

February 24, 2023

TO THE MAYOR AND MEMBERS OF COUNCIL:

A special meeting of Council will be held on **Monday, February 27, 2023, at 2:30 p.m., in Room 139, 350 City Hall Square.** Council will at the special meeting adopt a resolution to authorize Council to meet in closed session, and the resolution shall contain the general nature of the matters to be considered in the closed session. The resolution must be adopted by a majority of Council present during the open special meeting before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

A meeting of the **Striking Committee** will be held on **Monday, February 27, 2023, immediately following the in-camera meeting of Council, in Room 139, 350 City Hall Square.** An agenda is enclosed under separate cover for this meeting.

The **regular meeting** of Council will be held on **Monday, February 27, 2023 at 4:00 o'clock p.m., in the Council Chambers, 350 City Hall Square.**

BY ORDER OF THE MAYOR.

Yours very truly,



Steve Vlachodimos

City Clerk

/bm

c.c. Chief Administrative Officer

Consolidated City Council Meeting Agenda

Date: Monday, February 27, 2023

Time: 4:00 o'clock p.m.

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

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

MEMBERS:

Mayor Drew Dilkens

Ward 1 – Councillor Fred Francis

Ward 2 – Councillor Fabio Costante

Ward 3 – Councillor Renaldo Agostino

Ward 4 – Councillor Mark McKenzie

Ward 5 – Councillor Ed Sleiman

Ward 6 – Councillor Jo-Anne Gignac

Ward 7 – Councillor Angelo Marignani

Ward 8 – Councillor Gary Kaschak

Ward 9 – Councillor Kieran McKenzie

Ward 10 – Councillor Jim Morrison

ORDER OF BUSINESS

Item #	Item Description
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1.	ORDER OF BUSINESS
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2.	CALL TO ORDER - Playing of the National Anthem
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READING OF LAND ACKNOWLEDGEMENT

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

3.	DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF
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4.	ADOPTION OF THE MINUTES
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4.1	Adoption of the Windsor City Council meeting minutes held February 13, 2023 (SCM 62/2023) (attached)
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5.	NOTICE OF PROCLAMATIONS
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Proclamations

“Heritage Week” – February 20, 2023 – February 26, 2023

“Stand with Ukraine Day” – February 24, 2023

“Nutrition Month” – March 2023

“International Women’s Day” – March 8, 2023

“Transit Operator and Worker Appreciation Day” – March 18, 2023

Illumination

“Stand with Ukraine Day” – February 24, 2023 to February 26, 2023

6.	COMMITTEE OF THE WHOLE
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7.	COMMUNICATIONS INFORMATION PACKAGE (This includes both Correspondence and Communication Reports)
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7.1	Correspondence 7.1.1 through 7.1.5 (CMC 3/2023) (attached)
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8. **CONSENT AGENDA**

- 8.1. Meadowbrook Development Community Garden - Ward 8 **(C 14/2023)**

CONSENT COMMITTEE REPORTS

- 8.3. Zoning Bylaw Amendment –Z 022-22 [ZNG-6787] & OPA 161 [OPA-6788] Passa Assoc 3821 King St - Ward 2 **(SCM 13/2023) & (S 124/2022)**
Clerk’s Note: David Hanna, Ward 3 resident, submitting the *attached* email dated February 24, 2023 as a written submission.
- 8.4. Housing and Homelessness Advisory Committee 2022 Annual Report **(SCM 31/2023) & (SCM 332/2022)**
- 8.5. Diversity Committee 2022 Annual Report **(SCM 32/2023) & (SCM 2/2023)**
- 8.6. Windsor International Diaspora African Festival - WIDAFEST 2023 - Ward 3 **(SCM 33/2023) & (S 10/2023)**
- 8.7. Windsor Accessibility Advisory Committee 2022 Annual Report **(SCM 34/2023) & (SCM 1/2023)**
- 8.9. Rezoning - Damon & Kelly Winney - 966 California Ave - Z 041/22 ZNG/6926 - Ward 2 **(SCM 41/2023) & (S 7/2023)**
- 8.10. Rezoning – Hussain Alameri – 3857 Wyandotte Street East Z-033/22: ZNG/6868 - Ward 5 **(SCM 42/2023) & (S 1/2023)**
Clerk’s Note: Paul Charbachi, Infrastructure Engineer, Via Rail, submitting the *attached* email received February 20, 2023 as a written submission.
- 8.12. Request for Demolition of Greenhouses at Lanspeary Park - 1250 Langlois Avenue (Ward 4) **(SCM 44/2023) & (S 14/2023)**
- 8.13. Heritage Videos (2) presented by Heritage Planner featuring the Strathcona Building located at 1958-1998 Wyandotte Street East, and the Walker Power Building turntable at 325 Devonshire Road **(SCM 45/2023)**
Clerk’s Note: These videos can be viewed on demand at the City of Windsor Website
- 8.14. Request for Heritage Alteration Permit for Willistead Manor, 1899 Niagara Street (Ward 4) **(SCM 46/2023) & (S 11/2023)**
- 8.15. 749 and 753 Walker Road, Semi-Detached Houses - Heritage Permit Request (Ward 4) **(SCM 47/2023) & (S 12/2023)**
- 8.16. Downtown Windsor Enhancement Strategy and Community Improvement Plan – Grant Extensions, Ward 3 **(SCM 48/2023) & (S 6/2023)**

- 8.18. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by The Walker Power Building Inc. for 325 Devonshire Road (Ward 4) **(SCM 50/2023) & (S 88/2019)**
- 8.19. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Lakefront Heights Inc. for southern part of 10835 Riverside Drive East (Ward 7) **(SCM 51/2023) & (S 149/2022)**
- 8.21. Amendment to Sign By-law 250-04 for 5515 Maplewood Drive, File No. SGN-005/22 - Ward #1 **(SCM 53/2023) & (C 220/2022)**
- 8.23. North Neighbourhood Development, Phase 7 – 1027458 Ontario Ltd.- Cost Sharing for Sanitary Sewer Oversizing - Ward 7 **(SCM 55/2023) & (C 5/2023)**
- 8.24. Minutes of the International Relations Committee meeting held November 23, 2022 **(SCM 58/2023) & (SCM 331/2022)**

9. **REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS**

10. **PRESENTATIONS AND DELEGATIONS**

- 8.2. Award of Proposal No. 10-23 Bicycle/Scooter Sharing Program - City-wide **(C 22/2023)**
 - a) Chris Schafer, Vice President, Governmental Affairs, Bird Canada, available for questions (via Zoom)
- 8.17. Closure of east/west alley between Chilver Road and north/south alley, Ward 4, SAA-6884 **(SCM 49/2023) & (S 143/2022)**
 - a) David Mady, V.P. Real Estate Development, Rosati Group, available for questions (via Zoom)
- 8.20. Brownfield Redevelopment Community Improvement Plan (CIP) applications submitted by 2798315 Ontario Inc. and 1068414 Ontario Inc. for property located at 1969 Wyandotte Street East, 626 Argyle Road, 2090 Brant Street, 420 Devonshire Road, and 480-500 Argyle Road (Ward 4) **(SCM 52/2023) & (S 3/2023)**
 - a) David Mady, V.P. Real Estate Development, Rosati Group, available for questions (via Zoom)
- 8.22. Amendment to Sign By-law 250-04 related to Billboards and Electronic Billboards, File No. SGN-003/22 – City Wide **(SCM 54/2023) & (C 225/2022)**
 - a) Nathan Jankowski, Manager, Permits & Legislation, Pattison Outdoor Advertising, available for questions (via Zoom) and Scott Stover, Leasing Representative, Pattison Outdoor Advertising, available for questions (via Zoom)

- 8.8. Rezoning – HD Development Group – 1850 North Service Road – Z-021/22 ZNG/6784 - Ward 10 **(SCM 40/2023) & (S 105/2022) & (AI 1/2023)**
Clerk’s Note: Gino & Anna Sovran, area residents, submitting the **attached** letter received February 24, 2023 as a written submission.
a) Dora Ferro, area resident (via Zoom)
b) Jackie Lassaline, Principal Planner, Lassaline Planning Consultants, available for questions (in person)
c) Haider Habib, HD Development Group, available for questions (in person)
- 11.4. Proposed Closure of the Windsor Star production plant by Postmedia **(SCM 59/2023)**
a) Colin Brian, Unifor Local 517G President (in person)
- 8.11. Official Plan Amendment and Zoning By-law Amendment for the southerly 1.295 ha portion of the lands municipally known as 2400 Banwell Road; Applicant: Maple Leaf Homes Ltd.; File Nos. OPA 156 [OPA/6702]; Z-010/22 [ZNG/6701]; Ward 7 **(SCM 43/2023) & (S 13/2023)**
Clerk’s Note: Administration submitting the **attached** Additional Information Memo dated February 13, 2023 re: Report S 13-2023: File Nos.: OPA 156 (OPA-6702) & ZBA-010-22 (ZNG-6701); Applicant: Maple Leaf Homes Ltd.; Ward 7 **(AI 2/2023)**; Paul Charbachi, Infrastructure Engineer, Via Rail, submitting the **attached** email received February 20, 2023 as a written submission.; Joel Wiebe, Vice Chair, Board of Directors, Banwell Community Church, submitting the **attached** letter received February 24, 2023 as a written submission; Aaron Blata, RC Spencer Associates, submitting the **attached** letter dated February 24, 2023 as a written submission; Councillor Marignani submitting the **attached** petition received February 21, 2023 for information purposes
a) Aaron D. Blata, Associate / Professional Traffic Operations Engineer, RC Spencer Associates Inc. (via Zoom)
b) Jerry Kavanaugh, Architect, ADA Inc., available for questions (in person)
c) Peter Valente, Developer, available for questions (in person)
d) Tony Chau, Senior Project Manager, ADA Inc., available for questions (via Zoom)
e) Tracey Pillon-Abbs, Principal Planner, Pillon-Abbs Inc., available for questions (via Zoom)
f) Kim Anber, on behalf of Banwell Community Church (via Zoom)
g) Gwen Pawloski, area resident (in person)
h) Russell Pearson, area resident (in person)
i) Thamer Roufai, area resident (in person)
j) Monika Kurti, area resident (in person)
k) Safaa Boulis, area resident (in person)
11. **REGULAR BUSINESS ITEMS (Non-Consent Items)**
- 11.1. Impacts of Bill 108 and Bill 109, More Homes for Everyone Act, 2022 – Subsequent Changes to the Development Application Process, City Wide **(C 18/2023)**
- 11.2. Impacts of Bill 23, More Homes Built Faster Act, 2022 – Informational Report **(C 19/2023)**

- 11.3. Municipal Housing Targets and 13,000 Homes Pledge - City Wide **(C 21/2023)**
- 11.5. Exemption to Demolition Control By-law 9198-Howard-Erie Neighbourhood Improvement Program Area **(S 23/2023)**
- 11.6. High Intensity Needs Funding Program Attestation Requirement-City Wide **(C 16/2023)**
- 11.7. By-Law for Repair and Improvement of the 5th Concession Drain – Ward 9 **(C 20/2023)**
(attached)

12. **CONSIDERATION OF COMMITTEE REPORTS**

- 12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council (if scheduled)
- 12.2. Report of the Striking Committee of its meeting held February 13, 2023 **(SCM 63/2023)**
(attached)

13. **BY-LAWS** (First and Second Reading) **(attached)**

- 13.1. **By-law 16-2023** A BY-LAW TO PROVIDE FOR THE REPAIR AND IMPROVEMENT OF THE 5TH CONCESSION DRAIN **(See Item No. 11.7, Report C 20/2023)**
- 13.2. **By-law 17-2023** A BY-LAW TO CONFIRM THE PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 27TH DAY OF FEBRUARY, 2023

14. **MOVE BACK INTO FORMAL SESSION**

15. **NOTICES OF MOTION**

16. **THIRD AND FINAL READING OF THE BY-LAWS**

By-law 16-2023 through 17-2023

17. **PETITIONS**

18. **QUESTION PERIOD**

19. **STATEMENTS BY MEMBERS**

20. **UPCOMING MEETINGS**

Community Services Standing Committee
Wednesday, March 1, 2023
9:00 a.m., Council Chambers

Development & Heritage Standing Committee
Monday, March 6, 2023
4:30 p.m., Council Chambers

International Relations Committee
Wednesday, March 28, 2023
3:30 p.m., Via Zoom Video Conference

Committee of Management for Huron Lodge
Wednesday, March 15, 2023
9:00 a.m., Via Zoom Video Conference

21. **ADJOURNMENT**



Committee Matters: SCM 62/2023

Subject: Adoption of the Windsor City Council meeting minutes held February 13, 2023

City Council Meeting

Date: Monday, February 13, 2023

Time: 4:00 o'clock p.m.

Members Present:

Mayor

Mayor Drew Dilkens

Councillors

Ward 1 - Councillor Fred Francis

Ward 2 - Councillor Fabio Costante

Ward 3 - Councillor Renaldo Agostino

Ward 4 – Councillor Mark McKenzie

Ward 5 - Councillor Ed Sleiman

Ward 6 - Councillor Jo-Anne Gignac

Ward 7 - Councillor Angelo Marignani

Ward 8 – Councillor Gary Kaschak

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

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

1. ORDER OF BUSINESS

2. CALL TO ORDER - Playing of the National Anthem

Following the playing of the Canadian National Anthem and reading of the Land Acknowledgement, the Mayor calls the meeting to order at 4:04 o'clock p.m.

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

4. ADOPTION OF THE MINUTES

4.1. Adoption of the Windsor City Council meeting minutes held January 30, 2023

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

That the minutes of the meeting of Council held January 30, 2023 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 37/2023

4.2. Minutes of the Integrity Commissioner Accountability and Transparency Councillor Orientation Session held January 30, 2023

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

That the minutes of the Integrity Commissioner Accountability and Transparency Councillor Orientation Session held January 30, 2023 **BE ADOPTED** as presented.
Carried.

Report Number: SCM 36/2023

5. NOTICE OF PROCLAMATIONS

Proclamation

“World Peace and Understanding Week” – February 19, 2023 – February 25, 2023

Flag Raising Ceremony

“International Mother Language Day” – February 21, 2023

6. COMMITTEE OF THE WHOLE

Moved by: Councillor Gary Kaschak
Seconded by: Councillor Angelo Marignani

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

- (a) communication items;
- (b) consent agenda;
- (c) hearing requests for deferrals, referrals and/or withdrawals of any items of business;
- (d) hearing presentations and delegations;
- (e) consideration of business items;
- (f) consideration of Committee reports;
- (g) Report of Special In-Camera Meeting or other Committee as may be held prior to Council (if scheduled); and
- (h) consideration of by-laws 11-2023 through 15-2023 (inclusive)

Carried.

7. COMMUNICATIONS INFORMATION PACKAGE (This includes both Correspondence and Communication Reports)

7.1. Correspondence Monday, February 13, 2023

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Mark McKenzie

Decision Number: CR 58/2023

That the following Communication Items 7.1.2 through 7.1.5, and 7.1.8 through 7.1.11 set forth in the Council Agenda **BE REFERRED** as noted; and that Item 7.1.1, 7.1.6, 7.1.7 AND 7.1.12 be dealt with as follows:

7.1.1 Copy of a letter to the Minister of Infrastructure and Communities and to the Minister of Environment and Climate Change dated November 5, 2021, regarding the need to address shoreline erosion, flood prevention, preserve greenspace and expand habitat for species protection as part of climate change impact mitigation and amelioration.

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Kieran McKenzie

Decision Number: CR 59/2023

THAT the correspondence from Brian Masse, Member of Parliament (Windsor West), dated November 5, 2021 to the Minister of Infrastructure and Communities and to the Minister of Environment and Climate Change, regarding the need to address shoreline erosion, flood prevention, preserve greenspace and expand habitat for species protection as part of climate change impact mitigation and amelioration **BE RECEIVED**; and further,

THAT Council **ESTABLISH** a Task Force to commence conversations for moving forward with the urgent need for the Detroit International Bridge Company's vacant property, located at Lauzon Road and Riverside Drive, to be acquired and adapted.

Carried

7.1.6 Resolution regarding the location of SafePoint Consumption Services (Urgent Public Health Needs and Consumption and Treatment Services Site) passed on February 3, 2023.

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Ed Sleiman

Decision Number: CR 60/2023

That the correspondence from the Windsor-Essex County Health Unit dated February 9, 2023 regarding "SafePoint Consumption Services at 101 Wyandotte St. East" **BE RECEIVED** for information; and further,

That Windsor City Council **REQUEST** Administration report back to City Council, at the earliest being the February 27, 2023 Council meeting and at the latest prior to the 2023 Budget deliberations which are tentatively scheduled for April 3, 2023, regarding the financial implications, obligations and risks associated with the opening of a Consumption Treatment Centre without funding from the Government of Ontario or Government of Canada.

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

Aye votes: Councillors Jo-Anne Gignac, Ed Sleiman, Fred Francis, Mark McKenzie, Gary Kaschak and Mayor Drew Dilkens.

Nay votes: Councillors Angelo Marignani, Renaldo Agostino, Jim Morrison, Fabio Costante and Kieran McKenzie.

Abstain: None.

Absent: None.

Carried.

7.1.7 Letter requesting that City Council make an exception to the retroactivity rules governing the Brownfield Community Improvement Plan in relation to their residential development project taking place on the lands at 1031 Walker Road.

Moved by: Councillor Mark McKenzie
 Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR 61/2023

THAT the letter from Walkerville-Walker Developments dated December 8, 2022 requesting an exception to the retroactivity rules governing the Brownfield Community Improvement Plan for the project located at 1031 Walker Road as well as the Additional Information Memo dated January 5, 2023 and updated February 7, 2023 **BE RECEIVED**; and further,

THAT Council **APPROVE** both options 2 and 3 as described in the Additional Information Memo to deem the Environmental Site Assessment Grant application and Tax Assistance and Rehabilitation Grant application to have been submitted as of March 3, 2020, as these options recognize the extraordinary circumstances brought on by the Covid-19 pandemic and do not require an amendment to the Community Improvement Plan, however, the applications still require consideration by the Development & Heritage Standing Committee and Council approval.
 Carried.

7.1.12 Proposed closure of the Windsor Star production plant by Postmedia.

Moved by: Councillor Kieran McKenzie
 Seconded by: Councillor Fred Francis

Decision Number: CR 62/2023

That the correspondence by Colin Brian, President of Unifor Local 517G, regarding the proposed closure of the Windsor Star production plant by Postmedia **BE REFERRED** to the February 27, 2023 City Council meeting as a regular agenda item, for the purpose of allowing delegations on this matter.
 Carried.

No.	Sender	Subject
7.1.1	Member of Parliament (MP), Windsor West	Copy of a letter to the Minister of Infrastructure and Communities and to the Minister of Environment and Climate Change dated November 5, 2021, regarding the need to address shoreline erosion, flood prevention, preserve greenspace and expand habitat for species protection as part of climate change impact mitigation and amelioration EI2023

Minutes
City Council
February 13, 2023

No.	Sender	Subject
7.1.2	Treasury Board Secretariat, Office of the President	<p>Letter announcing the release of Ontario's Provincial Emergency Management Strategy and Action Plan</p> <p style="text-align: right;">Fire Chief GP2023 Note & File</p>
7.1.3	Municipality of Lakeshore	<p>Notice of Electronic (Virtual) Public Meeting/Complete Application taking place on Tuesday, February 14, 2023 at 6:00 o'clock p.m. regarding an amendment to Lakeshore Official Plan and Lakeshore Zoning By-law 2-2023 under Section 17 and 34 of the <i>Planning Act</i>, R.S.O. 1990, c.P.13</p> <p style="text-align: right;">Commissioner, Economic Development & Innovation Commissioner, Legal & Legislative Services Deputy City Solicitor City Planner Chief Building Official Development Applications Clerk GM2023 Note & File</p>
7.1.4	Town of Tecumseh	<p>Notice of the Passing of a Zoning By-law Amendment 2023-007, pertaining to a 0.35 hectare parcel of land located on the north side of Tecumseh Road, at the intersection with Poisson Street</p> <p style="text-align: right;">Commissioner, Legal & Legislative Services Commissioner, Economic Development & Innovation Deputy City Solicitor City Planner Chief Building Official Development Applications Clerk Z2023 Note & File</p>

7.1.5	ENWIN Utilities Ltd	Annual Drinking Water Report for the 2022 calendar year EI/10108 Note & File
7.1.6	Windsor Essex County Health Unit	Resolution regarding the location of SafePoint Consumption Services (Urgent Public Health Needs and Consumption and Treatment Services Site) passed on February 3, 2023 Commissioner, Human & Health Services MH/14274 Note & File
7.1.7	Walkerville-Walker Developments; AND Senior Planner, City of Windsor	Letter requesting that City Council make an exception to the retroactivity rules governing the Brownfield Community Improvement Plan in relation to their residential development project taking place on the lands at 1031 Walker Road Clerk's Note: Original memo plus revised memo from City Planner attached City Planner Commissioner, Economic Development & Innovation Commissioner, Corporate Services CFO/City Treasurer Deputy City Solicitor Chief Building Official SPL2022 COUNCIL DIRECTION REQUESTED, otherwise Note & File
7.1.8	Committee of Adjustment	Applications to be heard by the Committee of Adjustment/Consent Authority, Thursday, February 23, 2023 at 3:30 p.m., through Electronic Meeting Participation Commissioner, Economic Development & Innovation City Planner Z2023 Note & File

7.1.9	City Planner/Executive Director	Application for Zoning Amendment, 691 Ouellette Avenue & 0 Pelissier Street, Application to amend Zoning By-law 8600 to allow for a mixed use building Z/14528 Note & File
7.1.10	City Planner/Executive Director	Application for Official Plan Amendment, 691 Ouellette Avenue & 0 Pelissier Street, Application to amend Zoning By-law 8600 to allow for a mixed use building Z/14529 Note & File
7.1.11	City Planner/Executive Director	Application for Zoning Amendment, 3565 Forest Glade Drive, Application to amend Zoning By-law 8600 to allow for a multi-unit residential development with 9 stories and 172 units Z/14530 Note & File
7.1.12	Colin Brian, Unifor 517-G President	Proposed closure of the Windsor Star production plant by Postmedia. COUNCIL DIRECTION REQUESTED, otherwise Note & File APR2023

Carried.

Report Number: CMC 2/2023

7.2. Engineering/Architectural Consultants Engaged via Roster – July 1 2022 to December 31, 2022 - CITY WIDE

Moved by: Councillor Kieran McKenzie
 Seconded by: Councillor Mark McKenzie

Decision Number: CR63/2023
 THAT the report of the Purchasing Manager dated Januar 18, 2023 entitled “Engineering/Architectural Consultants Engaged via Roster – July 1, 2022 to December 31, 2022” **BE RECEIVED** by Council for information in compliance with section 163 of Bylaw 93-2012 (the “Purchasing Bylaw”).

Carried.

Report Number: CM 2/2023

8. CONSENT AGENDA

8.1. Minutes of the Windsor Licensing Commission of its meeting held November 23, 2022

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR 64/2023

That the minutes of the Windsor Licensing Commission of its meeting held November 23, 2022 **BE ADOPTED.**

Report Number: SCM 27/2023 & SCM 316/2022
Clerk's File: MB2023

8.2. Transit Windsor Advisory Committee 2022 Annual Report

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR 65/2023

That the Transit Windsor Advisory Committee 2022 Annual Report **BE APPROVED.**
Carried.

Report Number: SCM 28/2023 & SCM 333/2022
Clerk's File: MB2023

8.3. Report No. 75 of the Windsor Bicycling Committee - Updated report on the Bird E-Scooter Pilot Project

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR 66/2023

That Report No. 75 of the Windsor Bicycling Committee – Updated report on the Bird E-Scooter Pilot Project **BE APPROVED.**

Report Number: SCM 4/2023 & SCM29/2023
Clerk's File: MB2023

8.4. Global Covenant of Mayors for Climate and Energy and Carbon Disclosure Project 2022 - City Wide

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR 67/2023 ETPS 924

THAT the report of the Community Energy Plan Administrator dated December 5, 2022 regarding the Global Covenant of Mayors for Climate and Energy and Carbon Disclosure Project 2022 Cities Results **BE RECEIVED** for information.
Carried.

Report Number: S 145/2022 & SCM 30/2023
Clerk's File: EI/14519

11.1. Green and Inclusive Buildings Funding Opportunity - City Wide

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

Decision Number: CR 68/2023

- 1) **THAT** Administration **BE DIRECTED** to submit an application to the Green and Inclusive Community Buildings Funding Program for the Lanspeary Change Room replacement project, as identified in this report; and,
- 2) **THAT** the Chief Administrative Officer **BE AUTHORIZED** to sign the documents required to submit the application to the Green and Inclusive Community Buildings Funding Program for the Lanspeary Change Room replacement project, subject to all documentation being satisfactory in legal form to the Commissioner of Legal and Legislative Services, in technical content to the Commissioner of Community Services and in financial content to the Commissioner of Corporate Services – CFO/City Treasurer, or designates; and,
- 3) **THAT** City Council **COMMIT**, as per the Green and Inclusive Community Buildings Funding Program requirements, to securing the necessary capital funding to a maximum of \$1,250,000 in order to proceed with the selected project; and,
- 4) **THAT** City Council **APPROVE** the following recommendations upon the City receiving written confirmation from the grant provider that the City's grant application has been awarded the requested funding:
 - a) **THAT** the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to sign any agreements, declarations and other such documentation required as part of receiving funding under the Green and Inclusive Buildings Funding Program, subject to all documentation being satisfactory in legal form to the Commissioner of Legal &

Legislative Services, in financial content to the Commissioner of Corporate Services - Chief Financial Officer/City Treasurer; and in technical content to the Commissioner of Community Services, or designates; and,

- b) THAT only if required by the grant provider, the Mayor also **BE AUTHORIZED** to sign any agreements, declarations and other such documents required as part of receiving funding under the Green and Inclusive Community Buildings Funding Program, subject to such documentation being satisfactory in legal form to the Commissioner of Legal & Legislative Services, in financial content to the Commissioner of Corporate Services - Chief Financial Officer/City Treasurer; and in technical content to the Commissioner of Community Services, or designates; and,
- c) THAT the Chief Administrative Officer **BE AUTHORIZED** to delegate the signing of all claims and applicable reports and other such documents as required as part of receiving the funding from the Green and Inclusive Community Buildings Funding Program, to the Commissioner of Community Services, subject to financial content approval from the area's Financial Planning Administrator or their manager or designate; and,
- d) THAT City Council **PRE-COMMIT** \$1,250,000 in 2025 Service Sustainability funding for immediate use; and,
- e) THAT Council **PRE-APPROVE** and **AWARD** any procurement(s) necessary that are related to the grant awarded project, provided that the procurement(s) are within approved budget amounts, pursuant to the Purchasing By-Law 93-2012 and amendments thereto; and,
- f) THAT the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to take any such action required to effect the recommendation noted above and sign any required documentation/agreement(s) for the grant awarded projects, satisfactory in legal form to the Commissioner of Legal & Legislative Services, in technical content to the Commissioner of Community Services and financial content to the Commissioner of Corporate Services - Chief Financial Officer/City Treasurer, or designates; and,
- g) THAT the Purchasing Manager **BE AUTHORIZED** to issue Purchase Orders as may be required to effect the recommendation noted above, subject to all specification being satisfactory in technical content to the Commissioner of Community Services and in financial content to the Commissioner of Corporate Services - CFO/City Treasurer, or designates; and,
- h) THAT the results of the grant application **BE COMMUNICATED** to Council when finalized.

Carried.

Report Number: C 13/2023
Clerk's File: SR2023

9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

None requested.

