

Development & Heritage Standing Committee Meeting

Date: Monday, April 4, 2022

Time: 4:30 o'clock p.m.

Members Present:

Councillors

Ward 3 - Councillor Bortolin (Chairperson)

Ward 4 - Councillor Holt

Ward 5 - Councillor Sleiman

Ward 7 - Councillor Gill

Ward 10 - Councillor Morrison

Members

Member Baker

Member Bulmer

Member Foot

Member Fratangeli

Member Gyemi

Member Miller

Member Rondot

Members Regrets

Member Moore

Clerk's Note: Councillor Morrison and Members Fratangeli and Rondot participated via video conference (Zoom), in accordance with Procedure By-law 98-2011 as amended, which allows for electronic participation.

ALSO PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Thom Hunt, City Planner

Neil Robertson, Manager of Urban Design / Deputy City Planner

Barbara Rusan, Manager of Policy & Regulatory Services

Tracy Tang, Planner II – Revitalization & Policy Initiatives

Jim Abbs, Planner III – Subdivisions

Greg Atkinson, Planner III – Economic Development

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Adam Szymczak, Planner III – Zoning
Kristina Tang, Planner III – Heritage
Robert Perissinotti, Technologist III
Rania Toufeili, Policy Analyst
Marianne Sladic, Clerk Steno Senior
Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Commissioner of Economic Development & Innovation
Wira Vendrasco, Deputy City Solicitor – Legal & Real Estate
Michael Cooke, Manager of Planning Policy / Deputy City Planner
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

Delegations—participating via video conference

Item 7.1 Randy Saccucci, 4C Project Management
Item 7.1 Stephen Berrill, ADA-Architect
Item 7.1 Amy Farkas, Dillon Consulting representing Applicant
Item 7.1 Nonye Enebeli, Area Resident
Item 7.1 Gil Leblanc, Area Resident
Item 7.1 Yildirim Serdar Oyman, Area Resident
Item 7.2 David French, Storey Samways Planning Ltd.
Item 7.2 Jim Bujouves, Farhi Holdings Corp.
Item 7.2 Paolo Collavino, PCR Constructors Inc.
Item 7.2 Paul Weidl, Baird AE
Item 7.2 Brandon Munro, Baird AE
Item 7.3 Fran LaSorda, representing Julie Johns, Area Resident
Item 10.1 Jackie Lassaline, Principal Planner
Item 11.2 Karl Tanner, Dillon Consulting

1. CALL TO ORDER

Following the reading of the Land Acknowledgement, the Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:31 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

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3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

4. COMMUNICATIONS

None presented.

8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held March 7, 2022

Moved by: Member Foot

Seconded by: Member Baker

THAT the minutes of the Development & Heritage Standing Committee meeting held March 7, 2022 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 64/2022

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

See Items 10.1 and 11.2.

10. HERITAGE ACT MATTERS

10.1. 364-374 Ouellette Avenue, Canada Building- Heritage Permit & Heritage Property Tax Reduction Request (Ward 3)

Jackie Lassaline, Principal Planner

Jackie Lassaline, Principal Planner, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report "364-374 Ouellette Avenue, Canada Building- Heritage Permit Request (Ward 3)" in support of the administrative recommendation and is available for questions.

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Moved by: Member Foot

Seconded by: Member Baker

Decision Number: **DHSC 383**

- I. THAT a Heritage Permit at the Canada Building, 364-374 Ouellette Street, **BE GRANTED**, for canopy restoration work, subject to the approval conditions prior to work start:
 - a. Submission of satisfactory product details and samples (including material and colour selections)
 - b. Approval of any requested mock-up
 - c. Determination that the work is satisfactory to meet Building code compliance.
- II. THAT the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the proposed scope of work for the canopy restoration.

Carried.

Report Number: S 31/2022

Clerk's File: MBA/14331

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 4:37 o'clock p.m.

The Chairperson calls the *Planning Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 4:38 o'clock p.m.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Minutes of the March 7, 2022 Development and Heritage Standing Committee Meeting (*Planning Act* Matters)

Moved by: Member Gyemi

Seconded by: Councillor Gill

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held March 7, 2022 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 74/2022

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7. PLANNING ACT MATTERS

7.1. Zoning Bylaw Amendment – Wyandotte Developments Inc - 0 Wyandotte St E. S/S Wyandotte Street E, between Watson Ave and Isack Drive- Z 025-21 [ZNG-6499] to permit a Multiple Dwelling Development - Ward 6

