 2011 meeting.

The Economic Revitalization CIP provides financial incentives to encourage new investment in targeted economic sectors for the purposes of diversifying the local economy and creating/retaining jobs. The CIP allows the City to take a variety of measures to further the objectives of the Economic Revitalization CIP that would otherwise be prohibited by Ontario’s Municipal Act. This includes the acquisition and preparation of land; construction, repair, rehabilitation or improvement of buildings; the sale, lease or disposal of land and buildings; and the provision of grants to owners or tenants of land—all of which must conform with the objectives and policies contained within the CIP.

To date, City Council has approved 34 applications made under the CIP representing a range of targeted economic sectors including manufacturing, research and development, creative industries, logistics, health & life sciences, and tourism.

2632310 Ontario Inc. has applied for financial incentives under the Business Development Grant Program to offset proposed investments in the existing building located at 2679 Howard Avenue (see Location Map). The numbered company is owned by local developers Joseph, John, and Louis Mikhail. The principals of 2632310 Ontario Inc. also own Pancap Pharma Inc., which is a Contract Manufacturing Organization (CMO) in operation since 1993, producing pharmaceuticals - Pancreatic Enzyme Products (PEP) in its 18,000 square foot facility located in Markham, Ontario. The principals also own Bio-Tam Inc., which is being re-structured as a subsidiary of Pancap.

The subject property is 2.83 hectares (7 acres) in size and contains three buildings: 7,500 square metres (80,729 square feet), 650 square metres (6,997 square feet), and 350 square metres (3,767 square feet) in size, respectively. The property is designated ‘Industrial’ in the City’s Official Plan and zoned Manufacturing District 1.2 (MD 1.2) and Commercial District 2.1 (CD2.1), which permits a range of light industrial, office, and commercial uses.

DISCUSSION:

Business Development Grant Program

The Business Development Program is intended to stimulate investment in targeted economic sectors for the purpose of expanding and diversifying Windsor’s economy.
New manufacturing businesses creating a minimum of 50 jobs or new businesses creating more than 20 jobs in other eligible sectors are eligible to apply under the program.

Successful applicants are eligible to receive an annual grant for up to 100% of the municipal property tax increase created by an investment in development or redevelopment of a building or property—provided it conforms with the Economic Revitalization CIP. The annual grants may continue, at Council’s discretion for up to 10 years or until up to 100% of the eligible investment costs are repaid.

**Eligible Sector**

Pancap Pharma Inc. is eligible under the following sectors:

- **Health & Life Sciences**
  - Manufacturing—Companies that manufacture goods related to the health sector

- **Management of Companies and Enterprises**
  - Corporate Office—A facility or building that is the permanent working location of senior level management employees primarily engaged in administering, overseeing, and managing other establishments of the company or enterprise. These establishments normally undertake the strategic or organizational planning and decision making role of the company or enterprise.

- **Professional Services**
  - Research and Development—Companies and/or institutions that are primary focused on conducting original investigation, undertaken on a systematic basis to gain new knowledge (research) and the application of research findings or other scientific knowledge for the creation of new or significantly improved products or processes (development), including use of laboratory facilities used exclusively for these purposes.
  - Testing Laboratories—Companies that perform physical, chemical, and other analytical testing services, such as acoustics or vibration testing, assaying, biological testing (except medical and veterinary), calibration testing, electrical and electronic testing, geotechnical testing, mechanical testing, non-destructive testing, or thermal testing. The testing may occur in a laboratory or on-site.

**Employment**

According to the CIP application, the proposed development would create between 50-100 new jobs within the first five years of the grant program.
Proposed Construction

The applicant proposes to redevelop the existing industrial building in two phases:

Phase 1: Expansion of Pancap Pharma Inc. operations to Windsor-Essex. This will involve renovation of 4,645 square metres (50,000 square feet) to create a clean room, warehouse, laboratory, and office space. The estimated cost of the renovation is $3,000,000.

Phase 2: Following necessary research and development and Health Canada / FDA (US) approvals the remaining 3,716 (40,000 square feet) would be renovated for laboratory and manufacturing space to support the commercialization of the Bio-Tam technology. The estimated cost of the renovation is $1,000,000.