11. REGULAR BUSINESS ITEMS (Non-Consent Items)

11.2. Proposed Expropriation for Riverside Vista Project Project Phase 2A Plan E – Ward 6

Moved by: Councillor Jo-Anne Gignac
Seconded by: Councillor Fred Francis

Decision Number: CR 69/2023 THAT Council of the City of Windsor, acting as approving authority pursuant to the *Expropriations Act* hereby resolves **TO EXPROPRIATE** the lands described in Appendix “A” attached hereto and **AUTHORIZES** the CAO and the City Clerk to execute the necessary Expropriation Plan and register the same on title, as well as the Certificate of Approval and all other documents necessary to approve, certify and put the expropriation into effect; and

THAT the City Solicitor **BE AUTHORIZED** to file a Plan of Expropriation, proceed with a Certificate of Approval to be executed by the City Clerk and Chief Administrative Officer and all other documents necessary to complete the expropriation and to make offers of compensation under section 25 of the *Expropriations Act* consistent with the City’s appraisal of the lands.

Carried

Report Number: C 15/2023
Clerk’s File: SW/8513

11.3. Disaster Mitigation & Adaptation Fund (DMAF) 1 Program Update - City Wide

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR 70/2023

- I. THAT City Council **RECEIVE** for information this report as an overall status update on the progress of the Disaster Mitigation & Adaptation Fund (DMAF) 1 Program, including an update on the challenges surrounding recent economic conditions and the resulting inflationary pressures; and,

- II. THAT Administration **BE DIRECTED** to hold DMAF 1 construction tenders as outlined in Appendix C, pending discussions with Infrastructure Canada (INFC) to further investigate and consider strategies to address the increasing impacts of inflationary pressures on the DMAF 1 Program; and,
- III. THAT Administration **BE DIRECTED** to request Infrastructure Canada (INFC) for an extension to the completion date for the DMAF 1 Program, from March 31, 2028 to March 31, 2032; and,
- IV. THAT Administration **BE DIRECTED** to advise Infrastructure Canada (INFC) that discussions with respect to the development of a Contribution Agreement for the award of funding under DMAF 4 will be placed on hold pending further review of the strategies developed to address DMAF 1 and our commitments under that Agreement; and,
- V. THAT Council **SEND** a letter to the Federal Government (Minister of Intergovernmental Affairs, Infrastructure and Communities) and to our local Federal Members of Parliament, as well as the Federation of Canadian Municipalities (FCM) to request that the federal government provide additional funding to avoid the downloading of inflation-adjusted construction costs to municipal ratepayers.

Carried.

Report Number: C 17/2023
Clerk's File: SW/13822

12. CONSIDERATION OF COMMITTEE REPORTS

12.1. Report of the Special In-Camera Meeting held February 13, 2023

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR 71/2023

That the report of the Special In Camera meeting held February 13, 2023 **BE ADOPTED** as presented.

Carried.

Report Number:
Clerk's File: ACO2023

12.2. Report of the Striking Committee of its meeting held January 30, 2023

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR 72/2023

That the report of the Striking Committee of its meeting held January 30, 2023 **BE ADOPTED** as presented.

Carried.

Report Number: SCM 38/2023
Clerk's File: ACO2023

13. BY-LAWS (First and Second Reading)

Moved by: Councillor Gary Kaschak
Seconded by: Councillor Angelo Marignani

That the following By-laws No. 11-2023 through 15-2023 (inclusive) be introduced and read a first and second time:

11-2023 A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR10/2023 dated January 16, 2023 and January 30, 2023

12-2023 A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR11/2023 dated January 16, 2023 and January 30, 2023

13-2023 A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR493/2022 dated November 28, 2022

14-2023 A BY-LAW TO ESTABLISH A LICENSING PROGRAM FOR THE REGULATION OF RESIDENTIAL RENTAL HOUSING IN THE CITY OF WINDSOR, authorized by CR171/2022 dated April 25, 2022

15-2023 A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 13th DAY OF FEBRUARY, 2023
Carried.

14. MOVE BACK INTO FORMAL SESSION

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Mark McKenzie

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

- 1) Communication Items (as amended)
- 2) Consent Agenda (as amended)
- 3) Items Deferred
Items Referred
- 4) Consideration of the Balance of Business Items (as amended)
- 5) Committee Reports as presented
- 6) By-laws given first and second readings as presented

Carried.

15. NOTICES OF MOTION

None presented.

16. THIRD AND FINAL READING OF THE BY-LAWS

Moved by: Councillor Jim Morrison
Seconded by: Councillor Ed Sleiman

That the By-laws No. 11-2023 through 15-2023 (inclusive) having been read a first and second time be now read a third time and finally passed and that the Mayor and Clerk **BE AUTHORIZED** to sign and seal the same notwithstanding any contrary provision of the Council.

Carried.

17. PETITIONS

Moved by: Councillor Renaldo Agostino
Seconded by: Councillor Fabio Costante

Decision Number: CR 73/2023

That the petitions presented by Councillor Jo-Anne Gignac on behalf of the Olde Riverside Town Centre BIA and Pillette Village BIA regarding Open Streets either commencing on the East side of Windsor or be extended to include their areas **BE RECEIVED** by the Clerk and the Clerk **BE DIRECTED** to forward the petition to the Manager, Culture & Events for the purpose of investigating this change.

Carried.

Clerk's File: ACO/14466

18. QUESTION PERIOD

18.1. CQ 4-2023

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR 74/2023

That the following Council Question by Councillor Mark McKenzie **BE APPROVED**, and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011:

CQ 4-2023:

Assigned to Commissioner, Infrastructure Services:

That Administration develop a report and policy for Council on the feasibility of Electric Vehicle Charging Stations be installed to all current and future municipally owned parking lots and garages.

Carried.

Clerk's File: ST2023

18.2. CQ 5-2023

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR 75/2023

That the following Council Question by Councillor Kieran McKenzie **BE APPROVED**, and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011:

CQ 5-2023:

Assigned to City Planner :

Given the significant housing crisis challenging municipalities across Canada, including the City of Windsor

And noting, the objective stated by the Government of Ontario to add 1.5 Million home across the province over the next 10 years, including 13,000 in our Community.

And Whereas, the City of Windsor has already recognized the benefits of adding housing capacity through Additional Dwelling Units (ADUs) by enacting Planning Act amendments thereby eliminating some barriers to investment.

That Administration report back with further options for Council to consider that would include a range of financial tools including (but not necessarily limited to) a targeted Community Improvement Plan or Grant program that would address industry challenges to help promote greater uptake of the opportunity to augment housing stock through investments in ADUs.

Carried.

Clerk's File: SS2023

18.3. CQ 6-2023

Moved by: Fred Francis

Seconded by: Jo-Anne Gignac

Decision Number: CR 76/2023

That the following Council Question by Councillor Kieran McKenzie **BE APPROVED**, and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011:

CQ 6-2023:

Assigned to City Clerk:

That, given the City of Windsor's stated objective in Council's approved Diversity and Inclusion Initiative to: continually take steps to learn and grow as a community and to recognize that "diversity adds to our strength and creates an important opportunity for fostering understanding, acceptance and innovation", and,

The City's publicly articulated commitment to an Agency, Board and Committee (ABC) appointments process that is transparent, fair and consistent;

That Administration undertake a review of the city's appointment policy, including a comparison to processes and policies adopted in peer municipalities such as (but not limited to) London, Kitchener and Cambridge and report back with options for Council consideration in terms of best practices or improvements that can be made in the context of Equity, Diversity, Inclusion, Transparency and Accountability.

Carried.

Clerk's File: ACO2023

18.4. CQ 7-2023

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR 77/2023

That the following Council Question by Councillor Fred Francis **BE APPROVED**, and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011:

CQ 7-2023:

Assigned to Commissioner, Community Services:

That administration report back on possible tourism and event options in Windsor for City Council to review related to WWE's Summer Slam being at Ford Field in the City of Detroit on August 5, 2023.

Carried.

Clerk's File: SR2023

18.5. CQ 8-2023

Moved by: Councillor Fred Francis
Seconded by: Councillor Jo-Anne Gignac

Decision Number: CR 78/2023

That the following Council Question by Councillor Renaldo Agostino **BE APPROVED**, and that Administration **BE DIRECTED** to proceed with the necessary actions to respond to the Council Question in the form of a written report, consistent with Council's instructions, and in accordance with Section 17.1 of the Procedure By-law 98-2011:

CQ 8-2023:

Assigned to Commissioner, Health & Human Services:

That Administration to report back to City Council and provide more information regarding QR codes on city property to encourage digital donations in an effort to help those in need. Donation signs/programs similar to those found in the City of Greenville, South Carolina or Daytona Beach. Specifically, is there an opportunity to work with our homelessness/housing service provider partners to place QR coded signs in areas where aggressive behaviour currently could take place in our city so that people can become better educated to the services and supports in our community and can contribute to these organizations digitally? We are entering a cashless era. Could an idea such as this one work for everyone in our community.

Carried.

Clerk's File: APR2023

21. ADJOURNMENT

Moved by: Councillor Gary Kaschak
Seconded by: Councillor Angelo Marignani

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

Accordingly, the meeting is adjourned at 4:54 o'clock p.m.

Mayor

City Clerk



Correspondence Report: CMC 3/2023

ATTACHMENTS

Subject: Correspondence Monday, February 27, 2023

No.	Sender	Subject
7.1.1	Member of Parliament, Windsor West	<p>Letter regarding the need to assist municipalities to sustain commitments agreed to on behalf of the Federal Government under the Disaster Mitigation and Adaptation Fund (DMAF)</p> <p style="text-align: right;">City Treasurer Commissioner, Infrastructure Services EI2023 Note & File</p>
7.1.2	Minister of Municipal Affairs and Housing	<p>Letter addressing the City of Windsor's assigned Municipal Housing Target and Municipal Housing Pledge of constructing 13,000 new homes in the community under the More Homes Built Faster Plan</p> <p style="text-align: right;">City Planner Deputy City Solicitor Commissioner, Economic Development & Innovation Commissioner, Legal & Legislative Services Chief Building Official Commissioner, Human & Health Services GP2023 Note & File</p>
7.1.3	Ontario's Big City Mayors (OBCM)	<p>Motion by the Ontario's Big City Mayor's (OBCM) outlining five recommendations to make an immediate impact on the mental health and addictions crisis seen throughout Ontario communities</p> <p style="text-align: right;">Commissioner, Human & Health Services GH2023 COUNCIL DIRECTION REQUESTED, otherwise Note & File</p>

No.	Sender	Subject
7.1.4	<p>Windsor Essex County Health Unit</p> <p>AND</p> <p>Legal Assistance of Windsor (LAW)</p> <p>AND</p> <p>Commissioner, Human & Health Services</p>	<p>Resolution regarding the location of SafePoint Consumption Services (Urgent Public Health Needs and Consumption and Treatment Services Site) passed on February 2, 2023 including an additional letter of support from Legal Assistance of Windsor (LAW); and the administrative report outlining the financial implications, obligations and risks associated with the opening of a Consumption Treatment Centre without Federal or Provincial funding</p> <p style="text-align: right;">Commissioner, Human & Health Services MH/14274 Note & File</p>
7.1.5	<p>Manager of Urban Design</p>	<p>Recent Site Plan (SPC) applications:</p> <ul style="list-style-type: none"> • Essex Morterm Holdings, 5353 Maplewood, Expansion of Existing Warehouse • Archon Architects Inc., 305-511 Sunset; 2598 & 2750 Wyandotte W; 440-480 Huron Church, Renovation to Existing 10 Storey Building and Basement • John Bortolotti, 2109, 2139 Ottawa – 1375, 1385, 1395 Walker, Strip Mall Addition • Mid South Land Developments Corp, 0 Munich at Twin Oaks Dr., New Industrial Park Development • Mid South Land Developments Corp, 6365 Hawthorne, Addition to Existing Production Facility • Architecturra, 2000 Talbot, New Welcome Centre Addition • D.C. McCloskey Engineering Ltd., 964 Tecumseh W, Construction of a Warehouse Building <p style="text-align: right;">Z2023 Note & File</p>

Brian Masse

Member of Parliament
(Windsor West)



HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

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February 14, 2023

Honourable Dominic LeBlanc, MP
Minister of Infrastructure and Communities
Suite 1100-180 Kent Street
Ottawa, ON K1A 0B6

Dear Minister LeBlanc,

I am writing you today regarding the need to assist municipalities to sustain commitments agreed to on behalf of the federal government under the Disaster Mitigation and Adaptation Fund (DMAF).

At its meeting of July 23, 2018, City of Windsor Council approved application to the DMAF 1 program. On March 22, 2019, the City of Windsor (City) received a letter from the Minister of Infrastructure and Communities (INFC) announcing that the application of the city's DMAF proposal was successful. Federal funding of the Program for DMAF 1 will be 40 percent of the total eligible project costs, based on 2018 financial figures submitted, this resulted in an anticipated contribution amount of approximately \$32.1M. The City of Windsor's intended share would be \$55.3M, which represents the remaining 60%, along with ineligible expenses. The Transfer Payment Agreement with INFC for DMAF 1 was fully executed on February 28, 2020. Per the current Agreement with INFC, the Program is to be completed by March 31, 2028. Overall, based on the expenditures made to-date, the DMAF Program is approximately 20% complete.

Windsor's DMAF 1 Program involves a series of projects, including studies; environmental assessments; road works; sewer works; stormwater management works; and pumping station works to address areas in the City prone to flooding, drainage complications and overall storm sewer capacity issues. When the Federal government first launched the DMAF Program in 2018, the City submitted their application for the above list of projects with cost estimates accounting for the length of the Program, standard inflation, standard financing rates, and appropriate contingencies.

The City has begun to see the long-term impacts of COVID-19 and how severely it has

affected the global economy. From disruptions to supply chains in the manufacturing sector and the labour market tightening to the rise in inflation, the impacts are being felt across the country in all sectors, particularly the construction industry. These changes are directly affecting the timing and cost of doing construction. While the City considers inflation in all capital project estimates, current economic conditions have caused an extraordinary bump up in inflation that has resulted in several tenders exceeding project budgets. Canada's 2022 Average Annual Consumer Price Index figure was 6.8%, as reported by Statistics Canada, far exceeding the Bank of Canada's target inflation rate of 1.0% to 3.0%. Additionally, the Q1 2022 Non-Residential Building Construction Price Index, also reported by Statistics Canada, was 17.3%, with the latest figures released for Q3 still above 15%. Inflation on this scale is an issue that most, if not all, municipalities are challenged with for the foreseeable future.

At the time of application in 2018, the DMAF 1 projects could not have contemplated a rate of inflation or a rise in construction costs that we are currently experiencing. While contingencies have been helpful in the past where minor to modest price fluctuations have been encountered, this is no longer the case with some recent tendered results ranging 20-40% higher. One project in particular, St Paul Pumping Station project, which was tendered in 2022, had an estimated cost increase of 100 percent.

According to the recent cost estimates to complete DMAF 1 projects have risen from \$89.8 million in 2018 to \$176 million in 2023. Without additional funding being provided, the contribution of INFC to the DMAF 1 Program drops from 40% of eligible costs to approximately 22% based on the revised estimates, leaving a funding shortfall of \$86.3M. Should lobbying efforts be successful for increased funding of 40% of eligible costs to meet the original program contribution levels, an additional contribution of \$25.6M from INFC would be required, with additional City funds of approximately \$60.7M needed to carry out the full Program. Additional funding from INFC will also assist with reducing the impact of financing charges thereby further reducing the City's funding requirements.

The City is also requesting an amendment to the DMAF 1 agreement with INFC for an extension to the completion date for the DMAF 1 Program, from March 31, 2028, to March 31, 2032. The extension will allow time for the city to engage INFC in further discussion and develop a plan to move forward with the remaining work.

It is essential that the Government of Canada fulfill the spirit of the 40 percent funding contribution to these projects. Municipalities are the government level closest to Canadians but unfortunately, they have the least capacity to handle financial shortfalls that are the result of causes far beyond their control. The Federal government has the greatest capacity to meet these needs which will arise at municipalities across the country. Furthermore, the DMAF program is to assist municipalities accelerate actions to adapt to climate change. The City of Windsor has been prone to flooding due to be a low-lying area surrounded by water and subjected to intensified rainfall. Without the additional federal funding the projects will take significantly longer to complete, leaving residents exposed

to more serious property damage and more costly measures to mitigate the effects of climate change.

Finally, the flooding risks in the Windsor region and the slow down in addressing and mitigating them will raise investment attraction risk. As you are aware, the auto industry is going through once in a generation transformation as it electrifies its production and the associated supply chain. This has secured the largest auto investment in Canadian history, the new Stellantis-LG electric vehicle battery plant for more than \$ 5 billion in Windsor. This has stimulated supply chain investment in the city and the region. This was done in the context of the DMAF programs going forward on schedule as part the location decisions. This situation must be maintained to assure present and future investors and the accompanying workforce in the Windsor area. Accordingly, I am requesting that the federal government engage with the City of Windsor to arrive at a solution.

Yesterday, at the House of Common Standing Committee on Industry, I raised this issue with the Minister of Innovation, Science, and Industry, as a former Minister of Infrastructure, he committed to bring this situation to cabinet as it impacts economic development and is not an isolated experience.

I appreciate your time and attention to this request. I look forward to your response.

Yours truly,



Brian Masse MP
Windsor West
NDP Innovation, Economic Development, and Great Lakes Critic

Cc: Mayor Dilkens, City of Windsor
City Council, City of Windsor
Honourable François-Philippe Champagne, MP
Minister of Innovation, Science, and Industry

Ministry of
Municipal Affairs
and Housing

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

Ministère des
Affaires municipales
et du Logement

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. : 416 585-7000



234-2023-711

February 13, 2023

Your Worship
Mayor Drew Dilkens
City of Windsor
350 City Hall Square West, P.O. Box 1607
Windsor ON N9A 6S1

mayoro@citywindsor.ca

**Subject: Municipal Housing Targets and Municipal Housing Pledges
City of Windsor: 13,000**

Dear Mayor Dilkens,

I would like to congratulate you on your re-election in the City of Windsor last fall. With last year's municipal and provincial elections now behind us, Ontarians are counting on us to work together productively and build a relationship of trust that delivers for the people we represent.

The lack of housing supply has become one of the defining issues in Ontario today, and I know it was just as prevalent in last year's municipal elections as it was for those of us on the provincial level.

Our government is taking bold and transformative action to get 1.5 million homes built by 2031.

That's why, last October, our government introduced our More Homes Built Faster Plan. The plan contains practical measures that will have a real impact on our communities, reduce costs for homebuyers, and encourage the development of more housing supply.

These measures included municipal housing targets and pledges. While municipalities have taken significant steps in increasing the housing supply, our government requires a commitment from our municipal partners to take extra effort in providing housing for future population growth.

To implement the 1.5 million homes target, large and fast-growing municipalities, including yours, are being assigned a **Municipal Housing Target**. Via your municipal Clerk in last October, I asked the City of Windsor to demonstrate your commitment to accelerating housing supply by developing a **Municipal Housing Pledge** and taking the

necessary steps to facilitate the construction of 13,000 new homes in your community by 2031.

I would like to inform you that the Ministry of Municipal Affairs and Housing is extending the deadline for the submission of municipal housing pledges from March 1, 2023, to March 22, 2023, in response to requests from some of our municipal partners.

As I stated in my previous letter, pledges will provide important information that showcases the strategies and actions that municipalities choose to adopt in order to prioritize and accelerate housing. Our government intends to use your pledges to monitor and track progress so we can continue to play a role in supporting municipalities and removing barriers to housing development. Please see the information sheet attached again to this letter for information and considerations in developing a Municipal Housing Pledge.

We are committed to addressing the policy and implementation barriers you may encounter as you develop your pledges and I encourage you to reach out to Wendy Ren, Executive Lead, Municipal Policy/Program Collaboration, at Wendy.Ren@ontario.ca or 437-995-7094, if you have any questions, comments, or suggestions.

Please acknowledge receipt of the letter to Wendy Ren as well.

I look forward to working together to increase housing supply for all Ontarians.

Sincerely,



Steve Clark
Minister

Encl.

c: Kate Manson-Smith, Deputy Minister
Ryan Amato, Chief of Staff, Minister's Office
Michael Parsa, Associate Minister of Housing
Joshua Paul, Assistant Deputy Minister, Housing Division
Sean Fraser, Assistant Deputy Minister, Planning and Growth Division
Wendy Ren, Executive Lead, Municipal Policy/Program Collaboration
Onorio Colucci, Chief Administrative Officer (Acting)
Steve Vlachodimos, City Clerk & Senior Manager of Council Services:

Info Sheet: Considerations in Developing Municipal Housing Pledge

The pledge is not intended to be a land-use planning document, and its development should not require external technical expertise. The format and language used in the pledge should be accessible to the general public. The pledge is intended to be approved by municipal councils and should help codify Council's commitment to meeting their municipal housing target.

Municipalities can leverage new and existing policy tools as they develop housing pledges and work towards their housing targets.

Below is a non-exhaustive list of potential strategies and actions that municipalities may include in developing their housing pledges. There may be additional opportunities based on local circumstances and the Province is interested in hearing about those ideas and creative solutions.

- Strategies to encourage and promote gentle intensification to enable and expedite additional residential units in existing residential areas
- Outline ways in which funding under provincial programs, such as the Streamline Development Approval Fund (SDAF) or Municipal Modernization Program (MMP), has been used to streamline existing municipal development approval processes
- Information on municipal development approval timelines and whether municipalities are being appealed for non-decisions
- Identify potential measures where current lack of infrastructure capacity (e.g., water/wastewater servicing) may limit future housing development
- Strategies to use municipal surplus lands
- Commitment to plan for, fund, and approve (where applicable) specific critical municipal infrastructure to support growth and new housing (e.g., water, wastewater, transit etc.), which may include expanded capacity as well as fully new facilities/assets
- Priorities for strategic and site-specific planning decisions to expedite housing in priority areas (e.g., around transit stations and in transit-served areas)
- Update zoning by-laws to permit a greater range of housing to be built without the need for costly and lengthy rezoning applications
- Municipalities may also consider existing tools such as the Community Infrastructure and Housing Accelerator, Community Planning Permit System, Major Transit Station Areas, and Protected Major Transit Station Areas.

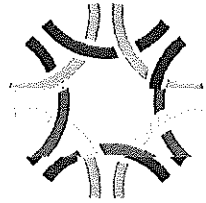
Below are some of the potential components of a municipal housing pledge. Municipalities are free to choose, alter, or add any new components that seem reasonable. Pledges can be represented in the form of plain text, tables, charts, maps, or a combination of them.

- Municipal Housing Target
- Planned and proposed Municipal Initiatives
- Initiative Owner and Additional Stakeholders
- Context and Description of How Initiative Accelerates Housing
- Number of units per initiative and housing type
- Considerations (Barriers, Implementation, Risks, etc.)
- Potential Mitigation Strategies and Proposal to Accelerate Housing
- Potential Reporting and Monitoring Measures

The deadline for municipalities to submit housing pledges to the Minister of Municipal Affairs and Housing is March 1, 2023.

Municipal housing pledges are intended to be public documents and it's anticipated that municipalities will post them online.

Municipalities can contact Ministry staff with any questions and for clarification.



— OBCM —
Ontario's Big City Mayors

MOTION – OBCM RECOMMENDATIONS ON THE HEALTH AND HOMELESSNESS CRISIS

WHEREAS municipalities do not have the expertise, capacity, or resources to address increasingly complex health care issues that lead to homelessness or extend chronic homelessness; and are diverting municipal funds for other priorities like affordable housing, transit, social programs etc. to manage these complex health care issues we are seeing in our communities;

AND WHEREAS because traditional housing and shelter spaces are not equipped to serve people with severe mental health and addiction challenges, people often live in the rough in encampments in parks, public spaces or on streets.

AND WHEREAS this is an unprecedented health crisis – leading to unsupervised and dangerous substance use, overdoses, strain on the healthcare system, increased volatility and violence, public safety concerns, business, and downtown degradation;

AND WHEREAS OBCM municipalities have responded to this health care crisis with various housing-driven support programs with limited success and some of our municipalities have taken steps to initiate stronger community partnerships, break down care silos to facilitate better access to support with less barriers;

AND WHEREAS there is no coordinated system response and a lack of the wrap-around health care support services people need – the physical health, mental health, and addiction expertise the province is responsible to provide;

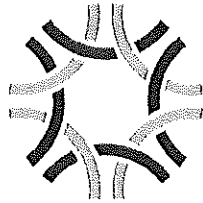
THEREFORE IT BE RESOLVED THAT OBCM adopts the strategy created by the City of London and the City of Kingston in consultation with local health partners to address these challenges including five recommendations for the Ontario government to make an immediate impact on the mental health and addictions crisis we are experiencing. These include:

1. Centralized and integrated intake and dispatch process

- An intentionally designed and consistent triage, warm transfer, and dispatch process operating 24 hours a day, 7 days a week year-round by a multidisciplinary, multi agency team, that is well resourced, low/no barrier, trauma and violence informed, culturally aware and flexible to meet the needs of individuals across a range of circumstances and levels of acuity. Inputs to this process could include Community Outreach and Support Teams (COAST), local service providers, and businesses.

2. More provincial investment in low barrier hubs

- Residents need more options for 24/7 low barrier drop-in services with basic rules and a pathway into stabilization options with experienced staff with mental health and addictions expertise. The Hub model provides 24/7 low barrier and wrap around services to people with high acuity that have not been accessing the traditional shelter services.



— OBCM —
Ontario's Big City Mayors

The ICH (integrated care hub) can be combined with a Consumption Treatment Services site.

3. More stabilization and treatment beds with experienced staff to support those in their treatment journey

- Communities need a greater variety of options to support high acuity clients on their stabilization pathway. This includes provincial treatment and rehabilitation facilities and additional stabilization, rehab and detox beds.

4. More flexible and predictable funding for supportive housing

- There needs to be a range of supportive housing and options which could include small scale options (i.e., scattered housing), harm reduction housing solutions where municipalities can financially support with the property acquisition/development, but provincial funding is needed to finance ongoing support services as tenants are not capable of living fully independently. This service can prevent evictions and homelessness.

5. More provincial ministry and agency collaboration to reduce red tape and duplication

- Municipalities are increasingly forced to wade into provincial jurisdictions, navigating a siloed system, trying to break down health care silos to best support unhoused individuals suffering with mental health and addictions challenges. However, we need better provincial ministry collaboration to reduce red tape, duplication and financial resources and better coordinate wrap-around support for residents in need.

AND THAT Ontario's Big City Mayors will present this five point plan to the Deputy Premier and Minister of Health Sylvia Jones at the meeting/summit that we have requested to address the homelessness, mental health, safety and addictions crisis impacting our cities.

February 9, 2023

Delivered via email: clerks@citywindsor.ca

Attention: Mr. Steve Vlachodimos
City Clerk & Senior Manager of Council Services
Corporation of the City of Windsor
350 City Hall Square West
Windsor, ON N9A 6S1

Dear Mayor Dilkens and Members of Windsor City Council:

On February 3, 2023, the Windsor-Essex County Board of Health passed the following Resolution regarding the **location of SafePoint Consumption Services (Urgent Public Health Needs and Consumption and Treatment Services Site)**:

Windsor-Essex County Health Unit Board of Health
RECOMMENDATION/RESOLUTION REPORT
SafePoint Consumption Services at 101 Wyandotte St. East
February 3, 2023

RESOLUTION

Whereas Councillor Agostino from the City of Windsor brought forward the current motion:

***Whereas** a previous City Council approved a location for a safe injection site at 101 Wyandotte Street East;*

***Whereas** the approved site was put forward quickly after the Windsor Essex County Health Unit failed to secure a lease at another location - 628 Goyeau Street;*

***Whereas** consultation for the Wyandotte Street location was considered problematic by many affected residents and businesses in the surrounding area;*

***Whereas** there is ongoing and significant concern about the impact of a safe injection site at the Wyandotte Street location;*

***Whereas** the Wyandotte Street location is directly across the street from a McDonald's Restaurant, and a major hotel and other businesses, AND the entrance/exit of the Windsor-Detroit Tunnel;*

***Whereas** many other options exist to provide safe injection services in the city that will better balance the needs of users, business owners, and residents;*

***Therefore be it resolved** that City Council rescind its support for the past Council decision to approve a safe injection site at 101 Wyandotte Street East and that notification be sent immediately to the Windsor Essex County Health Unit, Government of Canada and Government of Ontario.*

Therefore be it also resolved, the City Council request Administration work with the Windsor Essex County Health Unit and report back on alternative short-term and long-term options including **mobile service delivery** and inclusion in the permanent Housing and Homeless Help Hub.