Moved by: Member Rondot
Seconded by: Councillor Morrison

Decision Number: **DHSC 380**

THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED** for the lands at Part of Lots 72 to 78, Part of Lots 106 & 107, part of 30 foot Lane, part of Parkhill Gate, RP 1627, more particularly described as Part 3, 12R-13644 situated on the south side of Wyandotte Street East, east of Watson Avenue, by adding the following site specific provisions to s.20:

“South Side Wyandotte Street East, between Watson Ave and Isack Drive

For the lands Part of lots 72 to 78, part of lots 106 & 107, part of 30' Lane, part of Parkhill Gate, RP 1627, more particularly described as Part 3, 12R-13644 situated on the south side of Wyandotte Street East, east of Watson Avenue, the provisions of S 20 (1) 102 shall not apply, and the following provisions shall apply:

- a) Building Height – Maximum – 20m
- b) Lot Coverage – Maximum – 40%
- c) A minimum separation of 12 metres shall be maintained between a multiple dwelling and an RD1.1 District. (ZDM 14; ZNG/6499)”

Carried.

Report Number: S 35/2022
Clerk's File: Z/14298

7.2. Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Farhi Holding Corporation - 1624 Lauzon Road- Z 039-21 [ZNG-6590] - Ward 6

Moved by: Councillor Sleiman
Seconded by: Councillor Holt

Decision Number: **DHSC 381**

THAT an amendment to City of Windsor Zoning By-law 8600 changing the regulations of the Residential District RD3.1 zone on Block 42, 12M-678 in the City of Windsor, known municipally as 1624 Lauzon Road, **BE APPROVED** by applying the following site specific regulations:

Main Building Height:

- a) 56% of the Main building footprint – maximum – 31.0 m

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b) Remainder of building footprint – maximum – 21.0 m

Lot Area – minimum 63.75 m² per unit

Parking Space – minimum – 1.24 spaces/unit

Side yard – from Bowler Drive – 23.0 m

Landscaped Open Space Yard – minimum – 31.0% of lot area

Notwithstanding S24.26.5 and 24.28.1.1, a parking area shall be permitted within a required front yard.

Notwithstanding 24.40.20(3) (a) a Loading Space shall be permitted in a required front yard.

THAT the parcel described as Block 42, 12M-678 in the City of Windsor, **BE EXEMPT** from the provisions of section 45(1.3) of the *Planning Act*; and,

THAT the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:

- a) Parking Area and Amenity Area location to assist in facilitating the transition from the low profile development to the East of the site to the medium and high profile development of the Subject site.

Carried.

Report Number: S 37/2022
Clerk's File: Z/14267

7.3. Rezoning - Avant Group Inc. - 659 Alexandrine St - Z-045/21 ZNG/6634 - Ward 10

Moved by: Councillor Morrison

Seconded by: Councillor Holt

Decision Number: **DHSC 382**

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 94 & 95 and Part Closed Alley, Registered Plan 1106, (known municipally as 659 Alexandrine Street; Roll No. 070-030-16000; PIN 01339-0396) situated on the south side of Alexandrine Street between Remington Avenue and Lillian Avenue by adding a site specific exception to s.20 as follows:

441. SOUTH SIDE OF ALEXANDRINE STREET BETWEEN REMINGTON AVENUE AND LILLIAN AVENUE

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For the lands comprising Lots 94 & 95 and Part Closed Alley, Registered Plan 1106 (PIN 01339-0396), a *Townhome Dwelling* shall be an additional permitted use and shall be subject to the following additional provisions:

- | | |
|--|----------------------|
| a) Lot Width – minimum | 20.0 m |
| b) Lot Area – per <i>dwelling unit</i> – minimum | 191.0 m ² |
| c) Lot Coverage – maximum | 45.0% |
| d) Main Building Height – maximum | 10.0 m |
| e) Front Yard Depth – minimum | 6.0 m |
| f) Rear Yard Depth – minimum | 7.50 m |
| g) Side Yard Width – minimum | 1.20 m |
- [ZDM 8; ZNG/6634]; and further,

THAT the Applicant **CONSIDER** a reduction in the protrusion of the attached garage by bringing the main entrance or building wall closer to the front lot line for safety and security purposes.

Carried.

Members Gyemi and Rondot voting nay.

Report Number: S 33/2022

Clerk's File: Z/14281

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 6:00 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 6:01 o'clock p.m.

