A meeting of the Downtown Windsor Planning Study Steering Committee is held this day commencing immediately following the Planning, Heritage and Economic Development Standing Committee Meeting in Council Chambers, 3rd floor, City Hall Square East, there being present the following members:

Councillor Rino Bortolin - Chairperson
Councillor Chris Holt
Councillor Irek Kusmierczyk
Councillor Bill Marra
Councillor Hilary Payne

*Regrets received from:*

Councillor Ed Sleiman

*Also present are the following resource personnel:*

Laura Diotte, Planner III – Special Projects
Thom Hunt, Executive Director Planning, Building Services/City Planner
John Revell  Chief Building Official

1. **CALL TO ORDER**

   The meeting is called to order at 7:25 o’clock p.m. and the Steering Committee considers the Agenda, being Schedule “A” attached hereto, matters which are dealt with as follows:

2. **DECLARATIONS OF CONFLICT**

   None declared.

3. **ELECTION OF CHAIRPERSON**

   Calls for nominations from the floor are made for the position of Chairperson. Councillor Holt nominates Councillor Bortolin for the position of Chairperson. As there are no further nominations from the floor, Councillor Bortolin accepts.
Moved by Councillor Ho!t, seconded by Councillor Kusmierczyk, TH\AT Councillor Rino Bortolin BE ELECTED Chairperson of the Downtown Windsor Planning Study Steering Committee.
Carried.

Councillor Bortolin assumes the Chair.

4. BUSINESS ITEMS

4.1 Update on Public and Stakeholder Consultation

Laura Diotte, Planner III – Special Projects, appears before the committee and provides an overview of the Administrative Report entitled “Update on Public and Stakeholder Consultation”. L. Diotte explains that the purpose of the study is to provide an overview of the public and stakeholder consultations. The outcome of these consultations will shape the course that will be taken and provide insight into the overall direction of Downtown Windsor.

Councillor Kusmierczyk suggests that communicating with the Chair of the Town & Gown Committee would be a great opportunity for additional feedback as they are currently working with student groups from both the University of Windsor and St. Clair College to organize a discussion at the Windsor Star Cafe in order to discuss concerns that students may have about the downtown.

Councillor Holt asks for clarification on the Development Permit System for the Downtown area and density bonusing. L. Diotte explains that the Development Permit System is a tool that planners can use under the Planning Act, allowing municipalities to combine zoning, minor variance and site plan into one process and have upfront all of the regulations that a developer would require.

T. Hunt adds that rather than debating the zoning by-law, this system collapses a number of processes into one. Because of downtown’s mixed use environment the debate about whether or not something is compatible would not happen; rather the City would set the parameters up front of what the design would look like and what the performance measures are for anything that would be envisioned downtown. T. Hunt explains that there has been some interest from various pension funds to invest in downtown and recent changes to these pension funds allow them to invest in rental housing markets. These funds may decide to commit to our downtown and would like to get to market quickly.

L Diotte explains that density bonusing is another tool under the Planning Act where a developer wants to build something over the density that is permitted in the current zoning, they can negotiate providing bonus to the community.
Councillor Holt inquires whether the entire downtown study area will be considered for the Community Improvement Plan. L. Diotte indicates that the study area will be looked it its entirety and recommendations will then be made as to where the CIP incentives should apply.

Councillor Bortolin asks about public input. L. Diotte confirms that once the draft is prepared the entire document, containing the results of the study and CIP will come before the Steering Committee and then the public. Stakeholders will also be consulted.

Councillor Bortolin asks whether this study will take into consideration some of the recommendations put forward by the Downtown Transportation Study that is now almost complete. L. Diotte explains that she has been coordinating with the working group for Downtown Transportation Study to ensure that each group understands what the other is doing.

Councillor Bortolin indicates that in dealing with the downtown residents and the Downtown Residents Association, there is some concern about the study focusing on visitors and tourists to the downtown. L. Diotte advises that she will note the concern.

Moved by Councillor Marra, seconded by Councillor Holt,
That the Downtown Windsor Planning Study Steering Committee RECEIVE the report titled Update on Public and Stakeholder Consultation.
Carried.

4.2 Downtown Windsor Planning Study Update

Moved by Councillor Marra, seconded by Councillor Holt,
That the Downtown Windsor Planning Study Steering Committee RECEIVE the report titled Downtown Windsor Planning Study Update.
Carried.

5. ADJOURNMENT

There being no further business, the meeting is adjourned at 7:53 o'clock p.m.

[Signatures]

Page 3 of 3
AGENDA
of the
DOWNTOWN WINDSOR PLANNING STUDY STEERING COMMITTEE
Monday March 21, 2016
Immediately following the Planning, Heritage and Economic Development
Standing
Committee Meeting
Council Chambers, 3rd floor, City Hall

1. CALL TO ORDER

2. DECLARATIONS OF CONFLICT

3. NOMINATION OF STEERING COMMITTEE CHAIR

4. BUSINESS ITEMS

4.1 Update on Public and Stakeholder Consultation
The report from Planning and Building Services dated December 17, 2015
entitled "Update on Public and Stakeholder Consultation"

4.2 Downtown Windsor Planning Study Update
The report from Planning and Building Services dated March 4, 2016
entitled "Downtown Windsor Planning Study Update" is attached

5. ADJOURNMENT