Whereas the motion from Councillor Agostino was rescinded based on a compromise requiring WECHU board of health approval.

Therefore be it resolved that the WECHU Board of Health move forward with the opening and operation of the current Safepoint site at 101 Wyandotte Street East once federal approval has been granted, and further that the WECHU transition operations without disruption once provincial approval is received.

Therefore be it resolved that the WECHU will provide the funding required through its operational budget, potential grants and philanthropic means to fully operate Safepoint at 101 Wyandotte Street East until provincial approval is received in which such time it becomes fully funded under the provincial model to operate.

Therefore be it resolved that in preparation for a condition in which the provincial approval is delayed beyond the anticipated timeline of summer 2023, the WECHU will endeavor to further explore and obtain additional funds through grants and philanthropic means that will reduce municipal monetary requirements beyond what has already been approved in the 2023 WECHU budget.

Therefore be it resolved that the WECHU will support City of Windsor Councillor, Renaldo Agostino, as the appointed Chair of the Site Selection Committee with the purpose of determining the location of a new CTS site. The support will remain for the duration of the project until such time a new location is decided and approved by the committee, WECHU's BOH and the City of Windsor under the process decided on below.

Therefore be it resolved that the hosting municipality and the WECHU will establish a process for recommendations of approval of the new site with both parties having equal involvement. For greater clarity, administration from both the WECHU and the hosting municipality will work in good-faith to establish an equal weighing scale and process to recommend a preferred site among a short list of future sites recommended by the Site Selection Committee.

Therefore be it resolved that the WECHU will close the current Safepoint site at 101 Wyandotte St. E. once a new location has been selected by the site selection committee, WECHU BOH and the City of Windsor in accordance with the process set out above; and that senior level government application processes have been completed and approved; as well as all construction of such new site has been completed in full in order to mitigate any disruption of services to its clients and patients. For further clarity, the WECHU is committed to only one CTS site in the City of Windsor.

Therefore be it resolved that the WECHU request that City and County Council advocate to upper-level government for application approvals and funding.

We would be pleased to discuss this resolution with you and look forward to working with the City of Windsor in this regard.

Sincerely,



Fabio Costante
Chair, Board of Health



Dr. Ken Blanchette
Chief Executive Officer

BY ELECTRONIC MAIL

February 23, 2023

Office of the City Clerk
Attn: Mayor Drew Dilkens and City Councillors
350 City Hall Square West, Room 530
Windsor, Ontario N9A 6S1
Email: clerks@citywindsor.ca

Dear Mayor Dilkens and City Councillors,

Re: WECHU Consumption and Treatment Site at 101 Wyandotte

Legal Assistance of Windsor continues to support the Windsor Essex County Health Unit's application to establish a Consumption and Treatment Site (CTS) at 101 Wyandotte Street East in Windsor, Ontario. We are alarmed by the steadily increasing numbers of opioid-related overdoses and deaths. We see this as an opportunity for city council to model essential collaboration and support of local initiatives to both provincial and federal funders. As you well know, complex social problems are the jurisdiction of all governments. In this start-up phase you must come to the table in good faith and let the Health Unit get on with its mandate.

A CTS is one of many harm reduction strategies aimed at reducing the risks associated with substance use in the community. These facilities are legally operated, indoor spaces where people come to use their own pre-obtained substances under safe conditions and with the supervision of medically trained workers. Research in Canada shows that CTS sites (referred to as "supervised consumption sites" under the *Health Canada* model) offer many health and social benefits for both people who use substances and the larger community and can help to save lives.¹ Legal Assistance of Windsor supports the provision of a local CTS to offer essential, lifesaving supports and holistic services to people who use substances in our community.

A CTS at this location can help to prevent future deaths in our community and to support people who use substances in living safe, healthy, and meaningful lives. It is time to move forward and support the WECHU in this important work.

Sincerely,
LEGAL ASSISTANCE OF WINDSOR



Marion Overholt
Executive Director

¹ "Supervised consumption sites and services explained." Health Canada (2022). <https://www.canada.ca/en/health-canada/services/substance-use/supervised-consumption-sites/explained.html>

Subject: SafePoint Consumption Services Site: Financial Implications, Obligations and Risks - City Wide

Reference:

Date to Council: February 27, 2023
Author: Andrew Daher
Commissioner, Human & Health Services
519-255-5200 x 5232
adaher@citywindsor.ca

Report Date: 2/21/2023
Clerk's File #: MH/14274

To: Mayor and Members of City Council

Recommendation:

THAT the report of the Commissioner of Human and Health Services **BE RECEIVED** for information.

Background:

On February 13, 2023, City Council received correspondence (Item no. 7.1.6) from the Windsor Essex County Health Unit (WECHU) pertaining to the WECHU Board of Health's resolution regarding the location of SafePoint Consumption Services (Urgent Public Health Needs and Consumption and Treatment Services Site) that was passed on February 3, 2023. In addition to receipt of the communication, Councillor Gignac brought forward the following motion:

*That Windsor City Council **REQUEST** Administration report back to City Council, at the earliest being the February 27, 2023 Council meeting and at the latest prior to the 2023 Budget deliberations which are tentatively scheduled for April 3, 2023, regarding the financial implications, obligations and risks associated with the opening of a Consumption Treatment Centre without funding from the Government of Ontario or Government of Canada.*

On February 14, 2023, administration engaged WECHU leadership to ascertain key financial details associated with operating the SafePoint Consumption Services site without funding from the Government of Ontario or Government of Canada, as per the direction of Council.

Discussion:

Based on the aforementioned context, the following report is set to address the financial questions as outlined in the motion. For WECHU's response related to operating costs, please see Appendix A.

Risk Analysis:

Financial Risk:

There is a moderate financial risk that if Ministry of Health funding for the remainder of 2023 (August to December) is not received by July 2023, the City will be obligated to pay additional operating expenses of \$34,157.20 per month, until such time that provincial funding is received. This could amount to \$170,786 for 2023 if provincial funding is not received before the end of 2023. These additional costs are not currently included in the City's 2023 Budget.

Climate Change Risks

Climate Change Mitigation:

N/A

Climate Change Adaptation:

N/A

Financial Matters:

The 2022 City of Windsor budget for WECHU was \$3,803,275. For the 2023 budget, WECHU has requested an increase of \$66,917, or 1.76%, bringing the recommended budget to \$3,870,192 for 2023.

Based on the information provided by WECHU on the CTS operational expenses for 2023 (Appendix A), operating costs for the first 7 months of 2023 (January to July) have been budgeted in the 2023 WECHU's budget. These costs are largely funded from grants, with \$36,823 being the City of Windsor's proportionate share (under the 70/30 cost sharing model).

WECHU is anticipating that approval for Provincial funding for the remainder of 2023 (August to December) will be provided by July 2023. If the Provincial approval is delayed beyond July 2023, the additional ongoing operating expenses will need to be funded by the Obligated Municipalities (i.e. City of Windsor, County of Essex, and Township of Pelee). The City's proportionate share would be \$34,157.20 per month until such time that provincial funding is received.

For 2022, WECHU advises that \$775,650 was expended for the CTS site, with \$653,474 being capital costs and the remaining \$122,176 for operating costs. Of the

total spent, the large majority of \$581,738 was funded from the Ministry of Health’s Mandatory Program Funding, with \$193,912 coming from the Obligated Municipalities. The City’s proportionate share for 2022 was \$105,565. It is noted that WECHU’s 2022 year-end reconciliation process is ongoing, therefore final figures may vary.

The City receives a refund of the proportionate share of any surplus realized by WECHU in any given year. However, WECHU has advised that the \$105,565 amount for 2022 represents a component of the budgeted mandatory program funding envelope for WECHU. Therefore, that amount would not have been returned to the City as a surplus if it had not been expended on the CTS project as that same amount would have needed to be expended on other mandatory program related costs. Similarly, the City’s share of budgeted costs (\$36,823) for the January through July period of 2023 would also be required to be expended on other mandatory program related costs and would not therefore be returned to the City as a surplus if not expended on the CTS. It is noted, however, that the given the noted amounts spent on the CTS service, there is a reduction to other mandatory service expenditures that might have been possible within the WECHU funding envelope.

Finally, if the Provincial approval is delayed beyond July 2023, any additional operating expenses (\$34,157.20 per month) would be over and above the approved 2023 budgeted contribution from the City and hence would require additional funding from the City. WECHU has indicated an intent to mitigate such costs to the full extent possible within the existing budget in the event they must be incurred.

Consultations:

Dr. Ken Blanchette, Chief Executive Officer, Windsor Essex County Health Unit
 Tony Ardovini, Deputy Treasurer Financial Planning
 Joe Mancina, Commissioner, Corporate Services/Chief Financial Officer

Conclusion:

On February 13, 2023 City Council requested that administration provide a report regarding the financial implications, obligations and risks associated with the opening of the SafePoint Consumption Services site without funding from the Government of Ontario or Government of Canada. This report contains responses to the identified financial inquiries as well as information from the Windsor Essex County Health Unit.

Approvals:

Name	Title
Andrew Daher	Commissioner, Human & Health Services
Joe Mancina	Commissioner, Corporate Services / CFO

Name	Title
Onorio Colucci	Chief Administrative Officer

Notifications:

Name	Address	Email
Dr. Ken Blanchette	Windsor-Essex County Health Unit 1005 Ouellette Avenue, Windsor, N9A 4J8	kblanchette@wechu.org
Eric Nadalin	Windsor-Essex County Health Unit 1005 Ouellette Avenue, Windsor, N9A 4J8	enadalin@wechu.org

Appendices:

Appendix A: UPHNS Expenditures –CoW Contribution_2

WINDSOR-ESSEX COUNTY HEALTH UNIT (WECHU)

Urgent Public Health Needs Site Operational Expenses

Expenses Incurred from the 2022 Mandatory Program Budget

For 2022, \$775,650 was expended on capital and operating expenditures for the Urgent Public Health Needs Site from positive variances within the existing Mandatory Budget. Of that, \$653,474 related to capital costs and \$122,176 related to operating costs (rent, utilities, property taxes, equipment and supplies, and professional fees). Of the total expenditures incurred, \$581,738 was funded from the Ministry of Health's Mandatory Program Funding and \$193,912 from the Obligated Municipalities, of which, \$105,565, represents the City of Windsor's proportionate share. Those dollars, if not expended for this purpose, would have been allocated to other mandatory program costs and would not have been returned to the Obligated Municipalities. Note: 2022 year-end reconciliation process is on-going, thus final figures may vary.

Expenses Reflected in 2023 Mandatory Program Budget

Included in the WECHU's 2023 Mandatory Program Budget are costs to support the operations of an Urgent Public Health Needs Site while awaiting provincial funding for a Consumption and Treatment Services Site (anticipated summer 2023). The information below includes the Board of Health approved expenditures:

- **Total budgeted expenditures for this initiative are \$390,246.**
 - Grant from the High Priority Communities Fund \$164,243
 - Mandatory Program – Grant, Ministry of Health 158,202
 - Mandatory Program – Contributions, Obligated Municipalities 67,801
 - Total \$390,246
- **City of Windsor's proportionate share (under 70/30 cost shared model) \$ 36,823**

These dollars, if not expended for this purpose, would be allocated to other mandatory program costs.

	January	February	March	April	May	June	July	Total
Staff costs	-	18,157	36,318	36,318	36,318	36,318	36,318	199,747
Supplies and disposal costs	21,069	5,000	34,000	4,000	4,000	4,000	4,000	76,069
Security	-	2,616	5,231	5,231	5,231	5,231	5,231	28,771
Training	-	8,099	-	-	-	-	-	8,099
Building occupancy costs								
Rent	6,246	6,246	6,246	6,246	6,246	6,246	6,246	43,722

Other (cleaning, property taxes, utilities and snow removal)	3,648	5,683	5,683	4,706	4,706	4,706	4,706	33,838
Total	30,963	45,801	87,478	56,501	56,501	56,501	56,501	390,246

Potential Expenses with Delayed Provincial Approval

Based on an assessment of the application timelines for other operating sites in Ontario, it is anticipated that approval will be granted within a year of submission of the application (submitted June 2022). The ongoing impact of operating the Urgent Public Health Needs Site, if funding from the Province of Ontario for the Consumption and Treatment Services Site model is delayed beyond July of 2023, is as follows:

	August	September	October	November	December	Total
Staff costs	36,318	36,318	36,318	36,318	36,318	181,590
Supplies and disposal costs	10,000	10,000	10,000	10,000	10,000	50,000
Security	5,231	5,231	5,231	5,231	5,231	26,155
Building occupancy costs						
Rent	6,246	6,246	6,246	6,246	6,246	31,230
Other (cleaning, property taxes, utilities and snow removal)	4,706	4,706	4,706	5,683	5,683	25,484
Total	62,501	62,501	62,501	63,478	63,478	314,459

- Total additional operating costs to be funded by the Obligated Municipalities (i.e., City of Windsor, County of Essex, and Township of Pelee) if provincial approval is delayed are up to \$314,459 from August to December 2023.
- **The City of Windsor’s proportionate share in these circumstances would be up to \$34,157.20 per month** until such time that provincial funding is received.

Additional Opportunities to Offset Contributions from Obligated Municipalities

To reduce the potential contributions of Obligated Municipalities caused by a delay in the provincial approval, the following measures can be implemented if provincial funding is not received by July 2023:

- Application to grants;
- Pursuit of funding through philanthropic means;

- Reallocation of positive budget variances from other components of the mandatory program budget;
- In-kind contributions from operational lead agency; and
- Modifications to operations based on accrued data through the initial months of operations. These data will be shared monthly with the Board of Health.



THE CORPORATION OF THE CITY OF WINDSOR
PLANNING AND BUILDING DEPARTMENT
PLANNING DIVISION

Thom Hunt, MCIP,
 RPP
 City
 Planner/Executive
 Director

MEMORANDUM

DATE: February 27, 2023
TO: City Clerk
FROM: Manager of Urban Design
RE: Recent Site Plan Control Applications

The following is a list of recent Site Plan Control (SPC) applications that have been received by the Planning Division. Administration will review and approve the site plan application once the development meets the applicable municipal policies, standards and regulations.

Applicant: Essex Morterm Holdings (Tony De Thomas)
Location: 5353 Maplewood
Ward: Ward 1
File No: SPC-2023-1
Contact: Jason Campigotto
Deemed Complete: January 9, 2023
Project Description: Expansion of Existing Warehouse

Applicant: Archon Architects Inc. (Settimo Vilardi)
Location: 305-511 Sunset; 2598&2750 Wyandotte W; 440-480 Huron Church
Ward: Ward 2
File No: SPC-2023-2
Contact: Jason Campigotto
Deemed Complete: January 18, 2023
Project Description: Renovation to Existing 10 Storey Building and Basement.

Applicant: John Bortolotti
Location: 2109, 2139 Ottawa - 1375, 1385, 1395 Walker
Ward: Ward 4
File No: AMT-2023-1
Contact: Jason Campigotto
Deemed Complete: January 26, 2023
Project Description: Strip Mall Addition

Applicant: Mid South Land Developments Corp (Sheila Luno)
Location: 0 Munich at Twin Oaks Dr.
Ward: Ward 9
File No: SPC-2023-3
Contact: Jason Campigotto
Deemed Complete: January 30, 2023
Project Description: New Industrial Park Development

Applicant: Mid South Land Developments Corp (Sheila Luno)
Location: 6365 Hawthorne
Ward: Ward 8
File No: AMT-2023-2
Contact: Brian Velocci
Deemed Complete: January 30, 2023
Project Description: Addition to Existing Production Facility

Applicant: Architecturra - Carmen Brunone
Location: 2000 Talbot
Ward: Ward 1
File No: AMT-2023-3
Contact: Jason Campigotto
Deemed Complete: February 2, 2023
Project Description: New Welcome Centre Addition

Applicant: D.C. McCloskey Engineering Ltd. (Mark McCloskey))
Location: 964 Tecumseh W
Ward: Ward 3
File No: SPC-2023-4
Contact: Jason Campigotto
Deemed Complete: February 3, 2023
Project Description: Construction of a Warehouse Building

Enclosures:

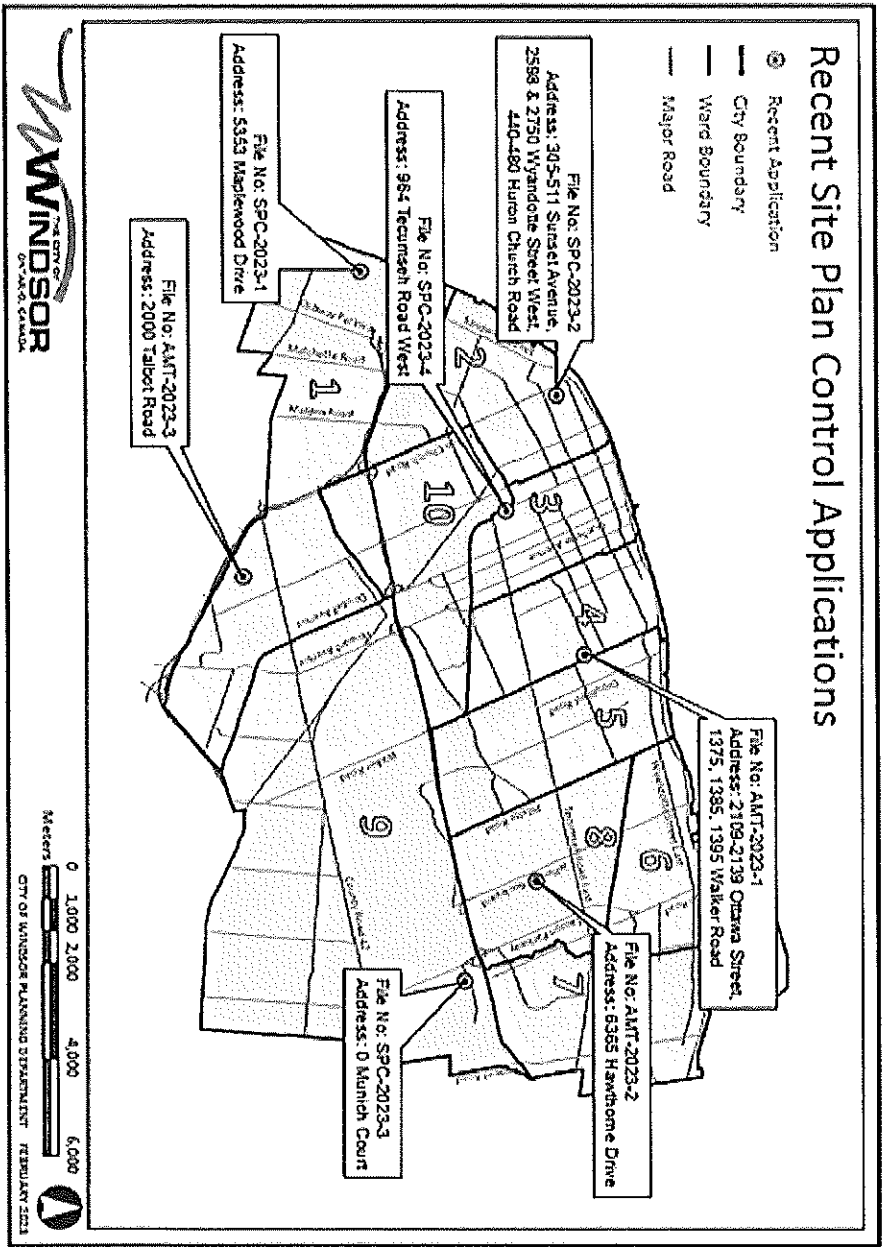
(X) 1 copy of Map



Neil Robertson, MCIP, RPP
Manager of Urban Design

NR/jc
Enclosures

Recent Site Plan Control Applications



Subject: By-Law for Repair and Improvement of the 5th Concession Drain - Ward 9

Reference:

Date to Council: February 27, 2023
Author: Tom Graziano
Engineer III, Drainage Superintendent
(519) 255-6257 ext. 6490
tgraziano@citywindsor.ca
Development - Engineering
Report Date: 2023-02-09
Clerk's File #: SW2023

To: Mayor and Members of City Council

Recommendation:

That City Council **ADOPT** the Drainage Engineer Report completed by J. S. Laird dated 22 June 1925 (attached), for the Repair and Improvement to the 5th Concession Drain and **PASS** By-law XX-2023 to establish the 5th Concession Drain.

Executive Summary:

N/A

Background:

The 5th Concession Drain follows the Sixth Concession road alignment northerly from Dougall Parkway towards Provincial Road. It changes from an open drain to an enclosed drain north of the intersection before its outlet into the City's storm sewer system.

The last major work of repair and improvement of the 5th Concession Drain was carried out under a report prepared by J. S. Laird dated 22 June 1925. Under that report, the entire length of the drain was repaired and improved by means of deepening and cleanout of the accumulated sediment.

Since that time, minor cleanings have proceeded in accordance with the noted report.

Discussion:

In 1925, when an engineer's report was completed, the 5th Concession Drain was located within the municipal boundary of the township of Sandwich South. Despite searching old records for the by-law establishing this as a municipal drain, no such by-law could be located. In order to carry out any future maintenance and repairs on this drain in accordance with the provisions of the Drainage Act, a by-law establishing the drain as a municipal drain is required.

Risk Analysis:

There are no major risks inherent with the recommendation. Adoption of the recommendation will ensure that the 5th Concession Drain is brought under the provisions of the Drainage Act.

Climate Change Risks**Climate Change Mitigation:**

The recommendation does not contribute to the mitigation of climate change.

Climate Change Adaptation:

The recommendation does not contribute to the adaptation for climate change.

Financial Matters:

There are no expenses related to passing the by-law.

Consultations:

Wira Vendrasco, Deputy City Clerk, Legal & Real Estate

Conclusion:

Administration recommends that City Council adopt the report prepared by J.S. Laird dated 22 June 1925 (attached), for the Repair and Improvement to the 5th Concession Drain and pass the required by-law in accordance with the Drainage Act.

Planning Act Matters:

N/A

Approvals:

Name	Title
Stacey McGuire	Manager of Development
France Isabelle-Tunks	Executive Director of Engineering / Deputy City Engineer
Chris Nepszy	Commission, Infrastructure Services
Shelby Askin Hager	Commissioner, Legal and Legislative Services
Onorio Colucci	Chief Administrative Officer

Notifications:

Name	Address	Email
James Bryant, Essex Region Conservation Authority	360 Fairview Ave West, Suite 311, Essex, ON, N8M 1Y6	JBryant@erca.org

Appendices:

- 1 Engineer's Drainage Report for Improvements to the 5th Concession Drain - J.S. Laird dated 22 June 1925

DRAINAGE REPORT & PLAN. 5TH CON. DRAIN
FARMER TWP. SAN-SOUTH.

To the Reeve and municipal councillors of the township of Sandwich South, Gentlemen.

In accordance with instructions from your honorable body I have examined and made a survey of the 5th concession drain and cutoff branch in your township and beg to report thereon as follows.

I find that the main drain in its present condition is not deep enough to give ample drainage to the lands depending on same for an outlet. I also find that the cutoff branch is badly filled and grown up with brush and weeds and in need of improvement.

I also find that the East end of the Lennon drain in the township of Sandwich West is badly filled up with earth, weeds brush and rubbish for 30 rods West of Howard avenue to where the ditch is clean and has a good fall.

I also find that the pipes under the tracks of the W.E. & L.S.R.R. Co's right of way on the 6th concession road and also on the North townline are not sunk deep enough so as not to cause a block to the said 5th concession drain.

I therefore recommend that the 5th concession drain and cutoff branch in the township of Sandwich South and also 30 rods on the East end of the Lennon drain in the township of Sandwich West be cleaned out and otherwise improved. Said improvement to be made in strict accordance with the profile and specifications of same attached hereto.

I also recommend that a 12 inch tile drain be sunk in the bottom of the said 5th concession drain on Howard avenue from the North townline South 1330 feet to where said 5th concession drain crosses said Howard avenue. Said tile drain to be constructed in accordance with the profile and specifications of same attached hereto.

I also recommend that the pipes under the W.E. & L.S.R.R. Co's right of way on the 6th concession road and also on the North townline be lowered at least 12 inches. I estimate the cost

of lowering said ~~pie~~ pipes, which is rendered necessary by the construction and operation of said railway at the sum of \$150.00. This sum I have assessed against the Essex, Windsor & Lake Shore Rapid Railway Company to be born and paid by it; in case it does not exercise its option to lower the said pipes within a reasonable time and without any unnecessary delay.

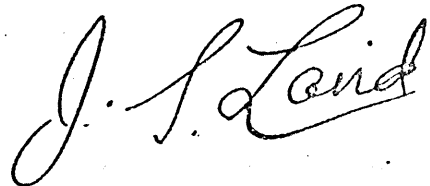
I have in the estimates provided \$186.40 to pay for damages (if any) caused by spreading the earth on lands and crops. I have also provided \$133.00 to pay for moving and putting back fences and also \$65.00 to pay for road bridges all to be paid as given on the said specifications.

I find the cost of cleaning out and improving said drains all works connected therewith and all expenses, together with the sum of ~~330.~~ \$339.32 which this drain owes the township of Sandwich South, to be \$2909.00 of this amount I have assessed the roads in the township of Sandwich South for benefit with the sum of \$498.65 and for outlet for the waters from said roads with the sum of \$294.10. The lots and parts of lots that will in any way be affected by said improvement I have assessed for benefit with the sum of \$1245.45 and for outlet for the waters from said lands with the sum of \$720.80, all as is set forth in the schedule of assessments attached hereto.

This drain shall be kept in repair by a tax on the lots and parts of ~~24~~ lots and roads now assessed in accordance with the Municipal Drainage Act.

All of which is respectfully submitted.

Sgd.



Engineer

Essex, July, 20th, 1925.

Specifications of the proposed improvement to the 6th concession drain and cutoff branch and part of the Lennon drain townships of Sandwich South and Sandwich West.

Side slopes as follows. Give the land side a 1 1/4 to 1 slope while the road side shall not be touched except to give what you deepen it a 1 1/4 to 1 slope. On the cutoff branch give the side the earth is taken out on a 1 1/4 to 1 slope; while the other side shall have a 1 1/4 to 1 slope for what you deepen it. Bottom widths on main drain and cutoff 3 feet and on Lennon drain 4 feet.

The earth taken from the said drain shall be disposed of as follows. Where the drain is on the road east the earth all in the fields keep back 5 feet from the edge of the finished drain and grade evenly over 30 feet. In passing every man's house and yard the earth shall be disposed of as will be directed by the commissioners in charge. On the cutoff branch east the earth to the opposite side to that which the fence is on keep back 5 feet from the edge of the finished drain and grade evenly over 30 feet. On the Lennon drain some of the owners requires earth for grading so the excavated material shall be disposed of as will be directed by the commissioners in charge of the repairs.

The following named owners shall receive the sums placed after their names for moving and putting back fences.