CIP Objectives

The proposed redevelopment of the building located at 2679 Howard Avenue for use by Pancap Pharma Inc. and recommended Business Development Grant supports the following CIP objectives:

- Encourage investment that results in the productive use of lands and/or buildings for the purposes of establishing or maintaining a business enterprise, or the expansion of existing businesses to realize more effective use of the land’s potential;
- Encourage capital investments that create new and/or maintain existing permanent jobs, as well as short-term construction jobs that contribute to the reduction of the unemployment rate;
- Provide financial incentive programs that are attractive to potential investors and corporate decision-makers, but are balanced with expectations of City taxpayers and the City’s ability to fund the financial incentive programs;
- Encourage the redevelopment of the City’s historic industrial sites resulting in the continued or renewed productivity of these sites;
- Attract investment based on the community’s strengths and competitive advantages; and
- Support investment and development that results in an increase in property assessment and grows the non-residential municipal tax base over the long-term.
RISK ANALYSIS:

There is little risk associated with the approval of the CIP application. Staff resources are required for the upfront administration of the grant program and finalization of the legal agreement. Limited staff resources related to on-going monitoring of the employment use and issuance of annual grants will also be required over the next ten years.

Should Council refuse the CIP request Pancap Pharma Inc. may decide to invest and create jobs outside of Windsor.

FINANCIAL MATTERS:

Business Development Grant Program

The tax increment portion of the Business Development Grant is not calculated or paid out until all eligible work is completed and the property is reassessed by MPAC. Reassessment of the property must result in an increase in assessment value. The grant amount is recalculated annually based on the actual assessed property value, tax class, and municipal tax rate.

Summary of Potential Financial Incentives

The applicant proposes to spend approximately $4,000,000 to renovate the existing building and an additional $2,600,000 on site-related and infrastructure improvements. Because the eligible renovation work doesn’t propose to add any new building area—an estimate of post-construction value assessment is not available.

An assessment value increase is possible based on the elimination of functional building obsolescence allowances currently attributed to this property by the Municipal Property Assessment Corporation (MPAC). The allowances are based on the existing facility and site conditions, which serve to reduce the overall building assessment by approximately $2.3 million. If MPAC determines the proposed reuse of the building would eliminate or reduce the functional obsolescence allowance—Planning and Finance staff estimate that the annual municipal tax levy could be increased in the range of $80,000 to $90,000.

Since the proposed development would be completed in phases, any increase in assessment value would also be phased in over the 10 year grant period. This would result in Phase 2 receiving less than 10 years worth of grant payments. Without fully knowing the impact of the renovations on the assessment value, Administration cannot provide accurate estimate of total grant value. Accordingly, it is recommended that any increase in municipal tax levy resulting from an assessment increase be provided as an annual grant for up to 10 years (i.e. the maximum allowed under the grant program).
Because the Business Development Grant Program does not cancel taxes, the applicant must pay the full amount of property taxes annually and will subsequently receive a grant for the difference between the pre and post-development municipal taxes. The City will retain the amount of pre-development (base) municipal taxes throughout the lifespan of the grant program, however will be foregoing any incremental property taxes which could otherwise be used to offset future budget pressures.

CONSULTATIONS:

The Economic Revitalization CIP was subject to extensive stakeholder and public consultation as part of the approval process, including two public open houses, a statutory public meeting of Council and circulation among internal City staff and the Province.

Planning staff have consulted with the applicant prior to accepting the application for the Business Development Grant Program. Staff from the Planning, Finance, and Legal departments were consulted in the preparation of this report.

CONCLUSION:

Administration recommends that Council approve the request from 2632310 Ontario Inc. to participate in the Business Development Grant Program. Specifically, that 100% of the municipal portion of any tax increment resulting from the proposed development located at 2679 Howard Avenue be provided as an annual grant for up to 10 years or until 100% of the eligible costs are repaid pursuant to the City of Windsor Economic Revitalization CIP.

The planned construction of the new building conforms with the Economic Revitalization CIP and assists the City in the achievement of a number of the CIP objectives.

PLANNING ACT MATTERS:

N/A
APPROVALS:

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Michael Cooke</td>
<td>Manager of Planning Policy/</td>
</tr>
<tr>
<td></td>
<td>Deputy City Planner</td>
</tr>
<tr>
<td>Thom Hunt</td>
<td>City Planner</td>
</tr>
<tr>
<td>Wira Vendrasco</td>
<td>Deputy City Solicitor</td>
</tr>
<tr>
<td>Shelby Askin Hager</td>
<td>City Solicitor</td>
</tr>
<tr>
<td>Don Nantais</td>
<td>FPA</td>
</tr>
<tr>
<td>Janice Guthrie</td>
<td>Deputy Treasurer</td>
</tr>
<tr>
<td>Joe Mancina</td>
<td>Chief Financial Officer</td>
</tr>
<tr>
<td>Onorio Colucci</td>
<td>CAO</td>
</tr>
</tbody>
</table>

NOTIFICATIONS:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joseph Mikhail</td>
<td><a href="mailto:Mikhail@cogeco.net">Mikhail@cogeco.net</a></td>
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<tr>
<td>Amanda Gellman</td>
<td><a href="mailto:amanda@fundingenvelope.com">amanda@fundingenvelope.com</a></td>
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</tbody>
</table>