11. ADMINISTRATIVE ITEMS

11.1. Economic Revitalization Community Improvement Plan (CIP) application submitted by 538512 Ontario Limited for 3430 Wheelton Drive - Ward 9

Councillor Gill requests clarification related to the length of the term of the grant agreement. Greg Atkinson, Senior Planner, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report "Economic Revitalization Community Improvement Plan (CIP) application submitted by 538512 Ontario Limited for 3430 Wheelton Drive-Ward 9" and indicates that the term of the agreement is for a maximum of 10 years. Mr. Atkinson adds that this is the norm for most of these types of grant agreements and also provides details related to the financial information.

Councillor Gill inquires about the assessment rates. Mr. Atkinson indicates that only taxes levied are affected by the program.

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Moved by: Councillor Sleiman

Seconded by: Councillor Gill

Decision Number: **DHSC 384**

- I. THAT the request made by 538512 Ontario Limited to participate in the Business Retention and Expansion Grant Program **BE APPROVED** for the property located at 3430 Wheelton Drive 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, 538512 Ontario Limited., and/or persons or companies that have legally been assigned the right to receive grant payments, to implement the Business Retention and Expansion 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 for content, the Commissioner of Legal Services 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 Retention and Expansion Grant Agreement; and further,
- IV. THAT the approval to participate in the Business Retention and Expansion Grant Program **EXPIRE** if the grant agreement is not signed by applicant and owner within one year following Council approval. The City Planner may extend the deadline for up to one year upon request from the applicant.

Carried.

Report Number: S 34/2022

Clerk's File: Z/14332

11.2. Close and Convey the East-West Alley Segments at the South end of Partington Ave., Roxborough Blvd., and Glenwood Ave., and the North/South segment between Roxborough and Glenwood Avenue, all being North of EC Row Expressway - SAA/6177

Karl Tanner, Dillon Consulting

Karl Tanner, Dillon Consulting, appears via video conference before the Development and Heritage Standing Committee regarding the administrative report "Close and Convey the East-West Alley Segments at the South end of Partington Ave., Roxborough Blvd., and Glenwood Ave., and the North/South segment between Roxborough and Glenwood Avenue, all being North of EC Row Expressway - SAA/6177" in support of the closing and requests, recommendation IV (a) be amended and that the value of the land be set by the City Solicitor/City Planner in an effort to expedite the application and South Windsor Development Co. can keep options open related to exchange of land.

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Councillor Bortolin provides options related to the modification to the recommendation as presented by administration.

Councillor Sleiman requests clarification related to the request for the reduction in cost. Councillor Bortolin provides details and clarification.

Councillor Morrison inquires about the closing of the alley along the sidewalk along the EC Row and would like to see access to that sidewalk from Roxborough, Partington, and Glenwood. Mr. Tanner indicates that the sidewalks in that area will be extended to the trail and provides more details related to the project.

Councillor Holt requests clarification related to the proposed amendment to the motion and whether it addresses Mr. Tanner's request. Mr. Tanner indicates that it does not necessarily, although he will attempt to discuss this with administration to find an amenable solution, prior to the Council Meeting date.

Moved by: Councillor Holt

Seconded by: Councillor Sleiman

Decision Number: **DHSC 385**

- I. THAT the segments of the 4.27m wide east/west alley segments located at the south end of Partington Ave. Roxborough Blvd. and Glenwood Ave. north of EC Row Expressway together with the north/south alley segment measuring approximately 32m between Roxborough Boulevard and Glenwood Avenue, all as shown on Drawing No. CC-1783 attached as Appendix "A", **BE ASSUMED** for subsequent closure;
- II. THAT the portions of the 4.27m wide east/west alley segments located at the south end of Partington Ave. Roxborough Blvd. and Glenwood Ave. and north of EC Row Expressway and shown on Drawing No. CC-1783 attached as Appendix "A", **BE CLOSED AND CONVEYED** in full width, to the abutting property owners on the north side of the alley, subject to the following:
 - a) Easement, subject to their being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
 - The Corporation of the City of Windsor, Enbridge Gas Inc., and ENWIN Utilities Ltd.
- III. THAT the north/south alley segment measuring approximately 32m in length and located at the south end of Roxborough Boulevard and Glenwood Avenue, as shown on Drawing No. CC-1783 attached as Appendix "A", **BE CLOSED AND CONVEYED** in full width, to the abutting property owners on the east and west sides of the alley, subject to the following:
 - b) Easement, subject to their being accepted in the City's standard form and in accordance with the City's standard practice, be granted to:
 - The Corporation of the City of Windsor, Enbridge Gas Inc., and ENWIN Utilities Ltd.