Charles Esping	6th	Pt. Lots 12-13	\$ 23.60
Mrs T. Lyons	"	S. 1/2 N. 1/2 13	\$ 4.60
Frank Lyons	"	N. 1/2 N. 1/2 13	\$ 7.60
Edward Dumouchelle	"	S. W. 1/4 14	\$ 12.20
Dr. J. M. Young	"	N. W. Pt. 14	\$ 17.40
E. C. Kenning	"	W. Pt. 15	\$ 14.40
Henry Dumouchelle	6th	E. Pt. 15	\$ 22.00
Blake Bedford	"	W. Pt. 15	\$ 23.20
Rev. J. Tulley	"	N. W. Pt. 15	\$ 2.00
Cross fences			\$ 6.00

The following named owners shall receive the sums placed after their names for damages (if any) caused by spreading the earth on lands and crops.

Charles Esping	6th	Pt.12-13	\$ 25.60
Mrs T.Lyons	"	S.1/2 N.1/2 13	\$ 4.60
Frank Lyons	"	N.1/2 N.1/2 13	\$ 7.60
Edward Dumouchelle	"	S.W.1/4 14	\$ 12.20
Dr.J.W.Young	"	N.W.Pt.14	\$ 17.40
E.C.Kenning	"	W.Pt.15	\$ 14.40
Henry Dumouchelle	5th	E.Pt.15	\$ 22.00
Blake Bedford	"	W.Pt.15	\$ 23.20
Rev.J.Tulley	"	N.W.Pt.15	\$ 2.00
Gilbert Hamlin	"	N.W.Pt.15	\$ 3.60
Ernest Dislippe	"	N.W.Pt.15	\$ 1.20
Joe Hennin	"	N.W.Pt.15	\$ 3.20
Mose Morand	"	E.Pt.N.1/2 14	\$ 27.60
Berkley Co.	1133	32-40,15,20,21	\$ 9.60
Henry Smallwood	"	31	\$ 0.60
James A.Jones	"	29,30	\$ 1.20
Dr.O.C.Baker	"	27,28	\$ 1.20
F.R.Grones	"	26	\$ 0.60
George Bates	"	25	\$ 0.60
Maggie Annal	"	24	\$ 0.60
James A.Collins	"	23	\$ 0.60
Myra Celline Moses	"	22	\$ 0.60
F.E.Brown	"	14	\$ 0.60
W.J.Turner	"	12,13	\$ 1.20
P.J.McConnell	"	10,12	\$ 1.20
J.H.Leschied	"	8,9	\$ 1.20
E.A.Archer	"	6,7	\$ 1.20
W.G.Parks	"	5	\$ 0.60
Mildred Ford	"	4	\$ 0.60
L.R.Cummings	"	1	\$ 1.80

The following named owners requires bridges to connect their lands with the travelled portion of the highway.

Charles Esping	6th	S.W.1/4 13	\$ 30.00
Frank Lyons	"	N.1/2 N.1/2 13	\$ 35.00

Put the ditch the full depth at each stake and a level and even bottom between stakes. No road or farm ditch shall in any way be filled up. If the contractor removes any bridges in the repairs of said drain he shall put them back within 24 hours after their removal in as good shape as he found them. If the contractor removes any fences he shall put them back in as good shape as he found them taking into consideration the material he has to deal with. All brush, trees and rubbish that encroach at all on the sides or bottom of the drain shall be taken out and burnt to ashes.

The tile on Howard ave. shall be sunk to the depth as shown on the annexed profile. The earth taken to dig the trench shall be used to cover the tile to a depth of 20 inches.

The above work shall all be completed to the full satisfaction of the commissioners in charge of the repairs.

Estimates for cleaning out and improving the 5th concession drain and cutoff branch for same Sandwich South township.

Main drain.

From stake 0 to stake 5=60 rods @ \$0.75 per rod-----	\$ 45.00
From " 5 to " 20=180 " @ \$1.25 " " -----	\$ 225.00
From " 20 to " 34=168 " @ \$1.00 " " -----	\$ 168.00
From " 34 to " 57+8=284 " @ \$1.35 " " -----	\$ 383.40
To 1320 feet of 12 inch tile in position-----	\$ 380.00
From stake 64+4 to stake 67=32 rods @ \$1.00 per rod-----	\$ 32.00
Cost of excavation main drain	\$ 1233.40

On cutoff branch

From stake 20 to stake 23+5=281 rods @ \$1.10 per rod----	\$ 309.10
Total cost of excavation	\$ 1542.50

To spreading earth on lands and crops-----	\$ 186.40
To moving and putting back fences-----	\$ 135.00
To removing earth off road-----	\$ 6.00
To bridges to connect land with the road-----	\$ 65.00
To brushing and grubbing-----	\$ 40.00
To amount that this drain owes the township-----	\$ 339.52
To lowering pipes under tracks of W.E.A.L.S.R.R.-----	\$ 150.00
Cost of construction-----	\$ 2462.22
To survey, plans, profiles, estimates, assessments, etc.-----	\$ 160.00
To paid men assisting, stakes, clerk, expenses, etc.-----	\$ 38.50
To new profiles, estimates, assessments, etc.-----	\$ 32.50
To extra work for clerk-----	\$ 60.00
To publishing bylaw-----	\$ 45.00
To court of revision-----	\$ 90.78
Total cost	\$ 2909.00

Schedule of lots and parts of lots and roads in the township of Sandwich South assessed for cleaning out and improving the 5th con. drain and branch for same and part of Lennon drain township of Sandwich West; together with the amount that each lot and part of lot and road should bear and pay towards said improvement.

Lots and parts of lots	acres	value of benefit	value of outlot liability	value of injuring liability	names of owners
W.Pt.12	48 1/2	126.10	126.00		Charles Esping
S.W.1/4 13	35	91.00	77.00		" "
S1/2 N1/2 13	14	36.40	26.60		Mrs T.Lyons
N1/2 N1/2 13	21	54.60	35.70		Frank Lyons
S.W.1/4 14	40	104.00	58.00		Edward Dumouchelle
N.W.Pt.14	34	85.00	62.90		Dr.J.M.Young
W.Pt.15	18	45.00	27.90		E.C.Kenning
E.Pt.15	48	120.00	52.80		Henry Dumouchelle
Pt.N.E.Pt.15	1/2	2.00	1.25		Joe McCarthy
Pt.N.E.Pt.15	1/2	2.00	1.25		Pat Dumouchelle
W.Pt.15	50	112.50	37.50		Blake Bedford
N.W.Pt.15	1	2.75	1.25		Rev.Joe Tulley
N.W.Pt.15	1 1/4	3.00	1.25		Gilbert Hamlin
N.W.Pt.15	1/4 "	1.25	1.25		David Long
N.W.Pt.15	1	2.75	1.25		Ernest Deslippe
N.W.Pt.15	1	9.90	1.00		Joe Hennin
S.W.Pt.15	5	34.60	2.25		Mrs Verbridge
E.Pt.N.1/2 16	88	154.00	48.40		Mose Morand
1	2/5	7.20	1.00		Mose Morand
2	2/5	7.70	1.00		Ferdine Morand
3	1/3	6.40	1.00		Leo Russette
4,5	1/2	8.80	1.00		Dr.R.Morand
6	1/4	4.40	1.00		J.W.Marshall
Carried forward		\$1021.35	\$ 566.55		

Assessment on Sandwich South continued.

n.	Lots and parts of lots	acres	value of benefit	value of outlet liability	value of injuring liability	names of owners.
	Brought forward		\$ 1021.35	\$ 506.55		
108	7	1/4	4.40	1.00		Wm Lockwood
	8	1/4	4.40	1.00		Ernest Soullier
	9	1/3	6.00	1.00		Gilbert Morand
	10	1/3	6.00	1.00		Mose Morand
	11	1/5	4.00	1.00		Geo W. Dickens
	12	1/4	4.60	1.00		Gilbert Morand
	13,14	1/2	11.30	1.00		John M. Vicary
	15,16	1/2	10.00	1.00		F.M. Caldwell
	17---36	5	8.75	2.00		Mose Morand
143	1-----5	1	1.25	1.25		John W. Stuart
	6-----10	1	1.25	1.25		G.B. Colthburst
	11---14	2/3	1.25	1.25		C.F. Hundey
	15---18	2/3	1.25	1.25		John Ion
	19---23	1	1.25	1.25		Thomas Pinfold
	24---28	1	1.25	1.25		Stephen Luce
	Park lot	1	1.25	1.25		" "
	29---33	1	1.25	1.25		Karol Dika
	34---37	1	1.25	1.25		Laura Hundey
	38---42	1	1.25	1.25		C.F. Hundey
	43---46	2/3	1.25	1.25		Frank G. Wells
	47---51	1	1.25	1.25		Karol Dika
	52---60	1 1/2	1.90	1.90		D.A. Bagen
	61---64	2/3	1.25	1.25		Bert Payne
	65---69	1	1.25	1.25		G.S. Jones
	70---74	1	1.25	1.25		F.T. Drayson
	75---79	1	2.50	1.25		F.A. Steer
	80---88	1 1/2	4.50	1.90		W.M. Masters
	89---102	2 1/3	7.00	3.85		Herbert Hasto
	103---114	3	6.00	2.50		John W. Humphries
	Carried forward		\$1121.45	\$ 605.70		

The following named owners requires bridges to connect their lands with the travelled portion of the highway.

Charles Esping	6th	S.W.1/4 13	\$ 30.00
Frank Lyons	"	N.1/2 N.1/2 13	\$ 35.00

Put the ditch the full depth at each stake and a level and even bottom between stakes. No road or farm ditch shall in any way be filled up. If the contractor removes any bridges in the repairs of said drain he shall put them back within 24 hours after their removal in as good shape as he found them. If the contractor removes any fences he shall put them back in as good shape as he found them taking into consideration the material he has to deal with. All brush, trees and rubbish that encroach at all on the sides or bottom of the drain shall be taken out and burnt to ashes.

The tile on Howard ave. shall be sunk to the depth as shown on the annexed profile. The earth taken to dig the trench shall be used to cover the tile to a depth of 20 inches.

The above work shall all be completed to the full satisfaction of the commissioners in charge of the repairs.

Assessment on Sandwich South continued.

n.	Lots and parts of lots	acres	value of benefit	value of outlet liability	value of injuring liability	names of owners
	Brought forward		\$1121.45	605.70		
33	1	1/6	1.25	1.25		L.R.Cummings
	2,3	2/7	1.25	1.25		Berkley Co.
	4	1/6	1.25	1.25		Mildred Ford
	5	1/6	1.25	1.25		W.G.Parks
	6,7	1/3	2.00	1.25		E.A.Archer
	8,9	1/3	2.00	1.25		J.H.Leschied
	10,11	1/3	2.00	1.25		P.J.McConnell
	12,13	1/3	2.00	1.25		W.T.Turner
	14	1/6	1.25	1.25		P.E.Brown
	15-----21	1 1/4	3.50	1.55		Berkley Co.
	22	1/6	1.25	1.25		Myra M.Osese
	23	1/6	1.25	1.25		James A.Collins
	24	1/6	1.25	1.25		Maggie Annal
	25	1/6	1.25	1.25		Geo Bates
	26	1/6	1.25	1.25		F.R.Groves
	27,28	1/3	2.00	1.25		Dr.O.C.Baker
	29,30	1/3	2.00	1.25		James A.Jones
	31	1/6	1.25	1.25		Henry Smallwood
	32-----40	1 1/2	4.50	2.25		Berkley Co.
	41-----47	1	1.25	1.25		" "
	48,49	1/3	1.25	1.25		Beulah G.Wigle
	50	1/6	1.25	1.25		S.F.Lankin
	51,52	1/3	1.25	1.25		A.Belair Jr.
	53,54	1/3	1.25	1.25		A.Belair Sr.
	55	1/6	1.25	1.25		W.G.Roswell
	56	1/6	1.25	1.25		Geo Webber
	57	1/6	1.25	1.25		R.C.Schuchard
	58	1/6	1.25	1.25		D.Reid
	59	1/6	1.25	1.25		W.Reid
	61-----63	1/2	1.25	1.25		Berkley Co.
	Carried forward		\$1168.95	644.60		

Assessment on Sandwich South continued.

Lots and parts of lots	acres	value of benefit	value of outlet liability	value of injuring liability	names of owners
Brought forward		\$1168.95	\$ 644.50		
64	1/6	1.25	1.25		Hugh Ross
60,65	1/6	1.25	1.25		Wm.Crawford
66	1/4	1.25	1.25		W.L.Eastman
67	1/6	1.25	1.25		H.Pringle
68	1/6	1.25	1.25		Frear Turner
69	1/6	1.25	1.25		Dr.O.C.Baker
70	1/6	1.25	1.25		W.Mason
71	1/6	1.25	1.25		R.Mason
72	1/6	1.25	1.25		Elizabeth Lawson
73	1/6	1.25	1.25		Olive Lawson
74	1/6	1.25	1.25		Grace G.Clue
75	1/6	1.25	1.25		Lottie Wigle
76	1/6	1.25	1.25		Harry G.Axford
77	1/6	1.25	1.25		A.Gignae
78	1/6	1.25	1.25		W.Butt
79	1/6	1.25	1.25		J.O.Ross
80	1/6	1.25	1.25		E.Wigle
81	1/5	1.25	1.25		A.R.Glasby
82	1/5	1.25	1.25		D.Jones
83	1/6	1.25	1.25		Patrieia Primeau
84	1/6	1.25	1.25		Berkley Co.
85	1/6	1.25	1.25		L.T.Clue
86	1/6	1.25	1.25		Annie L.Jones
86,87	1/3	1.25	1.25		Grace G.Clue
89---91	1/2	1.25	1.25		John P.Muxworthy
92	1/6	1.25	1.25		John Hossios
93	1/6	1.25	1.25		A.C.W.Jones
94----102	1 1/2	1.90	1.90		Berkley Co.
103	1/6	1.25	1.25		Agnes Parks
104,105	1/3	1.25	1.25		G.A.Ward
Carried forward		\$1207.10	\$ 662.65		

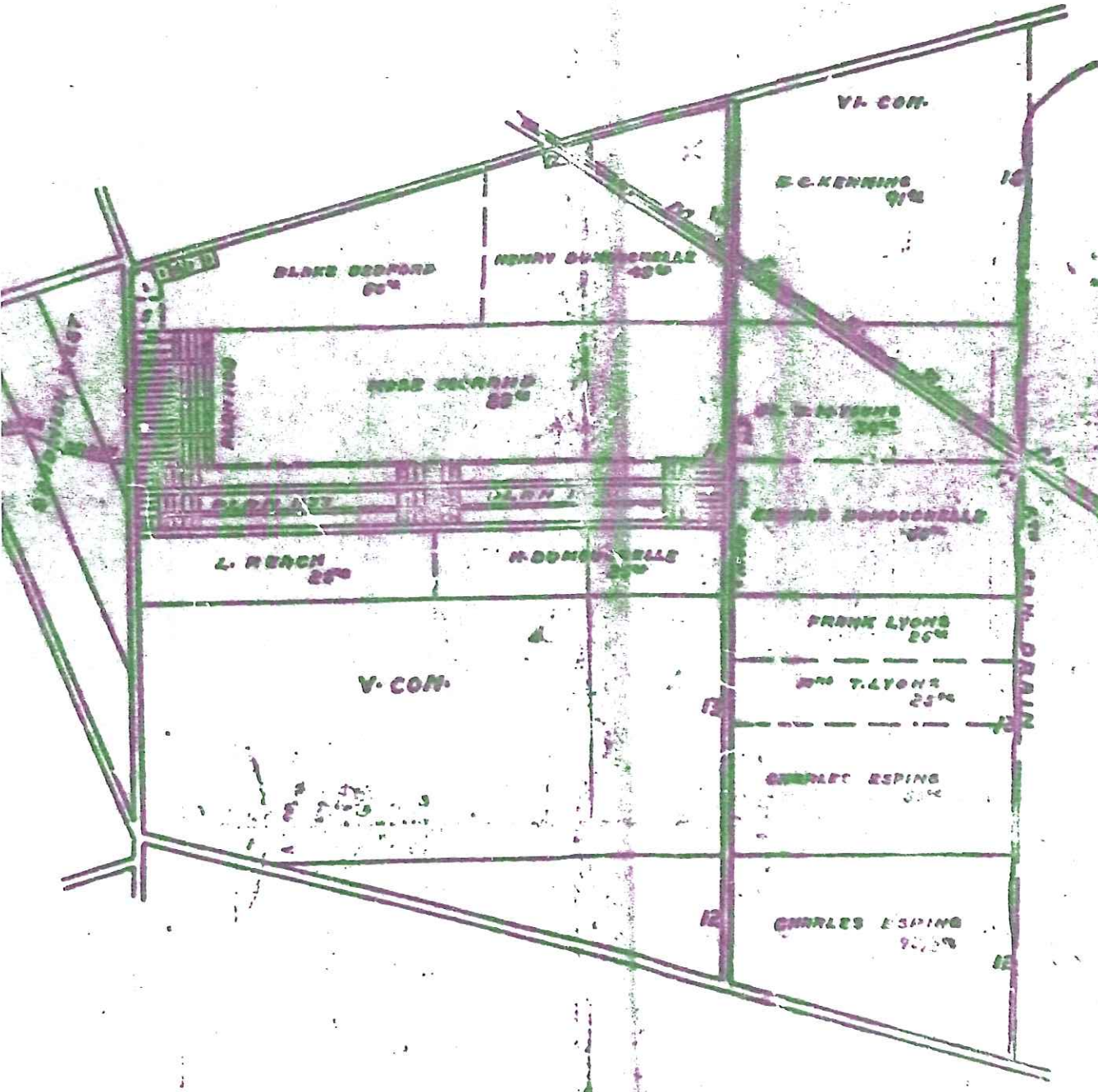
Assessment on Sandwich South continued.

n.	Lots and parts of lots	acres	value of benefit	value of outlet liability	value of injuring liability	names of owners
	Brought forward		\$1207.10	\$ 682.65		
3	106	1/8	1.25	1.25		Maud Lyons
	107----117	1 2/3	2.10	2.10		Berkley Co.
6th	Pt.14-15	9.9	30.00	29.80		M.C.R.R.Co.
	Pt.14-15	2	5.00	5.00		W.E.&J.S.R.R.Co.
	On lots for benefit		\$1245.45			
	On lots for outlet			\$ 720.80		
	Road North Talbot	2	26.50	24.50		Sandwich South Tp.
	th concession road	10 1/4	162.50	105.25		" " "
	orth Townline	6 1/2	81.25	76.60		" " "
	oward Ave.	2 1/2	97.50	22.50		Essex County
	streets & Alleys	12	130.90	65.25		Sandwich South Tp.
	On roads for benefit		\$ 498.65			
	On roads for outlet			\$ 294.10		
	On W.E.&J.S.R.R.Co. lowering pipes		\$150.00			

P.L.E.N.
 SHOWING THE LOTS OF THE
 27th CON. DRILL AND LOT OF THE
 SANDWICH SOUTH-SIDE OF WEST

J. P. Reid
 ENGINEER

RESEY TOWN 1871/1872



Item No. 12.2



Committee Matters: SCM 63/2023

Subject: Report of the Striking Committee of its meeting held February 13, 2023

**REPORT OF THE STRIKING COMMITTEE
of its meeting held
February 13, 2023**

Members in Attendance:

Mayor Drew Dilkens
Councillor Renaldo Agostino
Councillor Fabio Costante
Councillor Fred Francis
Councillor Jo-Anne Gignac
Councillor Gary Kaschak
Councillor Angelo Marignani
Councillor Kieran McKenzie
Councillor Jim Morrison
Councillor Ed Sleiman

Members in Attendance virtually:

Councillor Mark McKenzie

Also in attendance:

Onorio Colucci, Acting Chief Administrative Officer
Andrew Daher, Acting Commissioner, Human and Health Services
Chris Nepsy, Commissioner, Infrastructure Services
Joe Mancina, Commissioner, Corporate Services CFO/City Treasurer
Shelby Askin-Hager, Commissioner, Legal and Legislative Services
Steve Vlachodimos, City Clerk

Declarations of Pecuniary Interest:

None Declared.

Your Committee submits the following recommendations:

1. That Councillor Gary Kaschak **BE APPOINTED** to the *Vision Zero Task Force* to replace former Councillor Chris Holt.

2. That the following additional persons **BE APPOINTED** to the *Windsor Accessibility Advisory Committee* for the term ending November 14, 2026, or until their successors are appointed, in order to meet the *Accessibility for Ontarians with Disabilities Act* guidelines which require the majority must be persons with disabilities:

- Surendra K. Bagga
- Danica McPhee

MAYOR

CITY CLERK

BY-LAW NUMBER 16-2023

**A BY-LAW TO PROVIDE FOR THE REPAIR AND IMPROVEMENT OF THE
5TH CONCESSION DRAIN**

Passed the 27th day of February, 2023.

WHEREAS the Council of The Corporation of the City of Windsor has procured a Drainage Report for the 5th Concession Drain as prepared by J. S. Laird, dated June 22, 1925 (Engineer’s Drainage Report) which report is attached hereto and forms part of this by-law;

AND WHEREAS the estimated cost total cost of constructing the drainage works is \$2,909.00;

AND WHEREAS all assessed charges are made against the general tax levy in accordance with City of Windsor CR388/2007 and as amended by CR64/2015;

AND WHEREAS the Council of The Corporation of the City of Windsor is of the opinion that the repair and improvement of the 5TH Concession Drain is desirable;

THEREFORE the Council of The Corporation of the City of Windsor, pursuant to the provisions of Section 45 of the Drainage Act, R.S.O. 1990, hereby enacts as follows:

1. **THAT** the Drainage Report for the Repairs and Improvements of the 5th Concession Drain as prepared by J. S. Laird, dated June 22, 1925, which is attached hereto as Schedule “A”, is hereby adopted, and the drainage works as therein indicated and set forth are hereby authorized and shall be completed in accordance therewith.

2. **THAT** this by-law shall come into force and take effect on the day of the final passing thereof.

DREW DILKENS, MAYOR

CITY CLERK

First Reading - February 27, 2023
Second Reading - February 27, 2023
Third Reading - February 27, 2023

DRAINAGE REPORT & PLAN. 5TH CON. DRAIN
FARMER TWP. SAN-SOUTH.

To the Reeve and municipal councillors of the township of Sandwich South, Gentlemen.

In accordance with instructions from your honorable body I have examined and made a survey of the 5th concession drain and cutoff branch in your township and beg to report thereon as follows.

I find that the main drain in its present condition is not deep enough to give ample drainage to the lands depending on same for an outlet. I also find that the cutoff branch is badly filled and grown up with brush and weeds and in need of improvement.

I also find that the East end of the Lennon drain in the township of Sandwich West is badly filled up with earth, weeds brush and rubbish for 30 rods West of Howard avenue to where the ditch is clean and has a good fall.

I also find that the pipes under the tracks of the W.E. & L.S.R.R. Co's right of way on the 6th concession road and also on the North townline are not sunk deep enough so as not to cause a block to the said 5th concession drain.

I therefore recommend that the 5th concession drain and cutoff branch in the township of Sandwich South and also 30 rods on the East end of the Lennon drain in the township of Sandwich West be cleaned out and otherwise improved. Said improvement to be made in strict accordance with the profile and specifications of same attached hereto.

I also recommend that a 12 inch tile drain be sunk in the bottom of the said 5th concession drain on Howard avenue from the North townline South 1330 feet to where said 5th concession drain crosses said Howard avenue. Said tile drain to be constructed in accordance with the profile and specifications of same attached hereto.

I also recommend that the pipes under the W.E. & L.S.R.R. Co's right of way on the 6th concession road and also on the North townline be lowered at least 12 inches. I estimate the cost

of lowering said pipe pipes, which is rendered necessary by the construction and operation of said railway at the sum of \$150.00. This sum I have assessed against the Essex, Windsor & Lake Shore Rapid Railway Company to be born and paid by it; in case it does not exercise its option to lower the said pipes within a reasonable time and without any unnecessary delay.

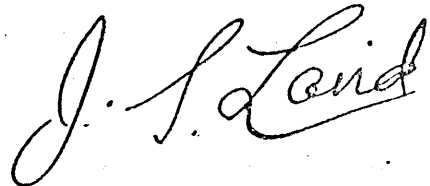
I have in the estimates provided \$186.40 to pay for damages (if any) caused by spreading the earth on lands and crops. I have also provided \$133.00 to pay for moving and putting back fences and also \$65.00 to pay for road bridges all to be paid as given on the said specifications.

I find the cost of cleaning out and improving said drains all works connected therewith and all expenses, together with the sum of ~~330.~~ \$339.32 which this drain owes the township of Sandwich South, to be \$2909.00 of this amount I have assessed the roads in the township of Sandwich South for benefit with the sum of \$498.65 and for outlet for the waters from said roads with the sum of \$294.10. The lots and parts of lots that will in any way be affected by said improvement I have assessed for benefit with the sum of \$1245.45 and for outlet for the waters from said lands with the sum of \$720.80, all as is set forth in the schedule of assessments attached hereto.

This drain shall be kept in repair by a tax on the lots and parts of ~~24~~ lots and roads now assessed in accordance with the Municipal Drainage Act.

All of which is respectfully submitted.

Sgd.



Engineer

Essex, July, 20th, 1925.

Specifications of the proposed improvement to the 6th concession drain and cutoff branch and part of the Lennon drain townships of Sandwich South and Sandwich West.

Side slopes as follows. Give the land side a 1 1/4 to 1 slope while the road side shall not be touched except to give what you deepen it a 1 1/4 to 1 slope. On the cutoff branch give the side the earth is taken out on a 1 1/4 to 1 slope; while the other side shall have a 1 1/4 to 1 slope for what you deepen it. Bottom widths on main drain and cutoff 3 feet and on Lennon drain 4 feet.

The earth taken from the said drain shall be disposed of as follows. Where the drain is on the road east the earth all in the fields keep back 5 feet from the edge of the finished drain and grade evenly over 30 feet. In passing every man's house and yard the earth shall be disposed of as will be directed by the commissioners in charge. On the cutoff branch east the earth to the opposite side to that which the fence is on keep back 5 feet from the edge of the finished drain and grade evenly over 30 feet. On the Lennon drain some of the owners requires earth for grading so the excavated material shall be disposed of as will be directed by the commissioners in charge of the repairs.

The following named owners shall receive the sums placed after their names for moving and putting back fences.

Charles Esping	6th	Pt. Lots 12-13	\$ 23.60
Mrs T. Lyons	"	S. 1/2 N. 1/2 13	\$ 4.60
Frank Lyons	"	N. 1/2 N. 1/2 13	\$ 7.60
Edward Dumouchelle	"	S. W. 1/4 14	\$ 12.20
Dr. J. M. Young	"	N. W. Pt. 14	\$ 17.40
E. C. Kenning	"	W. Pt. 15	\$ 14.40
Henry Dumouchelle	6th	E. Pt. 15	\$ 22.00
Blake Bedford	"	W. Pt. 15	\$ 23.20
Rev. J. Tulley	"	N. W. Pt. 15	\$ 2.00
Cross fences			\$ 6.00

The following named owners shall receive the sums placed after their names for damages (if any) caused by spreading the earth on lands and crops.