APPENDICES:

1. Location Map
Subject: Minutes of the International Relations Committee of its meeting held

April 23, 2019
International Relations Committee
Meeting held April 23, 2019

A meeting of the International Relations Committee is held this day commencing at 3:00 o’clock p.m. in Room 406, 400 City Hall Square East, there being present the following members:

Councillor Fred Francis, Chair
Councillor Fabio Costante
Councillor Gary Kaschak (arrives at 3:03 p.m.)
Councillor Ed Sleiman
Jerry Barycki
Maria Belenkova
Scott Despins
Ronnie Haidar
William Ma
Steven Spagnuolo
L.T. Zhao (arrives at 3:01 p.m.)

Also present are the following resource personnel:

Sandra Gebauer, Council Assistant
Karen Kadour, Committee Coordinator

1. Call to Order

The Committee Coordinator calls the meeting to order at 3:00 o’clock p.m. and the Committee considers the Agenda being Schedule A attached hereto, matters which are dealt with as follows;

2. Election of Chair

The Committee Coordinator calls for nominations from the floor for the position of Chair. Councillor Sleiman nominates Councillor Francis, seconded by Councillor Costante. The Committee Coordinator asks if there are further nominations from the floor for the position of Chair. Seeing none, the Committee Coordinator asks Councillor Francis if he accepts. Councillor Francis accepts and assumes the Chair.
Moved by Councillor Sleiman, seconded by Councillor Costante,
That Councillor Fred Francis BE ELECTED Chair of the International Relations Committee.
Carried.

The Chair invites the members to introduce themselves and asks that members who previously sat on the Committee, to narrate some of the highlights of their past experiences as follows:

- Opportunity to meet City Councillors and people from other Twin Cities and to establish business relationships.
- Enjoyed representing the City of Windsor as a member of the IRC, and the Children’s Art Exchange.
- Committee did unprecedented work, i.e. invited all of the Twin Cities to Windsor’s 125th Birthday Celebration.
- A delegation led by Mayor Dilkens visited Fujisawa, Japan and Gunsan, South Korea to celebrate the Anniversary of twinning with the City of Windsor.

The document entitled “Twin Cities with the Corporation of the City of Windsor”, is distributed and attached as Appendix “A”.

Councillor Sleiman suggests a possible twinning with a city in Lebanon because of Windsor’s demographic. The Chair requests that the City Twinning Policy be provided to the members at the next meeting.

3. Declaration of Conflict

J. Barycki discloses an interest on Item 5.4 Annual Polish-Canadian Society Dinner as he is the President of the Polish Canadian Business and Professional Association of Windsor.

4. Minutes

Moved by J. Barycki, seconded by Councillor Sleiman,
That the minutes of the International Relations Committee of its meeting held October 10, 2018 BE ADOPTED as presented.
Carried.
5. **Business Items**

5.1 **International Relations Committee 2018 Annual Report**

R. Haidar suggests promoting the Twin Cities at the University of Windsor which would add to relationship building.

Moved by Councillor Costante, seconded by L.T. Zhao, That the International Relations Committee 2018 Annual Report BE ACCEPTED. Carried.

5.2 **Update on the Children’s Art Exchange**

S. Gebauer reports the 2018 Children’s Art Exchange was held in the new City Hall. She adds four Twin Cities participated in the 2018 event.

S. Gebauer states the City of Gunsan, South Korea is requesting the Children’s Art Exchange be held in early July 2019. She indicates last year, the local art came from community centres and the multicultural youth program and suggested that this year, all local children be invited to participate. The Committee members agree. There are costs associated with the Children’s Art Exchange which includes the shipping costs to send the art to Gunsan. S. Gebauer adds the art will be displayed initially in Windsor and then will be shipped to Gunsan.

Moved by M. Belenkova, seconded by L.T. Zhao, That APPROVAL BE GIVEN to an expenditure in the upset amount of $1,500 for costs associated with shipping the art for the Children’s Art Exchange to Gunsan, South Korea. Carried.

5.3 **Misono Jogakuin High School Girls**

S. Gebauer reports the Misono Jogakuin High School girls will visit Windsor from July 20, 2019 to August 3, 2019. She notes this visit will mark their 11th visit to Windsor and adds the students will be housed with local families. The students will meet for a reception with Mayor Dilkens on July 22, 2019 in Council Chambers, City Hall. The students will be treated to a fun day at Adventure Bay hosted by the International Relations Committee.