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- IV. THAT Conveyance Cost **BE SET** as follows:
- a. For the 4.27m wide east/west alley segments identified in Recommendation II above, the land value is set at a market value of \$13,120 per front metre (\$4000/front foot) or reduced to \$6,560 (\$2000/front foot) where easements are required; and,
 - b. For the north/south alley identified in Recommendation III above, the land value is set at \$1.00; and,
 - c. In addition to (a) and (b), costs include deed preparation fee and proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- V. THAT the City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing Number. CC-1783, attached as Appendix "A".
- VI. THAT the City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).
- VII. 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.
- VIII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.
Carried.

Report Number: S 88/2021
Clerk's File: SAA2022

12. COMMITTEE MATTERS

None presented.

13. QUESTION PERIOD

None registered.

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14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Matters) is adjourned at 6:11 o'clock p.m.
Carried.

Ward 3 - Councillor Bortolin
(Chairperson)

Deputy City Clerk / Supervisor
of Council Services

Development & Heritage Standing Committee
(Planning Act Matters)

Date: Monday, April 4, 2022
Time: 4:30 pm

MEMBERS PRESENT:

Councillors:

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

Members:

Member Gyemi
Member Rondot

Members Regrets:

Member Moore

Clerk's Note: Councillor Morrison and Member Rondot participated via video conference (Zoom), in accordance with Procedure By-law 98-2011 as amended, which allows for electronic participation.

ALSO PRESENT ARE THE FOLLOWING FROM ADMINISTRATION:

Thom Hunt, City Planner
Neil Robertson, Manager of Urban Design / Deputy City Planner
Barbara Rusan, Manager of Policy & Regulatory Services
Tracy Tang, Planner II – Revitalization & Policy Initiatives
Jim Abbs, Planner III – Subdivisions
Greg Atkinson, Planner III – Economic Development
Adam Szymczak, Planner III – Zoning
Kristina Tang, Planner III – Heritage
Robert Perissinotti, Technologist III
Rania Toufeili, Policy Analyst
Marianne Sladic, Clerk Steno Senior
Sandra Gebauer, Council Assistant

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ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Commissioner of Economic Development & Innovation
Wira Vendrasco, Deputy City Solicitor – Legal & Real Estate
Michael Cooke, Manager of Planning Policy / Deputy City Planner
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee (Planning Act Matters) to order at 4:31 pm.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None

4. COMMUNICATIONS

None

5. ADOPTION OF THE PLANNING ACT MINUTES

5.1 Minutes of the Development & Heritage Standing Committee (*Planning Act Matters*) minutes held March 7, 2022.

Moved by: Member Gyemi
Seconded by: Councillor Gill

THAT the Minutes of the Development & Heritage Standing Committee meeting (*Planning Act Matters*) meeting held March 7, 2022 **BE ADOPTED** as presented.

CARRIED, UNANIMOUSLY.

Report Number: SCM 74/2022

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6. PRESENTATION & DELEGATIONS (*PLANNING ACT MATTERS*) – participating via video conference

- Item 7.1 Randy Saccucci, 4C Project Management
- Item 7.1 Stephen Berrill, ADA-Architect
- Item 7.1 Amy Farkas, Dillon Consulting representing Applicant
- Item 7.1 Nonye Enebeli, Area Resident
- Item 7.1 Gil Leblanc, Area Resident
- Item 7.1 Yildirim Serdar Oyman, Area Resident
- Item 7.2 David French, Storey Samways Planning Ltd.
- Item 7.2 Jim Bujouves, Farhi Holdings Corp.
- Item 7.2 Paolo Collavino, PCR Constructors Inc.
- Item 7.2 Paul Weidl, Baird AE
- Item 7.2 Brandon Munro, Baird AE
- Item 7.3 Fran LaSorda, representing Julie Johns, Area Resident

7. PLANNING ACT MATTERS

7.1 Z-025/21 [ZNG/6499] – Wyandotte Developments Inc 0 Wyandotte St E – Rezoning Ward 6

Jim Abbs (author), Planner III – Subdivisions

Members of the delegations had the following concerns:

- height of building. Would prefer no higher than 5 storeys.
- Water retention, overflow and flooding
- Increased traffic and pollution
- Don't want an outdoor pickle ball court due to noise and excessive lighting
- Against the reduction in landscape area/increase building footprint
- Increased noise overall

Moved by: Member Rondot

Seconded by: Councillor Morrison

Decision Number: **DHSC 380**

RECOMMENDATIONS

THAT an amendment to City of Windsor Zoning By-law 8600 **BE APPROVED** for the lands at Part of Lots 72 to 78, Part of Lots 106 & 107, part of 30 foot Lane, part of Parkhill Gate, RP 1627, more particularly described as Part 3, 12R-13644 situated on the south side of Wyandotte Street East, east of Watson Avenue, by adding the following site specific provisions to s.20:

“South Side Wyandotte Street East, between Watson Ave and Isack Drive

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For the lands Part of lots 72 to 78, part of lots 106 & 107, part of 30' Lane, part of Parkhill Gate, RP 1627, more particularly described as Part 3, 12R-13644 situated on the south side of Wyandotte Street East, east of Watson Avenue, the provisions of S 20 (1) 102 shall not apply, and the following provisions shall apply:

- a) Building Height – Maximum – 20m
- b) Lot Coverage – Maximum – 40%
- c) A minimum separation of 12 metres shall be maintained between a multiple dwelling and an RD1.1 District. (ZDM 14; ZNG/6499)”

Motion CARRIED UNANIMOUSLY

Report Number: S 35/2022

Clerk's File: Z/14298

7.2 Z-039/21 [ZNG/6590] – Farhi Holdings Corp 1624 Lauzon Rd – Zoning Ward 6

Jim Abbs (author), Planner III – Subdivisions

Moved by: Councillor Sleiman

Seconded by: Councillor Holt

Decision Number: **DHSC 381**

RECOMMENDATIONS

THAT an amendment to City of Windsor Zoning By-law 8600 changing the regulations of the Residential District RD3.1 zone on Block 42, 12M-678 in the City of Windsor, known municipally as 1624 Lauzon Road, **BE APPROVED** by applying the following site specific regulations:

Main Building Height:

- a) 56% of the Main building footprint – maximum – 31.0 m
- b) Remainder of building footprint – maximum – 21.0 m

Lot Area – minimum 63.75 m² per unit

Parking Space – minimum – 1.24 spaces/unit

Side yard – from Bowler Drive – 23.0 m

Landscaped Open Space Yard – minimum – 31.0% of lot area

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Notwithstanding S24.26.5 and 24.28.1.1, a parking area shall be permitted within a required front yard.

Notwithstanding 24.40.20(3) (a) a Loading Space shall be permitted in a required front yard.

THAT the parcel described as Block 42, 12M-678 in the City of Windsor, **BE EXEMPT** from the provisions of section 45(1.3) of the *Planning Act*; and,

THAT the Site Plan Approval Officer **CONSIDER** the following matters in an approved site plan and/or executed and registered site plan agreement:

- a) Parking Area and Amenity Area location to assist in facilitating the transition from the low profile development to the East of the site to the medium and high profile development of the Subject site.

Motion CARRIED UNANIMOUSLY

Report Number: S 37/2022
Clerk's File: Z/14267

7.3 Z-045/21 [ZNG/6634] – Avant Group Inc 659 Alexandrine St – Rezoning Ward 10

Adam Szymczak (author), Planner III - Zoning

Moved by: Councillor Morrison

Seconded by: Councillor Holt

Decision Number: **DHSC 382**

RECOMMENDATIONS

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 94 & 95 and Part Closed Alley, Registered Plan 1106, (known municipally as 659 Alexandrine Street; Roll No. 070-030-16000; PIN 01339-0396) situated on the south side of Alexandrine Street between Remington Avenue and Lillian Avenue by adding a site specific exception to s.20 as follows:

441. SOUTH SIDE OF ALEXANDRINE STREET BETWEEN REMINGTON AVENUE AND LILLIAN AVENUE

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For the lands comprising Lots 94 & 95 and Part Closed Alley, Registered Plan 1106 (PIN 01339-0396), a *Townhome Dwelling* shall be an additional permitted use and shall be subject to the following additional provisions:

- | | |
|--|----------------------|
| a) Lot Width – minimum | 20.0 m |
| b) Lot Area – per <i>dwelling unit</i> – minimum | 191.0 m ² |
| c) Lot Coverage – maximum | 45.0% |
| d) Main Building Height – maximum | 10.0 m |
| e) Front Yard Depth – minimum | 6.0 m |
| f) Rear Yard Depth – minimum | 7.50 m |
| g) Side Yard Width – minimum | 1.20 m |
- [ZDM 8; ZNG/6634]

and further,

THAT the Applicant **CONSIDER** a reduction in the protrusion of the attached garage by bringing the main entrance or building wall closer to the front lot line for safety and security purposes.

Motion CARRIED

Members Gyemi and Rondot voting nay

Report Number: S 33/2022

Clerk's File: Z/14281

8. ADJOURNMENT

There being no further business, the meeting of the Development & Heritage Standing Committee is adjourned at 6:00 p.m.

Ward 3 – Councillor Bortolin
(Chairperson)

Thom Hunt
(Secretary)