Charles Esping	6th	Pt.12-13	\$ 25.60
Mrs T.Lyons	"	S.1/2 N.1/2 13	\$ 4.60
Frank Lyons	"	N.1/2 N.1/2 13	\$ 7.60
Edward Dumouchelle	"	S.W.1/4 14	\$ 12.20
Dr.J.W.Young	"	N.W.Pt.14	\$ 17.40
E.C.Kenning	"	W.Pt.15	\$ 14.40
Henry Dumouchelle	5th	E.Pt.15	\$ 22.00
Blake Bedford	"	W.Pt.15	\$ 23.20
Rev.J.Tulley	"	N.W.Pt.15	\$ 2.00
Gilbert Hamlin	"	N.W.Pt.15	\$ 3.60
Ernest Dislippe	"	N.W.Pt.15	\$ 1.20
Joe Hennin	"	N.W.Pt.15	\$ 3.20
Mose Morand	"	E.Pt.N.1/2 14	\$ 27.60
Berkley Co.	1133	32-40,15,20,21	\$ 9.60
Henry Smallwood	"	31	\$ 0.60
James A.Jones	"	29,30	\$ 1.20
Dr.O.C.Baker	"	27,28	\$ 1.20
F.R.Grones	"	26	\$ 0.60
George Bates	"	25	\$ 0.60
Maggie Annal	"	24	\$ 0.60
James A.Collins	"	23	\$ 0.60
Myra Celline Moses	"	22	\$ 0.60
F.E.Brown	"	14	\$ 0.60
W.J.Turner	"	12,13	\$ 1.20
P.J.McConnell	"	10,12	\$ 1.20
J.H.Leschied	"	8,9	\$ 1.20
E.A.Archer	"	6,7	\$ 1.20
W.G.Parks	"	5	\$ 0.60
Mildred Ford	"	4	\$ 0.60
L.R.Cummings	"	1	\$ 1.80

The following named owners requires bridges to connect their lands with the travelled portion of the highway.

Charles Esping	6th	S.W.1/4 13	\$ 30.00
Frank Lyons	"	N.1/2 N.1/2 13	\$ 35.00

Put the ditch the full depth at each stake and a level and even bottom between stakes. No road or farm ditch shall in any way be filled up. If the contractor removes any bridges in the repairs of said drain he shall put them back within 24 hours after their removal in as good shape as he found them. If the contractor removes any fences he shall put them back in as good shape as he found them taking into consideration the material he has to deal with. All brush, trees and rubbish that encroach at all on the sides or bottom of the drain shall be taken out and burnt to ashes.

The tile on Howard ave. shall be sunk to the depth as shown on the annexed profile. The earth taken to dig the trench shall be used to cover the tile to a depth of 20 inches.

The above work shall all be completed to the full satisfaction of the commissioners in charge of the repairs.

Estimates for cleaning out and improving the 5th concession drain and cutoff branch for same Sandwich South township.

Main drain.

From stake 0 to stake 5=60 rods @ \$0.75 per rod-----	\$ 45.00
From " 5 to " 20=180 " @ \$1.25 " " -----	\$ 225.00
From " 20 to " 34=168 " @ \$1.00 " " -----	\$ 168.00
From " 34 to " 57+8=284 " @ \$1.35 " " -----	\$ 383.40
To 1320 feet of 12 inch tile in position-----	\$ 380.00
From stake 64+4 to stake 67=32 rods @ \$1.00 per rod-----	\$ 32.00
Cost of excavation main drain	\$ 1233.40

On cutoff branch

From stake 20 to stake 23+5=281 rods @ \$1.10 per rod----	\$ 309.10
Total cost of excavation	\$ 1542.50
To spreading earth on lands and crops-----	\$ 186.40
To moving and putting back fences-----	\$ 135.00
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To amount that this drain owes the township-----	\$ 339.52
To lowering pipes under tracks of W.E.A.L.S.R.R.-----	\$ 150.00
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To extra work for clerk-----	\$ 60.00
To publishing bylaw-----	\$ 45.00
To court of revision-----	\$ 90.78
Total cost	\$ 2909.00

Schedule of lots and parts of lots and roads in the township of Sandwich South assessed for cleaning out and improving the 5th con. drain and branch for same and part of Lennon drain township of Sandwich West; together with the amount that each lot and part of lot and road should bear and pay towards said improvement.

Lots and parts of lots	acres	value of benefit	value of outlot liability	value of injuring liability	names of owners
W.Pt.12	48 1/2	126.10	126.00		Charles Esping
S.W.1/4 13	35	91.00	77.00		" "
S1/2 N1/2 13	14	36.40	26.60		Mrs T.Lyons
N1/2 N1/2 13	21	54.60	35.70		Frank Lyons
S.W.1/4 14	40	104.00	58.00		Edward Dumouchelle
N.W.Pt.14	34	85.00	62.90		Dr.J.M.Young
W.Pt.15	18	45.00	27.90		E.C.Kenning
E.Pt.15	48	120.00	52.80		Henry Dumouchelle
Pt.N.E.Pt.15	1/2	2.00	1.25		Joe McCarthy
Pt.N.E.Pt.15	1/2	2.00	1.25		Pat Dumouchelle
W.Pt.15	50	112.50	37.50		Blake Bedford
N.W.Pt.15	1	2.75	1.25		Rev.Joe Tulley
N.W.Pt.15	1 1/4	3.00	1.25		Gilbert Hamlin
N.W.Pt.15	1/4 "	1.25	1.25		David Long
N.W.Pt.15	1	2.75	1.25		Ernest Deslippe
N.W.Pt.15	1	9.90	1.00		Joe Hennin
S.W.Pt.15	5	34.60	2.25		Mrs Verbridge
E.Pt.N.1/2 16	88	154.00	48.40		Mose Morand
1	2/5	7.20	1.00		Mose Morand
2	2/5	7.70	1.00		Ferdine Morand
3	1/3	6.40	1.00		Leo Russette
4,5	1/2	8.80	1.00		Dr.R.Morand
6	1/4	4.40	1.00		J.W.Marshall
Carried forward		\$1021.35	\$ 566.55		

Assessment on Sandwich South continued.

n.	Lots and parts of lots	acres	value of benefit	value of outlet liability	value of injuring liability	names of owners.
	Brought forward		\$ 1021.35	\$ 506.55		
108	7	1/4	4.40	1.00		Wm Lockwood
	8	1/4	4.40	1.00		Ernest Soullier
	9	1/3	6.00	1.00		Gilbert Morand
	10	1/3	6.00	1.00		Mose Morand
	11	1/5	4.00	1.00		Geo W. Dickens
	12	1/4	4.60	1.00		Gilbert Morand
	13,14	1/2	11.30	1.00		John M. Vicary
	15,16	1/2	10.00	1.00		F.M. Caldwell
	17---36	5	8.75	2.00		Mose Morand
143	1-----5	1	1.25	1.25		John W. Stuart
	6-----10	1	1.25	1.25		G.B. Colthburst
	11---14	2/3	1.25	1.25		C.F. Hundey
	15---18	2/3	1.25	1.25		John Ion
	19---23	1	1.25	1.25		Thomas Pinfold
	24---28	1	1.25	1.25		Stephen Luce
	Park lot	1	1.25	1.25		" "
	29---33	1	1.25	1.25		Karol Dika
	34---37	1	1.25	1.25		Laura Hundey
	38---42	1	1.25	1.25		C.F. Hundey
	43---46	2/3	1.25	1.25		Frank G. Wells
	47---51	1	1.25	1.25		Karol Dika
	52---60	1 1/2	1.90	1.90		D.A. Bagen
	61---64	2/3	1.25	1.25		Bert Payne
	65---69	1	1.25	1.25		G.S. Jones
	70---74	1	1.25	1.25		F.T. Drayson
	75---79	1	2.50	1.25		F.A. Steer
	80---88	1 1/2	4.50	1.90		W.M. Masters
	89---102	2 1/3	7.00	3.85		Horbert Hasto
	103---114	3	6.00	2.50		John W. Humphries
	Carried forward		\$1121.45	\$ 605.70		

The following named owners requires bridges to connect their lands with the travelled portion of the highway.

Charles Esping	6th	S.W.1/4 13	\$ 30.00
Frank Lyons	"	N.1/2 N.1/2 13	\$ 35.00

Put the ditch the full depth at each stake and a level and even bottom between stakes. No road or farm ditch shall in any way be filled up. If the contractor removes any bridges in the repairs of said drain he shall put them back within 24 hours after their removal in as good shape as he found them. If the contractor removes any fences he shall put them back in as good shape as he found them taking into consideration the material he has to deal with. All brush, trees and rubbish that encroach at all on the sides or bottom of the drain shall be taken out and burnt to ashes.

The tile on Howard ave. shall be sunk to the depth as shown on the annexed profile. The earth taken to dig the trench shall be used to cover the tile to a depth of 20 inches.

The above work shall all be completed to the full satisfaction of the commissioners in charge of the repairs.

Assessment on Sandwich South continued.

n.	Lots and parts of lots	acres	value of benefit	value of outlet liability	value of injuring liability	names of owners
	Brought forward		\$1121.45	605.70		
33	1	1/6	1.25	1.25		L.R.Cummings
	2,3	2/7	1.25	1.25		Berkley Co.
	4	1/6	1.25	1.25		Mildred Ford
	5	1/6	1.25	1.25		W.G.Parks
	6,7	1/3	2.00	1.25		E.A.Archer
	8,9	1/3	2.00	1.25		J.H.Leschied
	10,11	1/3	2.00	1.25		P.J.McConnell
	12,13	1/3	2.00	1.25		W.T.Turner
	14	1/6	1.25	1.25		P.E.Brown
	15-----21	1 1/4	3.50	1.55		Berkley Co.
	22	1/6	1.25	1.25		Myra M.Oses
	23	1/6	1.25	1.25		James A.Collins
	24	1/6	1.25	1.25		Maggie Annal
	25	1/6	1.25	1.25		Geo Bates
	26	1/6	1.25	1.25		F.R.Groves
	27,28	1/3	2.00	1.25		Dr.O.C.Baker
	29,30	1/3	2.00	1.25		James A.Jones
	31	1/6	1.25	1.25		Henry Smallwood
	32-----40	1 1/2	4.50	2.25		Berkley Co.
	41-----47	1	1.25	1.25		" "
	48,49	1/3	1.25	1.25		Beulah G.Wigle
	50	1/6	1.25	1.25		S.F.Lankin
	51,52	1/3	1.25	1.25		A.Belair Jr.
	53,54	1/3	1.25	1.25		A.Belair Sr.
	55	1/6	1.25	1.25		W.G.Roswell
	56	1/6	1.25	1.25		Geo Webber
	57	1/6	1.25	1.25		R.C.Schuchard
	58	1/6	1.25	1.25		D.Reid
	59	1/6	1.25	1.25		W.Reid
	61-----63	1/2	1.25	1.25		Berkley Co.
	Carried forward		\$1168.95	644.60		

Assessment on Sandwich South continued.

Lots and parts of lots	acres	value of benefit	value of outlet liability	value of injuring liability	names of owners
Brought forward		\$1168.95	\$ 644.50		
64	1/6	1.25	1.25		Hugh Ross
60,65	1/6	1.25	1.25		Wm.Crawford
66	1/4	1.25	1.25		W.L.Eastman
67	1/6	1.25	1.25		H.Pringle
68	1/6	1.25	1.25		Frear Turner
69	1/6	1.25	1.25		Dr.O.C.Baker
70	1/6	1.25	1.25		W.Mason
71	1/6	1.25	1.25		R.Mason
72	1/6	1.25	1.25		Elizabeth Lawson
73	1/6	1.25	1.25		Olive Lawson
74	1/6	1.25	1.25		Grace G.Clue
75	1/6	1.25	1.25		Lottie Wigle
76	1/6	1.25	1.25		Harry G.Axford
77	1/6	1.25	1.25		A.Gignae
78	1/6	1.25	1.25		W.Butt
79	1/6	1.25	1.25		J.O.Ross
80	1/6	1.25	1.25		E.Wigle
81	1/5	1.25	1.25		A.R.Glasby
82	1/5	1.25	1.25		D.Jones
83	1/6	1.25	1.25		Patrieia Primeau
84	1/6	1.25	1.25		Berkley Co.
85	1/6	1.25	1.25		L.T.Clue
88	1/6	1.25	1.25		Annie L.Jones
86,87	1/3	1.25	1.25		Grace G.Clue
89---91	1/2	1.25	1.25		John P.Muxworthy
92	1/6	1.25	1.25		John Hossios
93	1/6	1.25	1.25		A.C.W.Jones
94----102	1 1/2	1.90	1.90		Berkley Co.
103	1/6	1.25	1.25		Agnes Parks
104,105	1/3	1.25	1.25		G.A.Ward
Carried forward		\$1207.10	\$ 662.65		

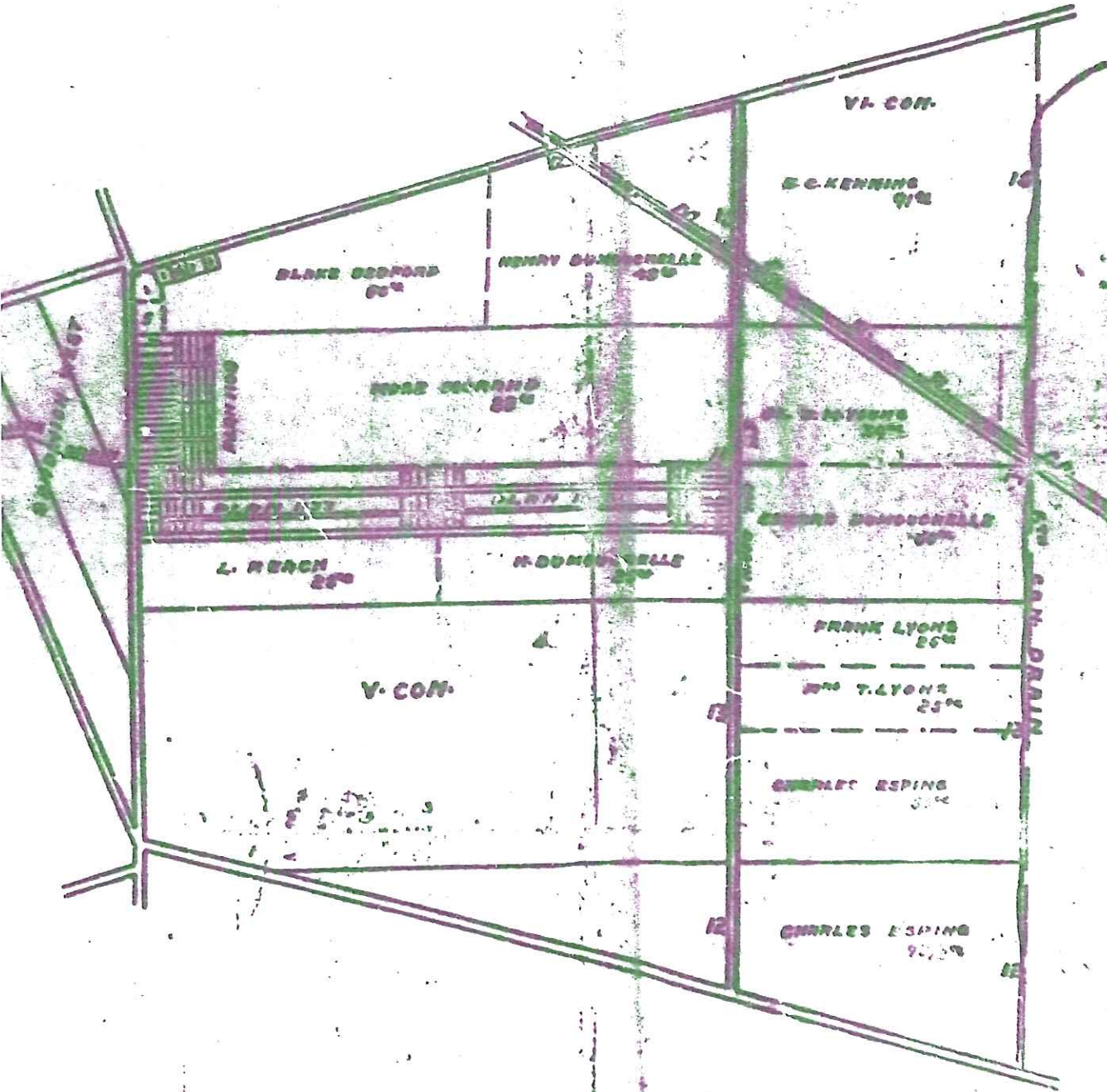
Assessment on Sandwich South continued.

n.	Lots and parts of lots	acres	value of benefit	value of outlet liability	value of injuring liability	names of owners
	Brought forward		\$1207.10	\$ 682.65		
3	106	1/8	1.25	1.25		Maud Lyons
	107----117	1 2/3	2.10	2.10		Berkley Co.
6th	Pt.14-15	9.9	30.00	29.80		M.C.R.R.Co.
	Pt.14-15	2	5.00	5.00		W.E.&J.S.R.R.Co.
	On lots for benefit		\$1245.45			
	On lots for outlet			\$ 720.80		
	Road North Talbot	2	26.50	24.50		Sandwich South Tp.
	th concession road	10 1/4	162.50	105.25		" " "
	orth Townline	6 1/2	81.25	76.60		" " "
	oward Ave.	2 1/2	97.50	22.50		Essex County
	streets & Alleys	12	130.90	65.25		Sandwich South Tp.
	On roads for benefit		\$ 498.65			
	On roads for outlet			\$ 294.10		
	On W.E.&J.S.R.R.Co. lowering pipes		\$150.00			

P.L.E.N.
 SHOWING THE LOTS OF THE
 27TH CON. DRILL AND LOT OF THE
 SANDWICH SOUTH-SIDE OF WEST

J. P. Reid
 ENGINEER

RESEY TOWN 1871/1872



BY-LAW NUMBER 17-2023

A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 27th DAY OF FEBRUARY, 2023

Passed the 27th day of February, 2023.

WHEREAS it is deemed expedient that the proceedings of the Council of The Corporation of the City of Windsor at this meeting be confirmed and adopted by by-law;

THEREFORE the Council of the Corporation of the City of Windsor enacts as follows:

- 1. The action of the Council of The Corporation of the City of Windsor in respect to each recommendation contained in the Report/Reports of the Committees and the local Boards and Commissions and each motion and resolution passed and other action taken by the Council of The Corporation of The City of Windsor at this special meeting is hereby adopted and confirmed as if all such proceedings were expressly in this by-law.
- 2. The Mayor and the proper officials of The Corporation of the City of Windsor are hereby authorized and directed to do all things necessary to give effect to the action of the Council of The Corporation of the City of Windsor referred to in the preceding section hereof.
- 3. The Mayor and the City Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the seal of The Corporation of the City of Windsor.

DREW DILKENS, MAYOR

CITY CLERK

First Reading - February 27, 2023
Second Reading - February 27, 2023
Third Reading - February 27, 2023

February 27, 2023
City Council Meeting
Item 8.3 – Written Submission

From: david hanna
Sent: February 24, 2023 12:28 AM
To: clerks <clerks@citywindsor.ca>
Cc: david hanna <
Subject: Request to be written Delegation to Item: 8.3, "3821 King St. Zoning Amendment", at the Feb 27, 2023 Windsor City Council

Hello,

I would request to be *written Delegation* to Item:
8.3. Zoning Bylaw Amendment –Z 022-22 [ZNG-6787] & OPA 161 [OPA-6788] Passa Assoc 3821 King St - Ward 2 (SCM 13/2023) & (S 124/2022)
at the *February 27, 2023 meeting of Windsor City Council.*

Please include copy of this e-mail letter and attachments to my Delegation to Windsor City Council.

Although comparing our little King St. in the West end area of Windsor to King St. in Toronto might be (in terms of scale, built history and use) far beyond comparison of apples to oranges, more like comparing Paris, France to Olinda, Ontario. However, some basic comparative Planning thought might still be of informative service.

In 1996, the "Two Kings", King St. West & East were two deindustrialized heritage areas of old Toronto containing much abandoned urban decay. These rundown areas of Toronto were approached with new thought by a young Toronto City Planner (Paul Bedford) who gained initiative and support from the local Toronto Architectural / Planning academia of the time. New thought towards more enlightened and bold innovative Planning wisdom. The success of the original 1996 City of Toronto two "Kings" Plans has been so overwhelming that the newest Toronto Kings St. Secondary Plans have to now be revised further (as of late) to better tweak and control their rolling success. Between the years of 1996 - 2018, (since the first implementation of the Plan in 1996) the King St. West area of Toronto alone increased employment population from 21,000 to 45,000 and residential population from 945 to 22,000 with an expected 30,000 more residents still to come.

The comparative point with Toronto's 'Kings' here in Windsor's West end, being that:

1. Mixed use (residential) near King St. in Windsor already exists within an area much later deliberately overlaid re-zoned as Industrial. The residential has always been there first.
2. Mixed Use areas can be made compatible if designed right and allowed to progress safely and intelligently.

3. This area of Windsor's West end already has much existing empty lands zoned as Industrial which have remained under or un-utilized relative to new Industrial use for decades. With no new Industrial use expected or in the works. Seemingly not even on WECD's radar plan for attracting any new Industrial use there? Even if there were new industry banging down the door here, what new Industry might Kelbour find compatible? It also appears that even Kelbour has part of their present land holdings currently up for sale.

4. The City of Windsor (comparative use precedent, even if zoning different) has already allowed a new 6 storey medium rise residential building across from existing Industry at the NE corner of Wyandotte St. W and Crawford St. - despite initial concerns expressed from adjacent Industry already situated there.

5. The same Industrial appellant objecting to the new small scale, 3 storeys, 2-bedroom apt., 30-unit, residential proposal for 3821 King St. in Windsor - also objected (last year) to the higher scale 11 storey residential tower proposal for the SE (currently an empty lot at 3885 Sandwich St.) corner of Sandwich St. and Chappell St. across from the Tim Horton's. That particular Sandwich St. property is not even adjacent to the Industry's own site.

6. Instead of inferring and unjustly branding any potential new area residents as would be "criminals, vandals, drug abusers" who will cause unmitigated traffic and safety risks - Perhaps the Industrial land owner could rethink the proven Jane Jacobs Community Building Principle, that: - "More eyes on the Street" are actually what makes a community much better and safer.

6. The City has to decide how it will comply with the new Provincial Government, Province wide Housing expansion initiative. Comply in terms of innovative new urban building ways on existing serviced City Core areas, *or* to further exacerbate needless sprawl with extraneous high servicing costs and causing harmful Farmland reduction by pushing City expansion prematurely outwards to new greenfield sites.

7. The new residential proposal for 3821 King St. in Windsor, is a small scale, 3 storeys compact 'residential precinct' form of building site plan which provides its own sufficient parking. All within a fully landscaped buffered site. Certainly, new residents who could afford a new two-bedroom apartment and car cannot be unwittingly tarnished and prejudiced as unwanted 'Bad Actor's? What does that inaccurate, biased and nonsensical stigma imply for the rest of existing West end residents of Windsor then? Any former Windsor City Councillor who seriously believes this is entirely misinformed and perhaps undeserving of past political representation.

8. The proposed new 3821 King St., Windsor residential Development appears to have successfully completed the necessitated stormwater studies, compliance approval from Transit Windsor, Heritage Windsor, ENWIN Utilities etc. The Developer promises agreement with the City to fix the existing Street to proper standards and employ further access to the proposed site. Most would hold hope, to believe that the Sandwich Teen Centre leadership would actually welcome new Families within their vicinity. New Families as potential new deserving customers of the somewhat presently underutilized Teen Centre's former large School property and services. Rather than blatantly exaggerate claims of limited Teen Centre parking and interference. The proposed new development has its own self-contained parking and offers Street improvement - not falsely accused neighbourhood detriment. An existing Goodwill retail store and existing nearby Aishah Siddiqah Academy religious institution already have their own separate, ample sized nearby parking lots.

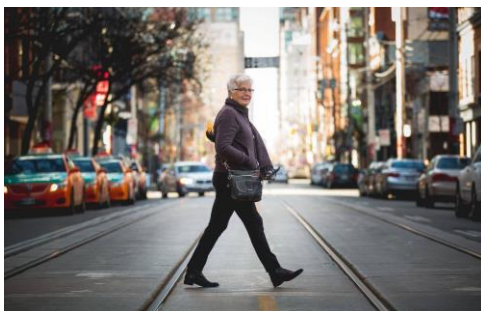
9. There doesn't appear to have been any scientific evidence offered yet for any consistent annoying noise emanating from the Tilston Armoury / Windsor Police Shooting range other than one individual's say-so. Have there been official complaints on record to the City on mass of such noise annoyance?

10. The Kelbour owned land on Prince St. to the West and South of the Sandwich Teen Centre once had an active 'Community Garden', since removed. Some may question who really is the good neighbour - existing Industry with ongoing, self-stated maintenance issues or long-time existing community orientated residents living nearby?

11. 2 New multi-unit residential buildings (one being a two storey multi unit residence constructed from former industrial shipping containers) were constructed recently on Watkin's St. (North of Sandwich St.) across from large scale Industrial Bulk Heavy Oil Storage Tank Farms on Russell St. and adjacent to the Sterling Fuel Administration office. It seems hypocritical zoning to allow that residential / Industrial adjacency and not even seriously consider the proposed 3821 King St. residential development.

The blind continuance of blanket Industrial Zoning having legal precedent over pre-existing residential, while offering neither incentive to further industrialize nor proof that new industrial will ever occur in this particular area - appears somewhat blind sighted. City building impedance, paper colouring on a map and anti-thesis to any apparent real short - or long-term comprehensive plan for success. One would hope that true Planning innovators would look at new, proven architectural and landscape methodologies towards creating new City Policy objectives that permit better City Building success. New City Policy objectives that both allow for and seek to improve neighbourhood mix in compatible and mutually beneficial ways.

<https://www.theglobeandmail.com/report-on-business/industry-news/property-report/going-all-in-with-a-pair-of-kings/article28745451/> Globe & Mail news article by Journalist: 'Stephen Wickens', Feb. 16, 2016, regarding the 20 (now 27 year) year success of the Planning change made in the City of Toronto Zoning, regarding the two areas of King St. W. and King St. E. (known as "The Kings"). I was able to witness the beginning proposal for 'The Kings' and much of the successful evolutionary City change emanating from this particular progressive City of Toronto Planning Policy Change, first hand when I lived in Toronto for 23 years.



Downtown Toronto went all in with a pair of Kings

Two large pockets of industrial land along King Street in Toronto were on the verge of death. But a bold gamble 20 years ago to rezone them for mixed use has led to explosive development and a city core

teeming with residents, condos, shops and office buildings

www.theglobeandmail.com

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-
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Please see and add the attachments shown above and listed below for my written Delegation.

1. Site plan illustrating existing Kelbour owned lands and also the proposed site for the new Residential development at 3821 King St. in Windsor. It appears that more than half of Kelbour land holdings appear as presently vacant. A drive by appears to confirm this.
2. Copy of the proposed new small scale, 3 storey, 2 bedroom apt, 30 unit compact precinct form residential complex proposed for 3821 King St, in Windsor.
3. Image of the existing recent 6 storey residential building at Wyandotte St. W. at Crawford St. in Windsor, built across from nearby existing Industry.
4. The new 11 story residential Tower proposed for 3885 Sandwich St. at Chappell St. (across from the Tim Hortons) which Kelbour apparently also objected to last year - despite no direct adjacency to Kelbour's existing Industrial property. The neighbourhood, it seems is changing or has the potential to change for the better if City allowed.
5. 3 Photo Collage:

Top left: Part of Kelbour's northern vacant land holdings appear currently up for sale.

Top Right: ample existing separate parking for the 'Aishah Siddiqah Academy', 'Sandwich Teen Centre' and 'Goodwill Retail Store' which will not be affected in any way by the proposed new residential Development at 3821 King St. - As the proposed new residential development has its own ample, self-contained parking on site.

Bottom Centre: The proposed site appears to have been cleaned up recently.

6. New multi-unit residential building recently built on Watkins Ave., North of Sandwich St., across from Sterling Heavy Marine Oil Industrial Tank Farm and adjacent to Sterling Marine Fuels Commercial Administration Office. Other examples also exist of residences located close to Metal Scrap Yards and busy LaFarge Aggregate unloading sites.