Moved by Councillor Kaschak, seconded by S. Despins, That APPROVAL BE GIVEN to an expenditure in the upset amount of $700 for costs associated with hosting a reception for the Misono Jogakuin High School girls at City Hall on July 22, 2019 and for a day pass for the Misono High School girls to visit Adventure Bay.
5.4 24th Annual Polish-Canadian Society Dinner – November 22, 2019

J. Barycki discloses an interest as he is the President of the Polish Canadian Business and Professional Association of Windsor and leaves the room during the discussion.

Moved by M. Belenkova, seconded by L.T. Zhao,
That APPROVAL BE GIVEN to an expenditure in the upset amount of $400 for Mayor Dilkens and three members of the IRC to attend the 24th Annual Polish-Canadian Society Business Dinner to be held on November 22, 2019 at the Dom Polski Hall, 1275 Langlois Avenue.
Carried.

J. Barycki returns to the meeting.

6. Communications

Moved by S. Despins, seconded by W. Ma,
That the following communications BE RECEIVED:

6.1 Polish Heritage Day in Windsor 2019 – Background information is attached.
6.2 Letter to Mayor Drew Dilkens from Jerry Barycki, President. Polish Canadian & Professional Association of Windsor providing an overview of the meetings held in Poland including several pictures.
6.3 Congratulatory letter from the Executive Vice Mayor Wang Lu of Changchun, China to Mayor Drew Dilkens on his re-election.
6.4 Congratulatory letter from the Mayor of Gunsan, Kang Im-June to Mayor Drew Dilkens thanking him for his congratulations on his inauguration as Mayor of Gunsan City.
6.5 E-mail and Letter of Invitation regarding the Chinese-Foreign University Presidents Forum and “Jilin International Studies University Unveiling Ceremony to be held May 25, 2019 at the Jilin International Studies University, Changchun, China.
6.6 Letter from Mayor Drew Dilkens to Mayor Liu Xin, Changchun, China extending congratulations to Mayor Liu Xin on his election as Mayor.
6.7 Letter from Mayor Dilkens to the Honourable Krzysztof Zuk extending congratulations on his re-election as President of Lublin.
6.8 Invitation from Jovan Stojanoski, Mayor, Municipality of Ohrid to Mayor Drew Dilkens for three delegates from the IRC to join in the celebration of “St. Clement of Ohrid” from December 6 to 9, 2019.
6.9 Congratulatory letter from the Mayor of Gunsan, Kam Im-June to Councillor Fred Francis on his re-election.
6.10 E-mail from Serim Park, Administrative Officer for International Relations, Gunsan, South Korea regarding the Children’s Art Exhibition.


6.12 Letter from Tsuneo Suzuki, Mayor of Fujisawa to Mayor Drew Dilkens thanking Mayor Dilkens on his efforts to promote the friendship between Fujisawa and Windsor. Letter from Tsuneo Suzuki, Mayor of Fujisawa congratulating Mayor Drew Dilkens on his re-election.

6.13 Letter from David Linse, International and European Affairs and Protocol, City of Mannheim, Germany providing an overview of the activities in the City of Mannheim relating to International and European affairs.

Carried.

7. New Business

None.

8. Next Meeting

The next meeting will be at the call of the Chair.

9. Adjournment

There being no further business, the meeting is adjourned at 3:56 o’clock p.m.

__________________________
CHAIR

__________________________
COMMITTEE COORDINATOR
## Twin Cities with the Corporation of the City of Windsor

(Chronological Order)

<table>
<thead>
<tr>
<th>City and Country</th>
<th>Year of Twinning</th>
<th>2018/2019 Anniversary</th>
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<tbody>
<tr>
<td>Granby, Canada</td>
<td>1956 (May)</td>
<td>62/63</td>
</tr>
<tr>
<td>Coventry, England</td>
<td>1963</td>
<td>55/56</td>
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<td>St. Etienne, France</td>
<td>1963 (June)</td>
<td>55/56</td>
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<tr>
<td>Udine, Italy</td>
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<td>Mannheim, Germany</td>
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<tr>
<td>Ohrid, Macedonia</td>
<td>1981 (June 29)</td>
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<tr>
<td>Las Vueltas, El Salvador</td>
<td>1987 (April 13)</td>
<td>31/32</td>
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<td>Fujisawa, Japan</td>
<td>1987 (December 2)</td>
<td>31/32</td>
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<td>Changchun, China</td>
<td>1992 (June 16)</td>
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<tr>
<td>Saltillo, Mexico</td>
<td>1994 (November 6)</td>
<td>24/25</td>
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<tr>
<td>Lublin, Poland</td>
<td>2000 (June 26)</td>
<td>18/19</td>
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<tr>
<td>Gunsan, South Korea</td>
<td>2005 (June 20)</td>
<td>13/14</td>
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*Updated January 2019*