7. My overlay (written in red text) comments regarding Kelbour's submittal to Council.

Regards,

David Hanna
Ward 3 Resident

Kelbour Management Inc. 735 Prince Rd., Windsor ON N9C 2Z2

Attention: Mr. Steve Vlachodimos City Clerk, Mr. Kevin Alexander Planner, Mr. James Abbs Planner

Kelbour Management Inc. is the owner of the lands outlined in red on the attached Schedule "B" hereto. We are herein filing an objection the Official Plan Amendment and Zoning Bylaw Amendment set out in City of Windsor Files:

Z-022/22 ZNG (6787) and OPA 161(OPA 6788) Located at 3821 King Street.

We object to these Official Plan and Zoning Bylaw Amendments for operational reasons including but not limited to; **Will the City cave to threats of going to the LPAT by lame duck, predominantly empty lot land owners?**

Does the City intend to incentivise new use of empty lands by implementing a new non-use surtax?

1. Kelbour has had years of well documented, by Police, issues with crime, drug dealing, at this location **'Conducts business' on all the many empty lots they own? - half of their holdings being empty?**
2. **Kelbour Conducts industrial business on all of the land outlined in red on Schedule "B".**
3. This change is absolutely not suited to **any residential**, let alone a multi-unit dwelling, and should remain industrial as it is in the middle of our industrial properties. **Is there not already existing residential nearby?**
4. There is an extremely loud gun range next to our property which echo's and reverberates thru-out our buildings. This will be a huge source of disturbance complaints for the city with these new tenants. **Is there any scientific evidence to back this claim? Why never investigated like the Windsor hum?**
5. We have tried fencing around our properties only to have the fence cut open and trespassed.
6. We have tried building a buffer of steel racks and beams etc.... to create "no go zone" but we were told by City of Windsor Bylaw reps to clean it up as there was a complaint from the tenant of this property **Has Kelbour consistently demonstrated 'Good Neighbour' quality in terms of existing maintenance & safety and proposing any new compatible use of existing empty land holdings?**
7. We are constantly seeing trespassers on our property coming from 3821 King St property. We cannot do anything about this as apparently **we must capture hold the perpetrators down until police show up. If we do not, they just walk away wit stolen goods** **Vigilantism ?**
8. We already have many break ins at our locations again, well documented with Windsor Police.
9. Windsor Police have tried to clear this property from elements non conducive to our plight and many meetings have taken place between Police, Kelbour and, the neighboring community, Sandwich teen group, Windsor port authority etc. ... Sargent's Rob Wilson and Shannon Tennant among others were driving this issue.
10. Our employees' cars are constantly being broken into from this property, employees cannot keep gas in their cars as they will be siphoned off.
11. Adding 30 new units to this issue will create a constant fight with neighbor's as we make much noise on multiple shifts from stamping, truck loading etc. ... at our, "currently shielded by our own properties" land purchases with zero complaints.
12. **Without a doubt, the tenants will be trespassing on our property's and causing issues with further thefts and property damage to employee's cars building etc. ... Only now instead of one bad actor, we will now have potentially 30 families.**
13. There is constant forklift traffic on West side of our building behind this property and it creates a dangerous situation as I am sure it will become a "shortcut" route for the new residents and their children. **Who is creating a dangerous situation? Careless industry?**
14. On our Hill Street property, we have multiple tenants with semi and large van trucks entering and exiting from the driveway directly adjacent to the property in question. The additional traffic and residents walking/ driving along this stretch of Queen st will also create a major safety concern **What ever happened to the Neighbourhood Community Garden West of Prince Rd. next to STAG, on land now listed as Kelbour?**
15. **The property in question as it is a safety hazard of the City of Windsor's making due to a bylaw which, in my estimation, is hindering any kind of west Windsor renewal. It is well known why this bylaw came into effect.**

Duh?

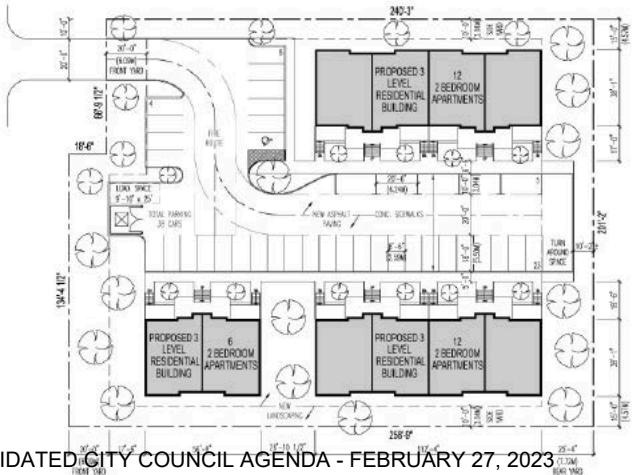


Are all new West End Families to now be automatically considered 'Bad Actors', Trespassers, Thieves and Vandals? Particularly new Families that can afford new 2 BR. Apt.'s, an automobile and add more good neighbour 'eyes on the street' towards improving

units. The site is proposed to be developed with 38 parking spaces, including 1 barrier free space and 1 loading space.

A seemingly good example of compact, small scale precinct contained new neighbourhood. Shaded Landscaping, needed affordable housing. IS City planning aware of how other Cities mix zone use?

SITE STATISTICS:			
PROPOSED ZONING FOR SITE:	RESIDENTIAL DISTRICT 2.5 (R2.5)	TOTAL 2 BEDROOM APARTMENTS:	36 UNITS
TOTAL SITE AREA:	52,814 SQ. FT. (1,202.95 SQ. M.)	TOTAL PROPOSED PARKING SPACES:	38 SPACES
TOTAL PROPOSED BUILDING AREA:	10,190 SQ. FT. (1,019 SQ. M.)	TOTAL PROPOSED ACCESSIBLE SPACES:	1 TYPE 'F' PARKING SPACE
TOTAL PROPOSED SITE COVERAGE:	21.22 % SITE COVERAGE	TOTAL PROPOSED LOADING SPACES:	1 LOADING SPACE
TOTAL FLOOR AREA OF NEW CONSTRUCTION:	32,597 SQ. FT. (3,026 SQ. M.)	TOTAL UNRESCAPED AREA:	20,524 SQ. FT. (2,271.39 SQ. M.) 50.22%



PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

KING STREET APARTMENTS
PROJECT NO. 2023, MAY 2022, SCALE: 1" = 30'-0"
3821 KING ST., WINDSOR, ON.
MESA ASSOCIATES INC., ARCHITECTS, 102-787 QUELLETTE AVENUE, WINDSOR, ON., 43M 4-4, WWW.MESA.CA

CONSOLIDATED CITY COUNCIL AGENDA - FEBRUARY 27, 2023



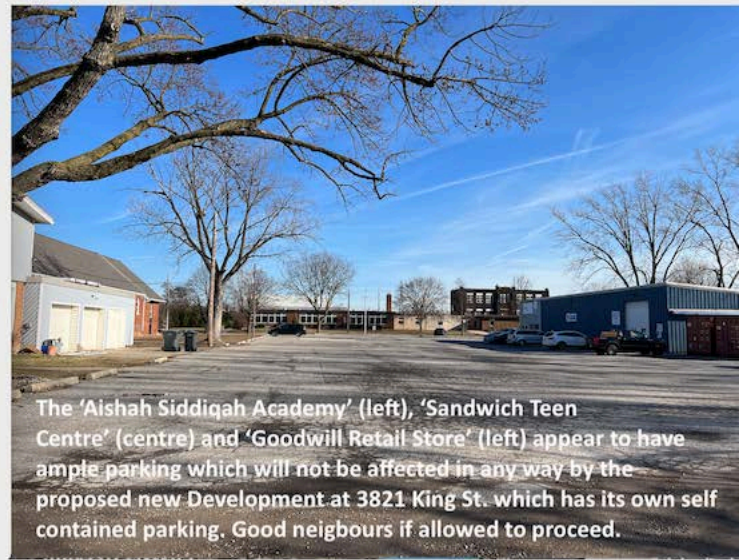
Looking West towards Crawford St. at Wyandotte St. W. - The recent Factory Apartment Building built across from existing Industry

APPELLANT'S PROPERTY IN RELATION TO THE SUBJECT





The Northern portion of Kelbour's vacant land holdings appear currently up for sale



The 'Aishah Siddiqah Academy' (left), 'Sandwich Teen Centre' (centre) and 'Goodwill Retail Store' (left) appear to have ample parking which will not be affected in any way by the proposed new Development at 3821 King St. which has its own self contained parking. Good neighbours if allowed to proceed.



CONSOLIDATED CITY COUNCIL AGENDA - FEBRUARY 27, 2023
 PAGE 95 OF 153
 The present King St. site appears to have been cleaned up

From: Kevin Kelly
 Sent: May 25, 2022 1:07 PM
 To: clerks <clerks@citywindsor.ca>
 Cc: Alexander, Kevin <kalexander@citywindsor.ca>; Grant Bourdeau; S Kelly; Cheryl Kelly; Roxanne Boow; Kevin Kelly
 Subject: File Numbers OPA/6504 and ZNG/6503

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Clerk

As president of Kelbour managements I wish to express my concerns to the zoning bylaw as per Subject and attached changes.
 The area outlined on the below is our current industrial properties owned by Kelbour Management.

Our major concern is that the addition of residential traffic will be an issue for trucks entering our 3901 Peter St property, that is zoned industrial and is currently up for sale as an industrial usage property. If Chappell rd becomes closed to Truck traffic due to this influx of residential usage it will severely hamper, if not make it untenable, the ability to do an industrial business at this location and we want assurances this will not happen at any time, now or in the future due to the Tunnio Development proposal or any other reason which may be a future consideration.

Kevin Kelly
 Shurlok Products LTD
 735 Prince Rd. Windsor, On. Canada
 N9C 2Z2

Kelbour Objection to 3885 Sandwich St.

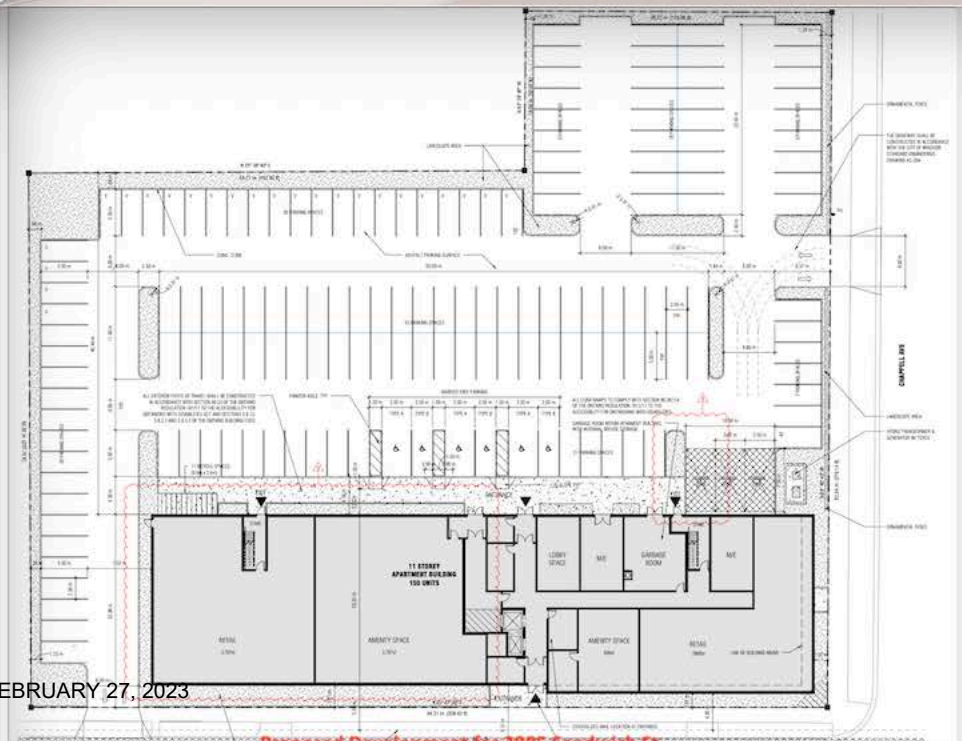


Proposed Residential development for 3885 Sandwich St.



Exhibit 1 - Location Plan

Item 7.3 - 3885 Sandwich St. Proposed 11 storey Residential Tower
Excerpts from the June 6, 2022 Development and Heritage Standing Committee



Proposed Development for 3885 Sandwich St.



One of two new multi Unit Residential on Watkins Ave. , North of Sandwich St. and permitted across from Sterling Fuels Heavy Oil Tank Farm and adjacent to Sterling Fuels Commercial office. Other examples of existing residences also near to active LaFarge Aggregate loading facilities and Commercial Scrap Yards.



Hello,

The Applicant must submit engineering drawings signed and sealed by a certified professional. The engineering drawings will be reviewed by an engineering firms designated by VIA at the Applicant's expenses.

The Applicant must also submit locates to VIA. The locates must be submitted to VIA electronically and physically. The Applicant must meet the following requirements:

- Transport Canada:
- Railway Safety Act, Part III, Sections 24 and 25.
- For Clearance:
- Railway Right of Way Access Control Policy;
- Wire Crossings and Proximities Regulations – C.R.C., c. 1195;
- Standards Respecting Railway Clearances – TC E-05;
- Notice of Railway Works Regulations, a copy of the notice must be sent to VIA.

- Traffic control near a railways:
- Circular 13 Railway Association of Canada

- For Grade Crossings:
- Grade Crossings Regulations;
- The provisions that must be adhered to with respect to the creation of new entrance ways or intersecting roads from the nearest rail. Reference GCR Sub-Section 101(1) and Grade Crossings Standards Article 11.
- Grade Crossings Standards;
- Transport Canada Standard for LED Signals Modules at Highway/Railway Grade Crossings – TC E-14;
- Minimum Railway/Road Crossing Sightline Requirements for All Grade Crossings Without Automatic Warning Devices – G4-A.
- The requirements surrounding sightlines, of which any construction or activities (Duplex development) on the property or new properties must ensure they do not obstruct the required minimum grade crossing sightlines. (reference Section 21 of the GCR).

- Canadian Standards Association:
- CAN/CSA C22.3 No. 1 – Overhead Systems;
- CAN/CSA C22.3 No. 7 - Underground Systems;
- CAN/CSA Z662 – Oil and Pipeline Systems;
- CAN/CSA-B137.4 - Polyethylene Piping Systems for Gas Services.
- VIA:
- Buried Signal and Communication Guidelines;
- Guidelines for New Development;
- guidance which the Federation of Canadian Municipalities (FCM) has created on this topic specifically, you can find their guidance within the following link: [Guidelines for New Development in Proximity to Railway Operations.](#)
- Adjacent landowners, buildings and overhead structures are not allowed to drain or modify existing drainage ways to divert water onto railway property without a hydraulic study and approval of the VIA Rail Infrastructure Department;

- All loads must be in compliance with Cooper E90;
- The Federation of Canadian Municipalities and the Railway Association of Canada: Guidelines for New Development in Proximity to Railway Operations.
- Other:
- Proper fencing must be included or planned to be installed in order to avoid any trespassing or intrusions into the VIA right-of-way;
- All fence maintenance will be done on the Applicant expense.

In addition, the Applicant must comply with the following areas of concern for which VIA request information, reassurances and/or commitments with regards to the application:

- Utilities:
- Electrical and Gas Supply

VIA would like assurances from the City and the Applicant that the new development will not negatively impact on the capacity, availability, stability of the supply and future growth capability thereof.

- Communications

VIA would like assurances from the City and the Applicant, that the new development will not impact VIA's operations as a result of potential alterations to the existing cellphone towers or any other fibre-optic infrastructures supplying the VIA station and property.

- Water & Wastewater:
- Drainage Sanitary/Storm

VIA would like assurances that the new development will not limit or interfere with its operations, specifically the main sanitary drainage that runs South-to-North from the Train Yards, through VIA's property towards the proposed development. Refer to the blue dashed line of Exhibit A, attached to this letter.

- Water supply

VIA would like assurances that the new development will not affect the supply and water pressure that is provided for the station.

- Construction Disturbances:
- VIA requests a copy of the Pedestrian study (from New Development to LRT).
- VIA is concerned by the flow of people that will go through our premises (either interior or exterior) to access the LRT station.
- Station access (vehicle traffic)

Confirmation that the New Development access/exits, and traffic volumes will not affect or interfere VIA traffic circulation. VIA also needs confirmation that Avenue L (yellow dotted line shown on Exhibit A), as well as the access to it, will be kept for our operations and upcoming growth.

- Neighbour Relationships:
- VIA requests the Applicant's monitoring and management plan of the impacts of its construction, including but not limited to:
 - Air contaminants / Dust pollution;
 - Noise pollution / Working hours;
 - Existing conditions;
 - and the impacts of vibrations.
- VIA requests the Applicant's communication and management plan for future tenants and or owners of the project with respect to VIA's active train station nearby, that may produce one or more of, but not limited to, the following: emission of noise, dust, vibration, fumes, odours and other gaseous

or non-gaseous emissions that may affect the enjoyment of the development for which VIA shall not be held responsible.

VIA requests the Applicant's commitment to making all efforts not to interfere with VIA's operations, VIA's track infrastructure or use of VIA property. When in the vicinity of VIA property or Railway right-of-way, VIA requests the Applicant commitment to comply with and conform to all VIA, Department of Transport and Canadian Transportation Agency rules and regulations, or any other authority having jurisdiction.

When and where the City's or the Applicant's actions, whether direct or indirect, negatively impact any of the above, VIA's operations, and or VIA's property, VIA wants assurances from the City and the Applicant that they will take all necessary and possible steps to mitigate or eliminate those impacts.

In light of our requests, VIA requires the City and the Applicant to indemnify VIA against any and all claims, damages or proceedings (including legal costs and other costs and expenses) that may arise in relation to the non-compliance to any condition contained in this letter.

Should you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,

Paul Charbachi
Infrastructure Engineer
M: 514-607-5833
Paul_Charbachi@viarail.ca



350 City Hall Square West
Windsor, ON N9A 6S

Via email: jnwaesei@citywindsor.ca

Attention: Justina Nwaesei, City Planner

Re: **Letter of Congregational Support**
Proposed Mid-Rise Residential Development at 2800 Banwell Road, Windsor, ON

Justina:

As part of the public input process required for rezoning of our severed lands, Banwell Community Church wishes to formally offer its support for the proposed mid-rise residential development at 2800 Banwell Road. Banwell Community Church is a community stakeholder in this project, and as such, we recognize the importance of residential intensification in ensuring sustainable growth within the City of Windsor.

Specifically, when evaluating the purchase offers received for our proposed 3.2-acre severance, the congregation voted in favour of Maple Leaf Homes' offer because their submission was accompanied by a definitive plan for residential intensification. As part of its long-term plan for organizational sustainability, the Board of Directors at Banwell Community Church recognizes the benefits of directly adjacent housing options for its senior population to age-in-place. In fact, early concepts for development of the balance lands included a long-term care facility managed by the church. Although the Board has since abandoned that idea, there is an expressed interest from many church congregants wishing to downsize to this location, where much of their week is spent.

Similarly, Banwell Community Church has a thriving Young Adults Ministry, and as many of its young professionals continue to seek affordable housing options, the Board believes that the proposed mid-rise residential development offers rental or ownership opportunities that will allow its young adults to "put down roots" within their church's area of influence.

Finally, Banwell Community Church recognizes that the Province of Ontario is currently lacking in its supply of affordable housing, and as a pillar of faith in our community, we wish to meet both the spiritual and physical needs of those around us. Therefore, we believe that this proposed mid-rise residential development is compatible with both our mission and our hope; accordingly, we wish to endorse it.

Yours truly,

Vladimir Kralik

Vladimir Kralik
Chair, Board of Directors
Banwell Community Church

Joel Wiebe

Joel Wiebe
Vice-Chair, Board of Directors
Banwell Community Church

Hello,

The Applicant must submit engineering drawings signed and sealed by a certified professional. The engineering drawings will be reviewed by an engineering firms designated by VIA at the Applicant's expenses.

The Applicant must also submit locates to VIA. The locates must be submitted to VIA electronically and physically. The Applicant must meet the following requirements:

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- CAN/CSA C22.3 No. 1 – Overhead Systems;
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- All fence maintenance will be done on the Applicant expense.

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- Drainage Sanitary/Storm

VIA would like assurances that the new development will not limit or interfere with its operations, specifically the main sanitary drainage that runs South-to-North from the Train Yards, through VIA's property towards the proposed development. Refer to the blue dashed line of Exhibit A, attached to this letter.

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When and where the City's or the Applicant's actions, whether direct or indirect, negatively impact any of the above, VIA's operations, and or VIA's property, VIA wants assurances from the City and the Applicant that they will take all necessary and possible steps to mitigate or eliminate those impacts.

In light of our requests, VIA requires the City and the Applicant to indemnify VIA against any and all claims, damages or proceedings (including legal costs and other costs and expenses) that may arise in relation to the non-compliance to any condition contained in this letter.

Should you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,

Paul Charbachi
Infrastructure Engineer
M: 514-607-5833
Paul_Charbachi@viarail.ca

To City Council

Re: 1850 North Service Rd Development

We are writing this letter to you about addressing our concerns about what type of fence will be put up and what type of landscaping is being put up behind our homes.

We addressed these concerns at the Heritage and Development Meeting and the developer said some type of fence would be put up as the majority of the residences have chain link fences. We have spoken to Jackie Lassaline (consultant for the developer) and was not sure as it is in the preliminary stages.

The traffic and headlights would be always in our backyards as the road is next to our property line. The privacy fence and landscaping would buffer the noise, traffic and lights.

Thank you

Gino & Anna Sovran

2927 Byng Rd., Windsor, Ontario



24 February 2023
File No.: 21-1234X

350 City Hall Square West
Windsor, ON N9A 6S

Via email: jnwaesei@citywindsor.ca

Attention: Justina Nwaesei, City Planner

Re: Banwell Community Church, 2400 Banwell Road, Windsor, ON
Review of Banwell Road Right-In / Right-Out Site Access Closure Implications

Justina:

In October 2022, RC Spencer Associates Inc. completed an update to a Traffic Impact / Parking Brief for a commercial / residential development proposal on property severed from Banwell Community Church, located at the southeast corner of Banwell Road at McNorton Street in Windsor.

The developer is proposing a single right-in-right-out access at Banwell Road to service the subject commercial / residential development (to be located just south of the existing right-in-right-out access at Banwell Community Church). Although interconnectivity with the church was explored, it was concluded that observed short-cutting through the church parking lot (to by-pass the signalized intersection of McNorton Street / McHugh Street at Banwell Road) would likely be exacerbated by reciprocal site access. Accordingly, to ensure that the severed parcel of land obtains independent access to Banwell Road, the Directors of Banwell Community Church agreed to closing the existing Banwell Road site access and reassigning its access rights to the adjacent parcel (pending an official congregational vote to be held on 26 February 2023); these proposed site access constraints are reflected in the latest site plan update. Therefore, in response to the proposed closure of the church's Banwell Road site access, the following traffic impact / parking memo was prepared to assure all stakeholders that the primary site access at McNorton Street will sufficiently accommodate the increased traffic load and peak parking demands.

Banwell Community Church is currently comprised of 17,442 sq. ft. of gross floor area, but within the next couple of years, the church is proposing an 8,100 sq. ft. gymnasium expansion to the existing building footprint, resulting in a total of 25,542 sq. ft of gross floor area. However, church contacts have indicated that the addition will not change the 400-person maximum capacity / seating for the sanctuary. Since Sunday is the peak traffic day for a church, the "worst-case" scenario is represented by the Sunday egress from the site, with the peak hour commencing around 11:30am. Weekday peak hours are off-hours for church activities; therefore, the trips generated by the church are negligible during these time periods.

Traffic data was collected by RC Spencer Associates for the intersection of Banwell Road at McNorton Street / McHugh Street and for the existing church accesses for the Sunday peak hour on 19 December 2021. This data is available in Appendix A. On that date, there was an approximate attendance of 250 congregants.

Leamington: 18 Talbot St. W. – Leamington, ON N8H 1M4
Windsor: 800 University Ave. W. – Windsor, ON N9A 5R9
Chatham-Kent: 49 Raleigh St. – Chatham, ON N7M 2M6



Professional Engineers
Ontario

From the collected traffic data, it is observed that only 30 vehicles access the site during the 30 minutes prior to the start of the Sunday service; at maximum, the peak site ingress demand at the Banwell Road site access is one vehicle per minute. For the hour centred on noon (11:30am to 12:30pm), three vehicles entered the church property via the Banwell Road site access, and six vehicles exited the church property via the Banwell Road site access. If the right-in / right-out site access at Banwell Road were closed, ingressing traffic would have to continue north on Banwell Road, turn right at the signalized intersection of McNorton Street / McHugh Street at Banwell Road, and turn right into the site via the all-directional McNorton Street site access. Accordingly, Figure 1 (in Appendix B) illustrates the redistribution of “existing” traffic volumes. To account for the 400-person maximum occupancy, the redistributed traffic volumes were pro-rated by a factor of 1.6 (400 / 250) to represent a “worst-case” scenario for the Sunday peak hour (11:30am to 12:30pm); the additional traffic generated by the proposed commercial / residential development (on a Sunday peak hour) was also considered in the background traffic volumes. The “existing” and “worst-case” scenarios were modelled in Synchro 11 to compare the resulting traffic operations metrics. The corresponding reports are provided in Appendix C.

The intersection of McNorton Street / McHugh Street at Banwell Road is currently signalized. On the east side of Banwell Road, McNorton Street is a two-lane undivided roadway with a dedicated left turn lane on the westbound approach. On the west side of Banwell Road, McHugh Street is a four-lane undivided roadway with dedicated left and right turn lanes on the eastbound approach. Banwell Road is a divided four-lane roadway with a dedicated southbound left turn lane and a dedicated northbound left turn lane. Recently, geometric and traffic control improvements were made to the intersection to accommodate for protected (and permitted) northbound / southbound phases; the updated traffic signal timings (provided by the City of Windsor) were implemented in the modelling.

Based on the level of service results reported in Tables 1 and 2, the intersection of McNorton Street / McHugh Street at Banwell Road will perform satisfactorily in the Sunday peak hours, even with the addition of site generated traffic and the redistribution of traffic affected by the proposed Banwell Road church access closure.

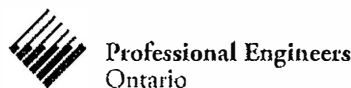
Table 1: Overall Signalized Level of Service – McNorton St. / McHugh St. at Banwell Rd.

Scenario	McNorton St. / McHugh St. at Banwell Rd.
	Sunday Peak Hour
Existing Traffic	B
Redistributed + Site Gen Traffic	B

Table 2: Level of Service by Approach – McNorton St. / McHugh St. at Banwell Rd.

Scenario	McNorton St. / McHugh St. at Banwell Rd.			
	Sunday Peak Hour			
	E/B	W/B	N/B	S/B
Existing Traffic	B	C	A	A
Redis + Site Gen Traffic	B	C	A	B

Leamington: 18 Talbot St. W. – Leamington, ON N8H 1M4
 Windsor: 800 University Ave. W. – Windsor, ON N9A 5R9
 Chatham-Kent: 49 Raleigh St. – Chatham, ON N7M 2M6



The northbound stop-controlled tee intersection of the site access at McNorton Street currently provides all-directional site access to the church property; the intersection is currently comprised of a single shared lane for each approach. As part of this review, separation of northbound left and right turns (into their own turn lanes) was also explored at the Church’s request. Based on the level of service results reported in Table 3, it is the engineers’ opinion that the existing all-directional site access at McNorton Street can sufficiently service the peak hour traffic demand generated by congregants egressing the church site during the Sunday peak hour. No geometric improvements are warranted for the northbound approach, but if dedicated left and right turn lanes were implemented, the peak hour queues for northbound egressing traffic would be reduced (because northbound left turning traffic does not obstruct northbound right turning traffic from entering the Banwell Road traffic stream).

Table 3: Level of Service by Approach – Site Access at McNorton St.

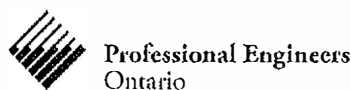
Scenario	Site Access at McNorton St.		
	Sunday Peak Hour		
	E/B	W/B	N/B
Existing Traffic	A	A	B
Redistributed + Site Gen. Traffic (Max Occupancy)	A	A	B
Redistr. + Site Gen. Traffic (Max. Occ. + Sep. NB L/R Lanes)	A	A	B

Banwell Community Church currently provides 192 parking spaces, including five accessible spaces. If the proposed 8,100 sq. ft. gymnasium expansion proceeds through to construction, the church may require a parking lot expansion to accommodate the supplementary use (particularly around the proposed expansion area). From the collected turning movement count data, during Sunday’s egress peak hour, 71 vehicles exited the site, which suggests that the existing parking supply is well in excess of the peak parking demand. However, should church attendance reach the 400-person occupancy limit of the sanctuary, peak parking demand can be estimated by pro-rating the observed peak parking demand by a factor of 1.6 (400 / 250), which results in realistic maximum peak parking demand of 114.

To confirm these estimates, the ITE Parking Generation Manual (5th Edition) was referenced; the Parking Generation Manual reference is provided in Appendix D. The reference material suggests that a peak parking demand rate of 0.22 spaces per seat is realistic, so based on this ratio, Banwell Community Church could require 88 spaces to accommodate the peak parking demand for 400 congregants. Since the engineers’ estimate is higher than the ITE estimate, it is the engineers’ opinion that, even if the church sanctuary reached its 400-person occupancy limit, the peak parking demand will be much less than the existing parking supply. Accordingly, a parking lot expansion is not warranted, but it may be beneficial for ease of access to the proposed 8,100 sq. ft. gymnasium expansion.

Therefore, it is the engineers’ opinion that the noted items of concern related to the church’s proposed Banwell Road site access closure are sufficiently addressed in the above responses. No geometric and / or traffic control improvements are warranted to accommodate the proposed Banwell Road site access closure or the planned 8,100 sq. ft. gymnasium expansion.

Leamington: 18 Talbot St. W. – Leamington, ON N8H 1M4
 Windsor: 800 University Ave. W. – Windsor, ON N9A 5R9
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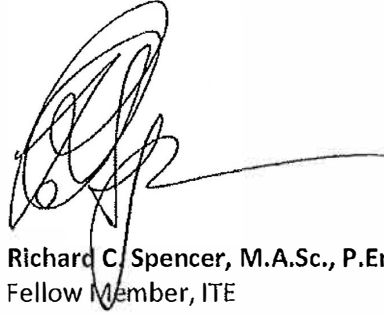


All of which is respectfully submitted,

RC Spencer Associates Inc.



Aaron D. Blata, M.Eng., P.Eng., PTOE
Professional Traffic Operations Engineer
Associate / Leamington Office Manager



Richard C. Spencer, M.A.Sc., P.Eng., PE
Fellow Member, ITE
President / Windsor Office Manager



Leamington: 18 Talbot St. W. – Leamington, ON N8H 1M4
Windsor: 800 University Ave. W. – Windsor, ON N9A 5R9
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Ontario

Appendix A

TRAFFIC DATA COLLECTION

McNorton Street / McHugh Street at Banwell Road

Church Access at Banwell Road

Church Access at McNorton

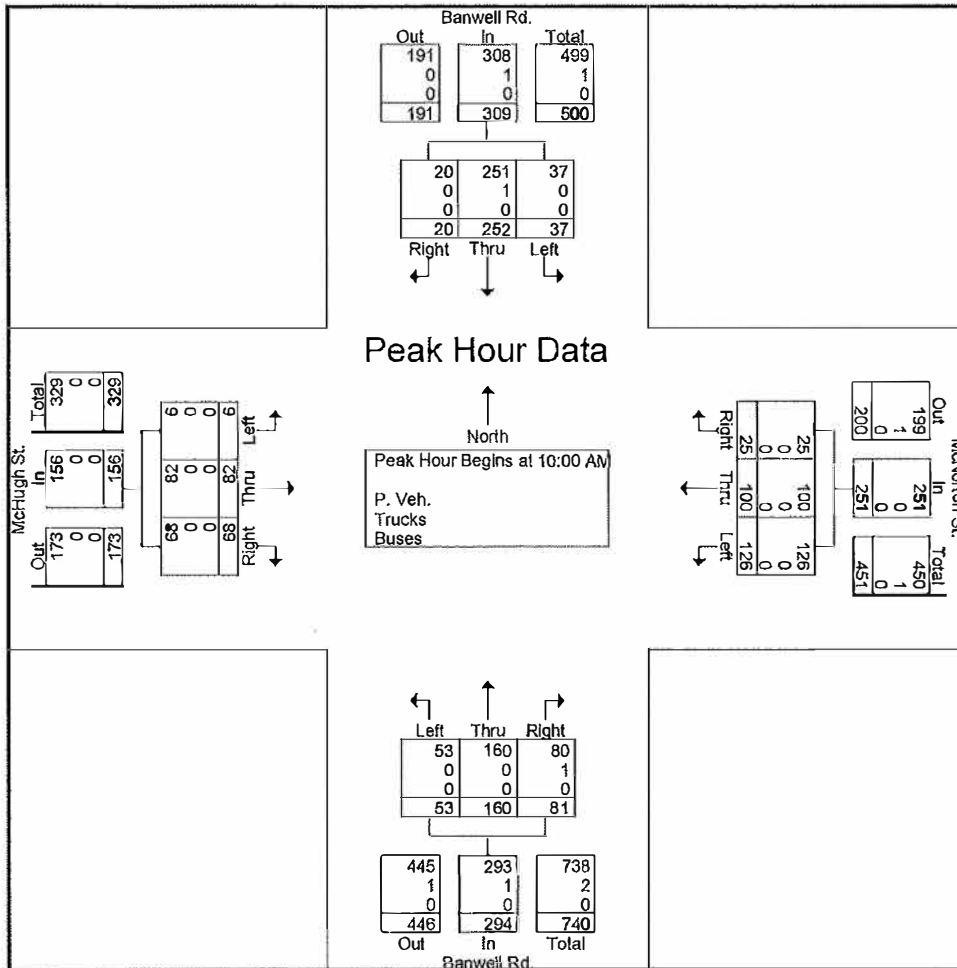
Date: 19 December 2021
 Counted By: Aaron B.
 Weather Conditions: Clear
 McNorton St. / McHugh St. at Banwell Rd.

Groups Printed- P. Veh. - Trucks - Buses

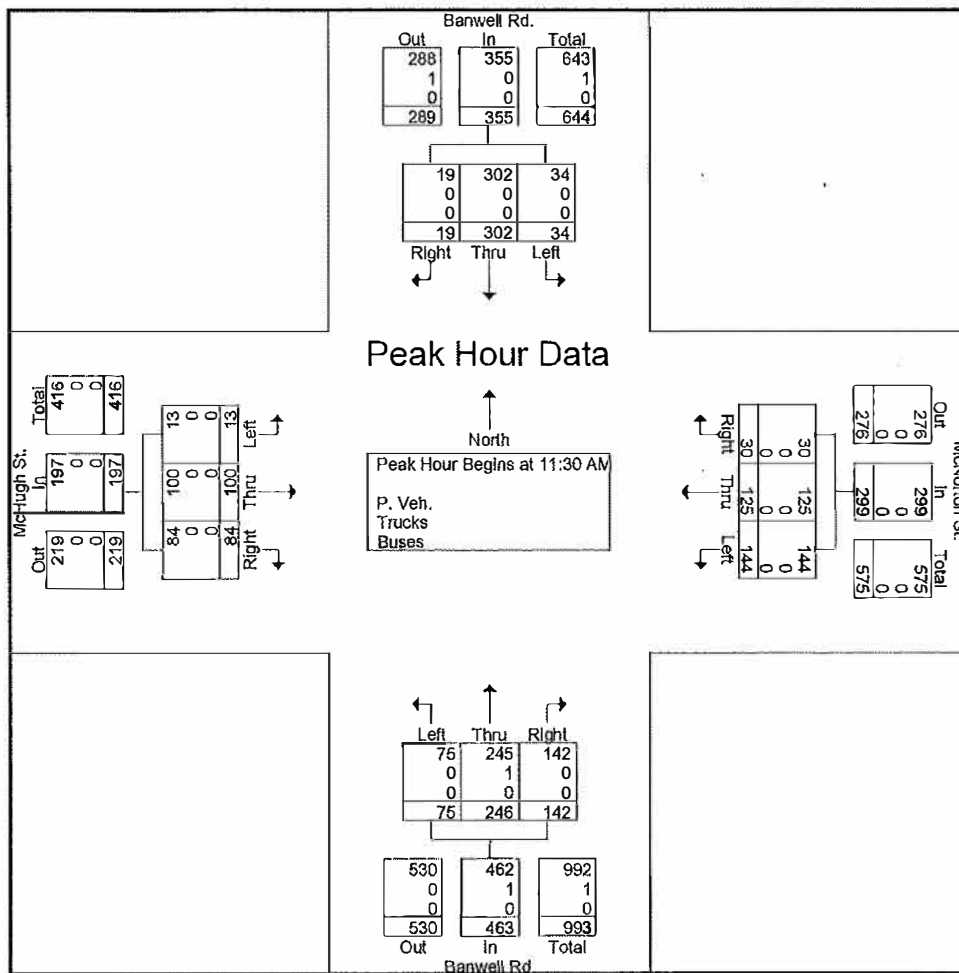
Start Time	McHugh St. E/B					McNorton St. W/B					Banwell Rd. N/B					Banwell Rd. S/B					Excl. Total	Incl. Total	Int. Total
	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total			
10:00 AM	12	23	1	(0)	36	11	20	31	(0)	62	19	41	12	(0)	72	7	56	10	(0)	73	0	243	243
10:15 AM	17	15	4	(0)	36	6	31	26	(0)	63	19	31	14	(0)	64	2	50	11	(0)	63	0	226	226
10:30 AM	22	15	0	(0)	37	6	15	39	(1)	60	18	50	14	(1)	82	6	66	8	(0)	80	2	259	261
10:45 AM	17	29	1	(0)	47	2	34	30	(0)	66	25	38	13	(0)	76	5	80	8	(0)	93	0	282	282
Total	68	82	6	(0)	156	25	100	126	(1)	251	81	160	53	(1)	294	20	252	37	(0)	309	2	1010	1012
*** BREAK ***																							
11:30 AM	19	24	6	(0)	49	6	25	34	(1)	65	31	52	13	(1)	96	9	82	9	(0)	100	2	310	312
11:45 AM	25	34	3	(0)	62	10	29	42	(0)	81	33	66	15	(1)	114	3	72	14	(0)	89	1	346	347
Total	44	58	9	(0)	111	16	54	76	(1)	146	64	118	28	(2)	210	12	154	23	(0)	189	3	656	659
12:00 PM	18	20	1	(0)	39	7	32	44	(0)	83	37	66	20	(0)	123	3	79	4	(0)	86	0	331	331
12:15 PM	22	22	3	(0)	47	7	39	24	(0)	70	41	62	27	(2)	130	4	69	7	(0)	80	2	327	329
Grand Total	152	182	19	(0)	353	55	225	270	(2)	550	223	406	128	(5)	757	39	554	71	(0)	664	7	2324	2331
Approch %	43.1	51.6	5.4			10	40.9	49.1			29.5	53.6	16.9			5.9	83.4	10.7					
Total %	6.5	7.8	0.8		15.2	2.4	9.7	11.6		23.7	9.6	17.5	5.5		32.6	1.7	23.8	3.1		28.6	0.3	99.7	
P. Veh.	152	182	19		353	55	225	270		552	222	405	128		760	39	553	71		663	0	0	2328
% P. Veh.	100	100	100	0	100	100	100	100	100	100	99.8	99.8	100	100	99.7	100	99.8	100	0	99.8	0	0	99.9
Trucks	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2	0	1	0	0	1	0	0	3
% Trucks	0	0	0	0	0	0	0	0	0	0	0.4	0.2	0	0	0.3	0	0.2	0	0	0.2	0	0	0.1
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Start Time	McHugh St. E/B				McNorton St. W/B				Banwell Rd. N/B				Banwell Rd. S/B				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 10:00 AM to 10:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 10:00 AM																	
10:00 AM	12	23	1	36	11	20	31	62	19	41	12	72	7	56	10	73	243
10:15 AM	17	15	4	36	6	31	26	63	19	31	14	64	2	50	11	63	226
10:30 AM	22	15	0	37	6	15	39	60	18	50	14	82	6	66	8	80	259
10:45 AM	17	29	1	47	2	34	30	66	25	38	13	76	5	80	8	93	282
Total Volume	68	82	6	156	25	100	126	251	81	160	53	294	20	252	37	309	1010
% App. Total	43.6	52.6	3.8		10	39.8	50.2		27.6	54.4	18		6.5	81.6	12		
PHF	.773	.707	.375	.830	.568	.735	.808	.951	.810	.800	.946	.896	.714	.788	.841	.831	.895
P. Veh.	68	82	6	156	25	100	126	251	80	160	53	293	20	251	37	308	1008
% P. Veh.	100	100	100	100	100	100	100	100	98.8	100	100	99.7	100	99.6	100	99.7	99.8
Trucks	0	0	0	0	0	0	0	0	1	0	0	1	0	1	0	1	2
% Trucks	0	0	0	0	0	0	0	0	1.2	0	0	0.3	0	0.4	0	0.3	0.2
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Start Time	McHugh St. E/B				McNorton St. W/B				Banwell Rd. N/B				Banwell Rd. S/B				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 11:00 AM to 12:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 11:30 AM																	
11:30 AM	19	24	6	49	6	25	34	65	31	52	13	96	9	82	9	100	310
11:45 AM	25	34	3	62	10	29	42	81	33	66	15	114	3	72	14	89	346
12:00 PM	18	20	1	39	7	32	44	83	37	66	20	123	3	79	4	86	331
12:15 PM	22	22	3	47	7	39	24	70	41	62	27	130	4	69	7	80	327
Total Volume	84	100	13	197	30	125	144	299	142	246	75	463	19	302	34	355	1314
% App. Total	42.6	50.8	6.6		10	41.8	48.2		30.7	53.1	16.2		5.4	85.1	9.6		
PHF	.840	.735	.542	.794	.750	.801	.818	.901	.866	.932	.694	.890	.528	.921	.607	.888	.949
P. Veh.	84	100	13	197	30	125	144	299	142	245	75	462	19	302	34	355	1313
% P. Veh.	100	100	100	100	100	100	100	100	100	99.6	100	99.8	100	100	100	100	99.9
Trucks	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	1
% Trucks	0	0	0	0	0	0	0	0	0	0.4	0	0.2	0	0	0	0	0.1
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



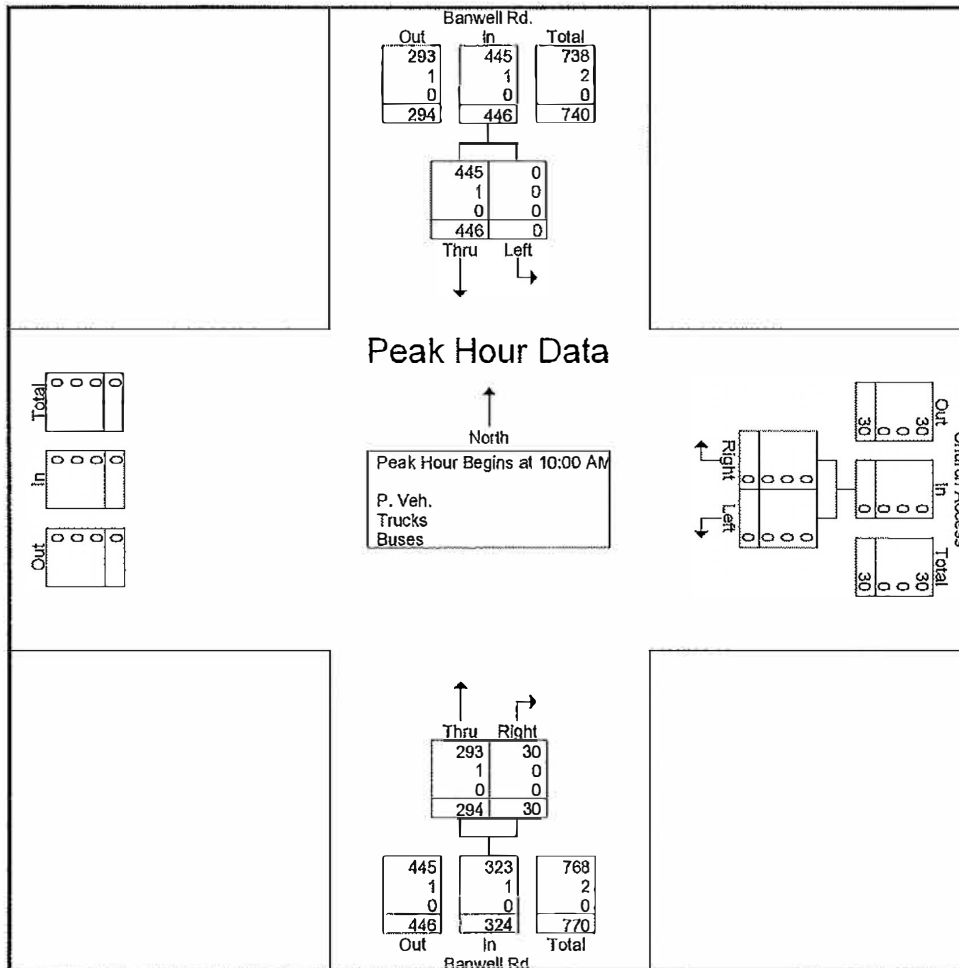
Date: 19 December 2021
 Counted By: Daniel B.
 Weather Conditions: Clear
 Church Access at Banwell Rd.

Groups Printed- P. Veh. - Trucks - Buses

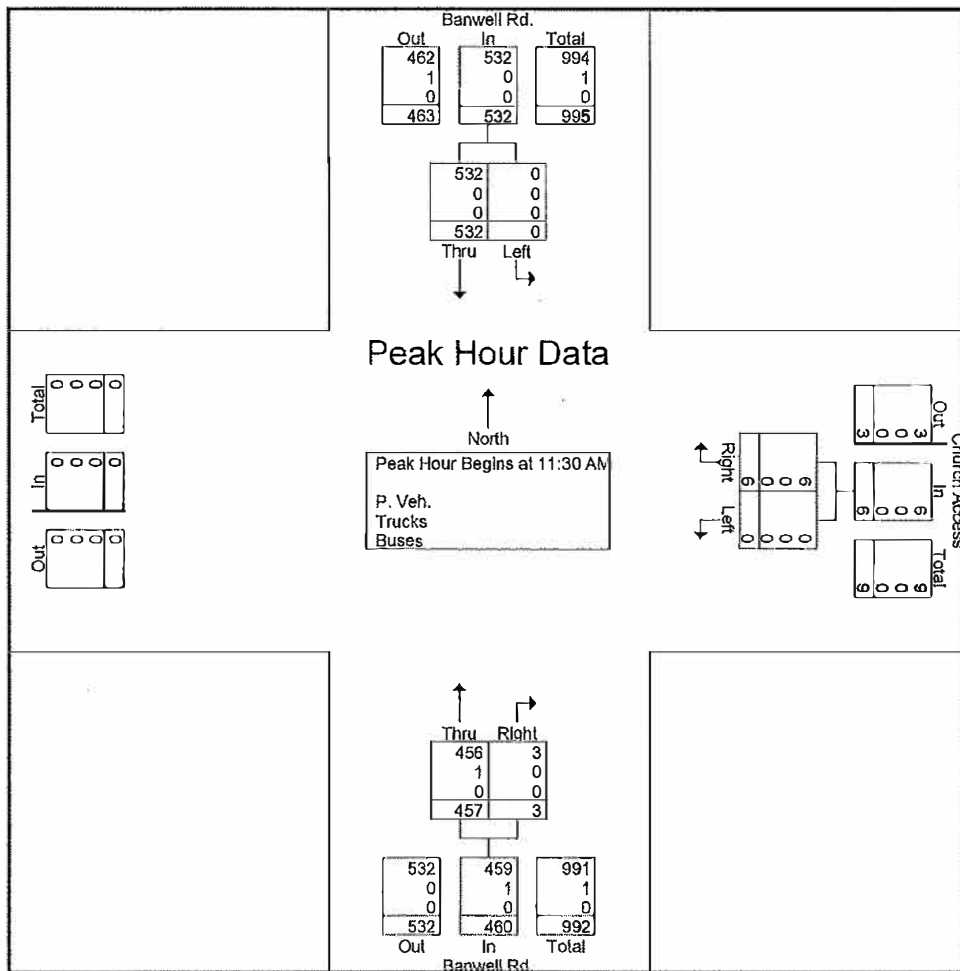
Start Time	Church Access W/B				Banwell Rd. N/B				Banwell Rd. S/B				Exclu. Total	Inclu. Total	Int. Total
	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total			
10:00 AM	0	0	(0)	0	13	72	(0)	85	99	0	(0)	99	0	184	184
10:15 AM	0	0	(0)	0	17	64	(0)	81	93	0	(0)	93	0	174	174
10:30 AM	0	0	(0)	0	0	82	(0)	82	127	0	(0)	127	0	209	209
10:45 AM	0	0	(0)	0	0	76	(0)	76	127	0	(0)	127	0	203	203
Total	0	0	(0)	0	30	294	(0)	324	446	0	(0)	446	0	770	770
*** BREAK ***															
11:30 AM	0	0	(0)	0	0	96	(0)	96	135	0	(0)	135	0	231	231
11:45 AM	5	0	(0)	5	2	109	(0)	111	141	0	(0)	141	0	257	257
Total	5	0	(0)	5	2	205	(0)	207	276	0	(0)	276	0	488	488
12:00 PM	1	0	(0)	1	1	122	(0)	123	141	0	(0)	141	0	265	265
12:15 PM	0	0	(0)	0	0	130	(0)	130	115	0	(0)	115	0	245	245
Grand Total	6	0	(0)	6	33	751	(0)	784	978	0	(0)	978	0	1768	1768
Apprch %	100	0			4.2	95.8			100	0					
Total %	0.3	0		0.3	1.9	42.5		44.3	55.3	0		55.3	0	100	
P. Veh.	6	0		6	33	749		782	977	0		977	0	0	1765
% P. Veh.	100	0	0	100	100	99.7	0	99.7	99.9	0	0	99.9	0	0	99.8
Trucks	0	0		0	0	2		2	1	0		1	0	0	3
% Trucks	0	0	0	0	0	0.3	0	0.3	0.1	0	0	0.1	0	0	0.2
Buses	0	0		0	0	0		0	0	0		0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Start Time	Church Access W/B			Banwell Rd. N/B			Banwell Rd. S/B			Int. Total
	Right	Left	App. Total	Right	Thru	App. Total	Thru	Left	App. Total	
Peak Hour Analysis From 10:00 AM to 10:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 10:00 AM										
10:00 AM	0	0	0	13	72	85	99	0	99	184
10:15 AM	0	0	0	17	64	81	93	0	93	174
10:30 AM	0	0	0	0	82	82	127	0	127	209
10:45 AM	0	0	0	0	76	76	127	0	127	203
Total Volume	0	0	0	30	294	324	446	0	446	770
% App. Total	0	0	0	9.3	90.7		100	0		
PHF	.000	.000	.000	.441	.896	.953	.878	.000	.878	.921
P. Veh.	0	0	0	30	293	323	445	0	445	768
% P. Veh.	0	0	0	100	99.7	99.7	99.8	0	99.8	99.7
Trucks	0	0	0	0	1	1	1	0	1	2
% Trucks	0	0	0	0	0.3	0.3	0.2	0	0.2	0.3
Buses	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0



Start Time	Church Access W/B			Banwell Rd. N/B			Banwell Rd. S/B			Int. Total
	Right	Left	App. Total	Right	Thru	App. Total	Thru	Left	App. Total	
Peak Hour Analysis From 11:30 AM to 12:15 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 11:30 AM										
11:30 AM	0	0	0	0	96	96	135	0	135	231
11:45 AM	5	0	5	2	109	111	141	0	141	257
12:00 PM	1	0	1	1	122	123	141	0	141	265
12:15 PM	0	0	0	0	130	130	115	0	115	245
Total Volume	6	0	6	3	457	460	532	0	532	998
% App. Total	100	0		0.7	99.3		100	0		
PHF	.300	.000	.300	.375	.879	.885	.943	.000	.943	.942
P. Veh.	6	0	6	3	456	459	532	0	532	997
% P. Veh.	100	0	100	100	99.8	99.8	100	0	100	99.9
Trucks	0	0	0	0	1	1	0	0	0	1
% Trucks	0	0	0	0	0.2	0.2	0	0	0	0.1
Buses	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0



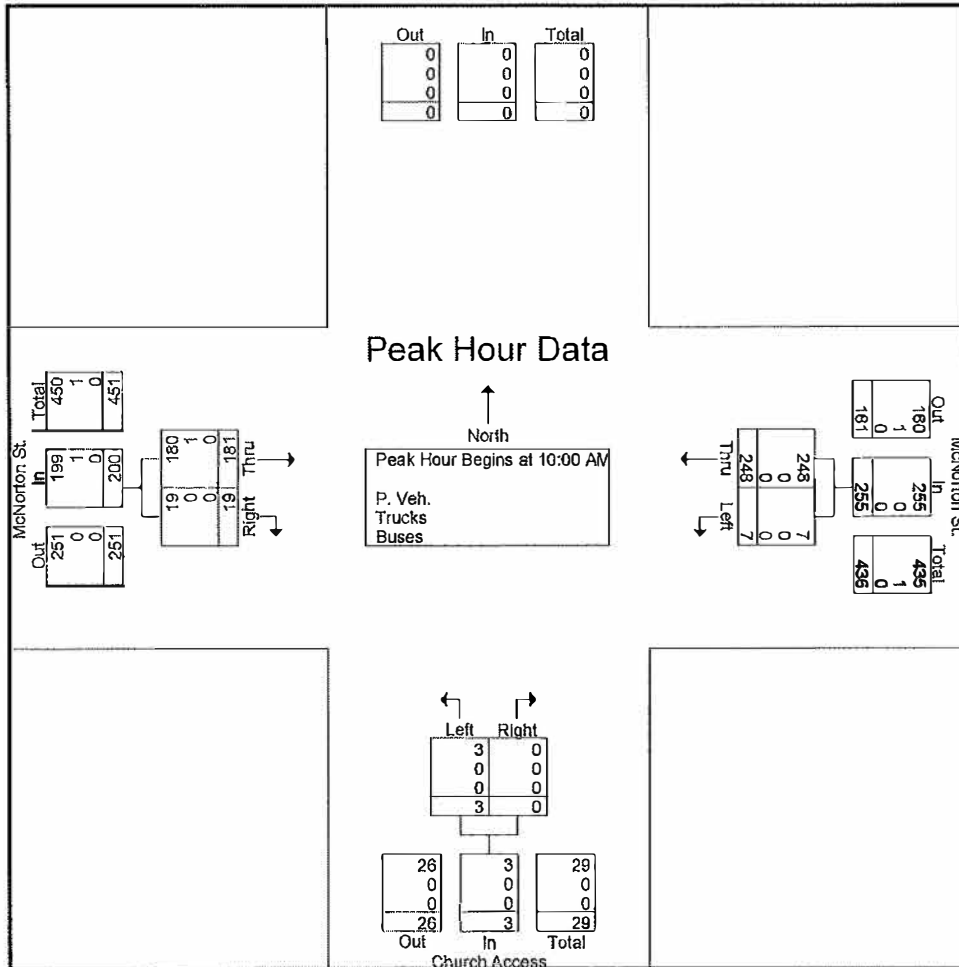
Date: 19 December 2021
 Counted By: Esther B.
 Weather Conditions: Clear
 Church Access at McNorton St.

Groups Printed- P. Veh. - Trucks - Buses

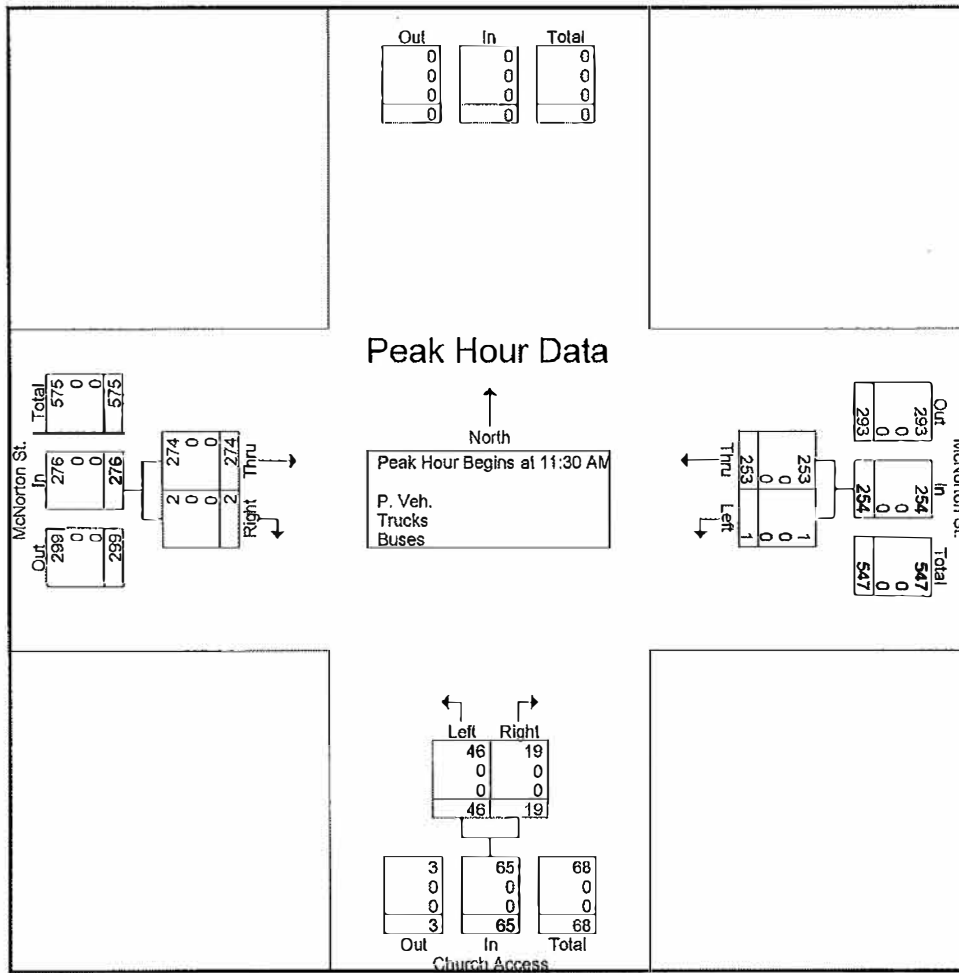
Start Time	McNorton St. E/B				McNorton St. W/B				Church Access N/B				Exclu. Total	Inclu. Total	Int. Total
	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total			
10:00 AM	10	42	(0)	52	60	4	(0)	64	0	2	(0)	2	0	118	118
10:15 AM	7	38	(0)	45	63	3	(0)	66	0	0	(0)	0	0	111	111
10:30 AM	1	40	(0)	41	59	0	(0)	59	0	1	(0)	1	0	101	101
10:45 AM	1	61	(0)	62	66	0	(0)	66	0	0	(0)	0	0	128	128
Total	19	181	(0)	200	248	7	(0)	255	0	3	(0)	3	0	458	458
*** BREAK ***															
11:30 AM	0	64	(0)	64	61	1	(0)	62	2	4	(0)	6	0	132	132
11:45 AM	2	79	(0)	81	50	0	(0)	50	14	31	(0)	45	0	176	176
Total	2	143	(0)	145	111	1	(0)	112	16	35	(0)	51	0	308	308
12:00 PM	0	61	(0)	61	73	0	(0)	73	3	10	(0)	13	0	147	147
12:15 PM	0	70	(0)	70	69	0	(0)	69	0	1	(0)	1	0	140	140
Grand Total	21	455	(0)	476	501	8	(0)	509	19	49	(0)	68	0	1053	1053
Apprch %	4.4	95.6			98.4	1.6			27.9	72.1					
Total %	2	43.2		45.2	47.6	0.8		48.3	1.8	4.7		6.5	0	100	
P. Veh.	21	454		475	501	8		509	19	49		68	0	0	1052
% P. Veh.	100	99.8	0	99.8	100	100	0	100	100	100	0	100	0	0	99.9
Trucks	0	1		1	0	0		0	0	0		0	0	0	1
% Trucks	0	0.2	0	0.2	0	0	0	0	0	0	0	0	0	0	0.1
Buses	0	0		0	0	0		0	0	0		0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Start Time	McNorton St. E/B			McNorton St. W/B			Church Access N/B			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 10:00 AM to 10:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 10:00 AM										
10:00 AM	10	42	52	60	4	64	0	2	2	118
10:15 AM	7	38	45	63	3	66	0	0	0	111
10:30 AM	1	40	41	59	0	59	0	1	1	101
10:45 AM	1	61	62	66	0	66	0	0	0	128
Total Volume	19	181	200	248	7	255	0	3	3	458
% App. Total	9.5	90.5		97.3	2.7		0	100		
PHF	.475	.742	.806	.939	.438	.966	.000	.375	.375	.895
P. Veh.	19	180	199	248	7	255	0	3	3	457
% P. Veh.	100	99.4	99.5	100	100	100	0	100	100	99.8
Trucks	0	1	1	0	0	0	0	0	0	1
% Trucks	0	0.6	0.5	0	0	0	0	0	0	0.2
Buses	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0

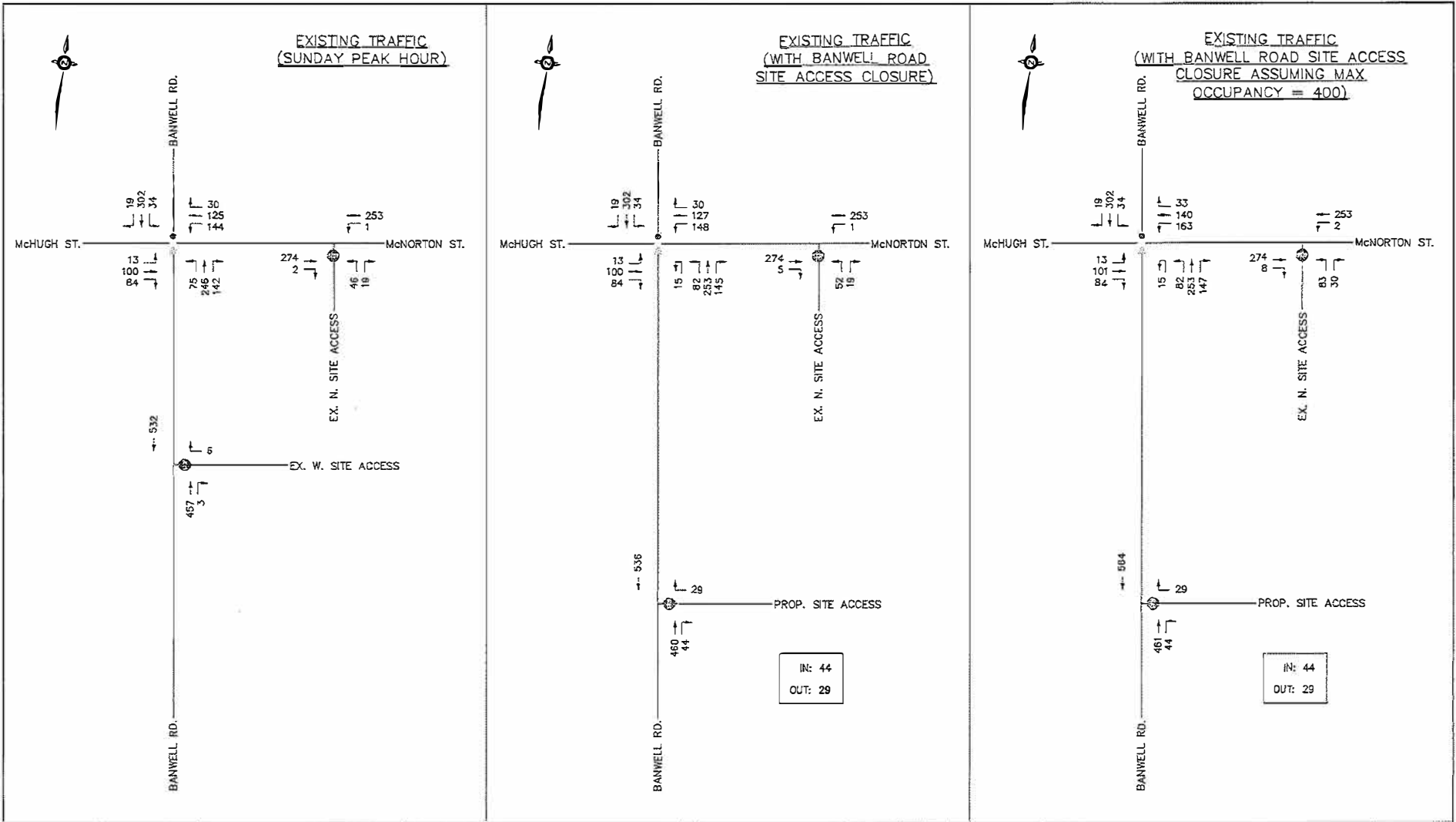


Start Time	McNorton St. E/B			McNorton St. W/B			Church Access N/B			Int. Total
	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	
Peak Hour Analysis From 11:30 AM to 12:15 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 11:30 AM										
11:30 AM	0	64	64	61	1	62	2	4	6	132
11:45 AM	2	79	81	50	0	50	14	31	45	176
12:00 PM	0	61	61	73	0	73	3	10	13	147
12:15 PM	0	70	70	69	0	69	0	1	1	140
Total Volume	2	274	276	253	1	254	19	46	65	595
% App. Total	0.7	99.3		99.6	0.4		29.2	70.8		
PHF	.250	.867	.852	.866	.250	.870	.339	.371	.361	.845
P. Veh.	2	274	276	253	1	254	19	46	65	595
% P. Veh.	100	100	100	100	100	100	100	100	100	100
Trucks	0	0	0	0	0	0	0	0	0	0
% Trucks	0	0	0	0	0	0	0	0	0	0
Buses	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0



Appendix B

TURNING MOVEMENT FIGURES



		DESIGN	A.D.B.	2800 BANWELL ROAD RESIDENTIAL DEVELOPMENT - TIS	PROJECT NO.	21-1234
		CHECKED	A.D.B.		FIGURE NO.	1
3.	UPDATED REPORT FIGURES	20 FEB 2023	F.C. A.D.D.	TURNING MOVEMENTS (SUNDAY PEAK HOUR)	OF	1
2.	UPDATED REPORT FIGURES	14 FEB 2022	A.L.D. A.D.B.			
1.	COMPLETED REPORT FIGURES	6 JAN 2022	F.C. A.D.B.	SCALE	N.T.S.	
NO.	REVISION	DATE	BY	APP	SCALE	N.T.S.

























Appendix C

DETAILED SYNCHRO RESULTS

**McNorton Street / McHugh Street at Banwell Road
Church Site Access at McNorton Street**

McNorton St. / McHugh St. at Banwell Rd.
Windsor, Ontario

Existing Traffic Sunday Peak
Existing Geometric Configuration

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	13	100	84	144	125	30	75	246	142	34	302	19
Future Volume (vph)	13	100	84	144	125	30	75	246	142	34	302	19
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (m)	50.0		0.0	22.0		0.0	38.0		0.0	50.0		0.0
Storage Lanes	1		1	1		0	1		0	1		0
Taper Length (m)	7.5			7.5			7.5			7.5		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.971			0.945			0.991	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	1900	1615	1805	1845	0	1805	3390	0	1805	3578	0
Flt Permitted	0.580			0.687			0.522			0.506		
Satd. Flow (perm)	1102	1900	1615	1305	1845	0	992	3390	0	961	3578	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			91		16			154			9	
Link Speed (k/h)		50			50			50			50	
Link Distance (m)		156.5			106.8			187.8			122.1	
Travel Time (s)		11.3			7.7			13.5			8.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%
Adj. Flow (vph)	14	109	91	157	136	33	82	267	154	37	328	21
Shared Lane Traffic (%)												
Lane Group Flow (vph)	14	109	91	157	169	0	82	421	0	37	349	0
Turn Type	Perm	NA	Perm	Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4		4	8			2			6		
Detector Phase	4	4	4	8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	11.0	11.0	11.0	11.0	11.0		3.0	10.0		3.0	10.0	
Minimum Split (s)	28.0	28.0	28.0	28.0	28.0		7.0	33.0		7.0	33.0	
Total Split (s)	33.0	33.0	33.0	33.0	33.0		11.0	38.0		11.0	38.0	
Total Split (%)	40.2%	40.2%	40.2%	40.2%	40.2%		13.4%	46.3%		13.4%	46.3%	
Maximum Green (s)	28.0	28.0	28.0	28.0	28.0		7.0	33.0		7.0	33.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0		3.0	4.0		3.0	4.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0		4.0	5.0		4.0	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	4.0	4.0	4.0	4.0	4.0		3.0	4.0		3.0	4.0	
Recall Mode	None	None	None	None	None		None	C-Max		None	C-Max	
Walk Time (s)	11.0	11.0	11.0	11.0	11.0			10.0			10.0	
Flash Dont Walk (s)	16.0	16.0	16.0	16.0	16.0			15.0			15.0	
Pedestrian Calls (#/hr)	0	0	0	0	0			0			0	
Act Effct Green (s)	16.5	16.5	16.5	16.5	16.5		54.7	49.2		52.6	46.6	
Actuated g/C Ratio	0.20	0.20	0.20	0.20	0.20		0.67	0.60		0.64	0.57	
v/c Ratio	0.06	0.29	0.23	0.60	0.44		0.11	0.20		0.05	0.17	
Control Delay	24.2	28.2	7.1	38.5	28.4		5.7	6.4		5.7	10.2	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	

McNorton St. / McHugh St. at Banwell Rd.
Windsor, Ontario

Existing Traffic Sunday Peak
Existing Geometric Configuration



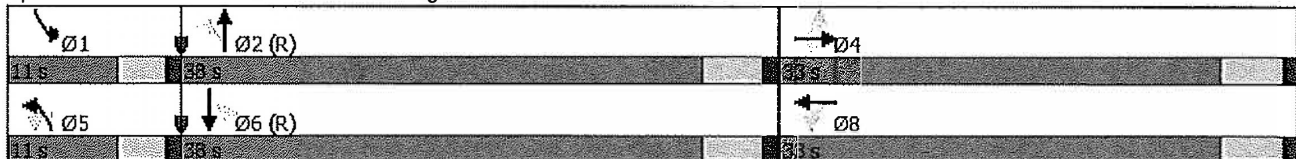
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Delay	24.2	28.2	7.1	38.5	28.4		5.7	6.4		5.7	10.2	
LOS	C	C	A	D	C		A	A		A	B	
Approach Delay		18.9			33.3			6.2			9.8	
Approach LOS		B			C			A			A	
Queue Length 50th (m)	1.9	15.4	0.0	23.8	22.2		3.6	10.2		1.6	13.5	
Queue Length 95th (m)	6.1	26.3	10.5	39.0	36.2		10.5	21.9		5.7	26.4	
Internal Link Dist (m)		132.5			82.8			163.8			98.1	
Turn Bay Length (m)	50.0			22.0			38.0			50.0		
Base Capacity (vph)	376	648	611	445	640		735	2095		695	2036	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.04	0.17	0.15	0.35	0.26		0.11	0.20		0.05	0.17	

Intersection Summary























Area Type: Other
 Cycle Length: 82
 Actuated Cycle Length: 82
 Offset: 27 (33%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
 Natural Cycle: 70
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.60
 Intersection Signal Delay: 15.3
 Intersection Capacity Utilization 47.3%
 Analysis Period (min) 15

Intersection LOS: B
 ICU Level of Service A

Splits and Phases: 3: Banwell Rd. & McHugh St./McNorton St.



McNorton St. / McHugh St. at Banwell Rd. Existing Traffic - Assuming Max Occupancy = 400
 Windsor, Ontario Existing Geometric Configuration

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	13	101	84	163	140	33	15	82	253	147	34	302
Future Volume (vph)	13	101	84	163	140	33	15	82	253	147	34	302
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (m)	50.0		0.0	22.0		0.0		38.0		0.0	50.0	
Storage Lanes	1		1	1		0		1		0	1	
Taper Length (m)	7.5			7.5				7.5			7.5	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	0.95	0.95	1.00	0.95
Frt			0.850		0.971				0.945			0.991
Flt Protected	0.950			0.950				0.950			0.950	
Satd. Flow (prot)	1805	1900	1615	1805	1845	0	0	1805	3390	0	1805	3578
Flt Permitted	0.548			0.686				0.516			0.499	
Satd. Flow (perm)	1041	1900	1615	1303	1845	0	0	980	3390	0	948	3578
Right Turn on Red			Yes			Yes				Yes		
Satd. Flow (RTOR)			91		16				160			9
Link Speed (k/h)		50			50				50			50
Link Distance (m)		156.5			99.1				187.8			122.1
Travel Time (s)		11.3			7.1				13.5			8.8
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%
Adj. Flow (vph)	14	110	91	177	152	36	16	89	275	160	37	328
Shared Lane Traffic (%)												
Lane Group Flow (vph)	14	110	91	177	188	0	0	105	435	0	37	349
Turn Type	Perm	NA	Perm	Perm	NA		custom	pm+pt	NA		pm+pt	NA
Protected Phases		4			8			5	2			6
Permitted Phases	4		4	8			5	2			6	
Detector Phase	4	4	4	8	8		5	5	2		1	6
Switch Phase												
Minimum Initial (s)	11.0	11.0	11.0	11.0	11.0		3.0	3.0	10.0		3.0	10.0
Minimum Split (s)	28.0	28.0	28.0	28.0	28.0		7.0	7.0	33.0		7.0	33.0
Total Split (s)	33.0	33.0	33.0	33.0	33.0		11.0	11.0	38.0		11.0	38.0
Total Split (%)	40.2%	40.2%	40.2%	40.2%	40.2%		13.4%	13.4%	46.3%		13.4%	46.3%
Maximum Green (s)	28.0	28.0	28.0	28.0	28.0		7.0	7.0	33.0		7.0	33.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0		3.0	3.0	4.0		3.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0				0.0		0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0	5.0				4.0		4.0	5.0
Lead/Lag							Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?							Yes	Yes	Yes		Yes	Yes
Vehicle Extension (s)	4.0	4.0	4.0	4.0	4.0		3.0	3.0	4.0		3.0	4.0
Recall Mode	None	None	None	None	None		None	None	C-Max		None	C-Max
Walk Time (s)	11.0	11.0	11.0	11.0	11.0				10.0			10.0
Flash Dont Walk (s)	16.0	16.0	16.0	16.0	16.0				15.0			15.0
Pedestrian Calls (#/hr)	0	0	0	0	0				0			0
Act Effct Green (s)	17.6	17.6	17.6	17.6	17.6				54.0	48.1		51.1
Actuated g/C Ratio	0.21	0.21	0.21	0.21	0.21				0.66	0.59		0.62
v/c Ratio	0.06	0.27	0.22	0.63	0.46				0.15	0.21		0.06
Control Delay	23.2	26.8	6.7	38.8	28.1				6.3	6.8		6.3
Queue Delay	0.0	0.0	0.0	0.0	0.0				0.0	0.0		0.0

File No.: 21-1234
 File Name: 2800 Banwell Rd. TIS

Synchro 11 Report
 Page 1

Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	19
Future Volume (vph)	19
Ideal Flow (vphpl)	1900
Storage Length (m)	0.0
Storage Lanes	0
Taper Length (m)	
Lane Util. Factor	0.95
Frt	
Flt Protected	
Satd. Flow (prot)	0
Flt Permitted	
Satd. Flow (perm)	0
Right Turn on Red	Yes
Satd. Flow (RTOR)	
Link Speed (k/h)	
Link Distance (m)	
Travel Time (s)	
Peak Hour Factor	0.92
Heavy Vehicles (%)	0%
Adj. Flow (vph)	21
Shared Lane Traffic (%)	
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Detector Phase	
Switch Phase	
Minimum Initial (s)	
Minimum Split (s)	
Total Split (s)	
Total Split (%)	
Maximum Green (s)	
Yellow Time (s)	
All-Red Time (s)	
Lost Time Adjust (s)	
Total Lost Time (s)	
Lead/Lag	
Lead-Lag Optimize?	
Vehicle Extension (s)	
Recall Mode	
Walk Time (s)	
Flash Dont Walk (s)	
Pedestrian Calls (#/hr)	
Act Effct Green (s)	
Actuated g/C Ratio	
v/c Ratio	
Control Delay	
Queue Delay	

McNorton St. / McHugh St. at Banwell Rd. Existing Traffic - Assuming Max Occupancy = 400
 Windsor, Ontario Existing Geometric Configuration



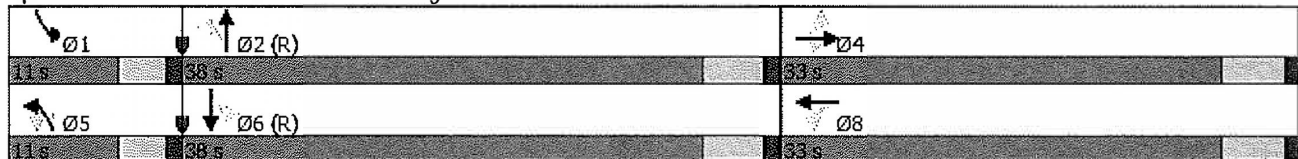
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT
Total Delay	23.2	26.8	6.7	38.8	28.1			6.3	6.8		6.3	11.3
LOS	C	C	A	D	C			A	A		A	B
Approach Delay		18.1			33.3				6.7			10.8
Approach LOS		B			C				A			B
Queue Length 50th (m)	1.9	15.2	0.0	26.7	24.8			5.0	10.9		1.7	14.2
Queue Length 95th (m)	6.0	25.7	10.2	42.4	38.8			13.6	23.4		6.1	28.0
Internal Link Dist (m)		132.5			75.1				163.8			98.1
Turn Bay Length (m)	50.0			22.0				38.0			50.0	
Base Capacity (vph)	355	648	611	444	640			722	2054		670	1969
Starvation Cap Reductn	0	0	0	0	0			0	0		0	0
Spillback Cap Reductn	0	0	0	0	0			0	0		0	0
Storage Cap Reductn	0	0	0	0	0			0	0		0	0
Reduced v/c Ratio	0.04	0.17	0.15	0.40	0.29			0.15	0.21		0.06	0.18

Intersection Summary

Area Type: Other
 Cycle Length: 82
 Actuated Cycle Length: 82
 Offset: 27 (33%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
 Natural Cycle: 70
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.63
 Intersection Signal Delay: 15.8
 Intersection Capacity Utilization 48.5%
 Analysis Period (min) 15

Intersection LOS: B
 ICU Level of Service A

Splits and Phases: 3: Banwell Rd. & McHugh St./McNorton St.



Lane Group	SBR
Total Delay	
LOS	
Approach Delay	
Approach LOS	
Queue Length 50th (m)	
Queue Length 95th (m)	
Internal Link Dist (m)	
Turn Bay Length (m)	
Base Capacity (vph)	
Starvation Cap Reductn	
Spillback Cap Reductn	
Storage Cap Reductn	
Reduced w/c Ratio	
Intersection Summary	

Intersection

Int Delay, s/veh 1.4

Movement EBT EBR WBL WBT NBL NBR

Lane Configurations	↔			↔	↔	
Traffic Vol, veh/h	274	2	1	253	46	19
Future Vol, veh/h	274	2	1	253	46	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	298	2	1	275	50	21

Major/Minor Major1 Major2 Minor1

Conflicting Flow All	0	0	300	0	576	299
Stage 1	-	-	-	-	299	-
Stage 2	-	-	-	-	277	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1261	-	479	741
Stage 1	-	-	-	-	752	-
Stage 2	-	-	-	-	770	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1261	-	479	741
Mov Cap-2 Maneuver	-	-	-	-	479	-
Stage 1	-	-	-	-	752	-
Stage 2	-	-	-	-	769	-

Approach EB WB NB

HCM Control Delay, s 0 0 12.8
HCM LOS B

Minor Lane/Major Mvmt NBLn1 EBT EBR WBL WBT

Capacity (veh/h)	534	-	-	1261	-
HCM Lane V/C Ratio	0.132	-	-	0.001	-
HCM Control Delay (s)	12.8	-	-	7.9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.5	-	-	0	-

Intersection

Int Delay, s/veh 2.5

Movement EBT EBR WBL WBT NBL NBR

Lane Configurations	↑			↑	↑	
Traffic Vol, veh/h	274	8	2	253	83	30
Future Vol, veh/h	274	8	2	253	83	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	298	9	2	275	90	33

Major/Minor Major1 Major2 Minor1

Conflicting Flow All	0	0	307	0	582	303
Stage 1	-	-	-	-	303	-
Stage 2	-	-	-	-	279	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1254	-	475	737
Stage 1	-	-	-	-	749	-
Stage 2	-	-	-	-	768	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1254	-	474	737
Mov Cap-2 Maneuver	-	-	-	-	474	-
Stage 1	-	-	-	-	749	-
Stage 2	-	-	-	-	766	-

Approach EB WB NB

HCM Control Delay, s 0 0.1 14
HCM LOS B

Minor Lane/Major Mvmt NBLn1 EBT EBR WBL WBT

Capacity (veh/h)	524	-	-	1254	-
HCM Lane V/C Ratio	0.234	-	-	0.002	-
HCM Control Delay (s)	14	-	-	7.9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.9	-	-	0	-

Intersection

Int Delay, s/veh 2.4

Movement EBT EBR WBL WBT NBL NBR

Lane Configurations	↔			↔	↔	↔
Traffic Vol, veh/h	274	8	2	253	83	30
Future Vol, veh/h	274	8	2	253	83	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length					0	0
Veh in Median Storage, #	0			0	0	
Grade, %	0			0	0	
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	298	9	2	275	90	33

Major/Minor Major1 Major2 Minor1

Conflicting Flow All	0	0	307	0	582	303
Stage 1	-	-	-	-	303	-
Stage 2	-	-	-	-	279	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1254	-	475	737
Stage 1	-	-	-	-	749	-
Stage 2	-	-	-	-	768	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1254	-	474	737
Mov Cap-2 Maneuver	-	-	-	-	474	-
Stage 1	-	-	-	-	749	-
Stage 2	-	-	-	-	766	-

Approach EB WB NB

HCM Control Delay, s	0	0.1	13.3
HCM LOS			B

Minor Lane/Major Mvmt NBLn1 NBLn2 EBT EBR WBL WBT

Capacity (veh/h)	474	737	-	-	1254	-
HCM Lane V/C Ratio	0.19	0.044	-	-	0.002	-
HCM Control Delay (s)	14.4	10.1	-	-	7.9	0
HCM Lane LOS	B	B	-	-	A	A
HCM 95th %tile Q(veh)	0.7	0.1	-	-	0	-

Appendix D

ITE PARKING GENERATION MANUAL – 5TH EDITION REFERENCES

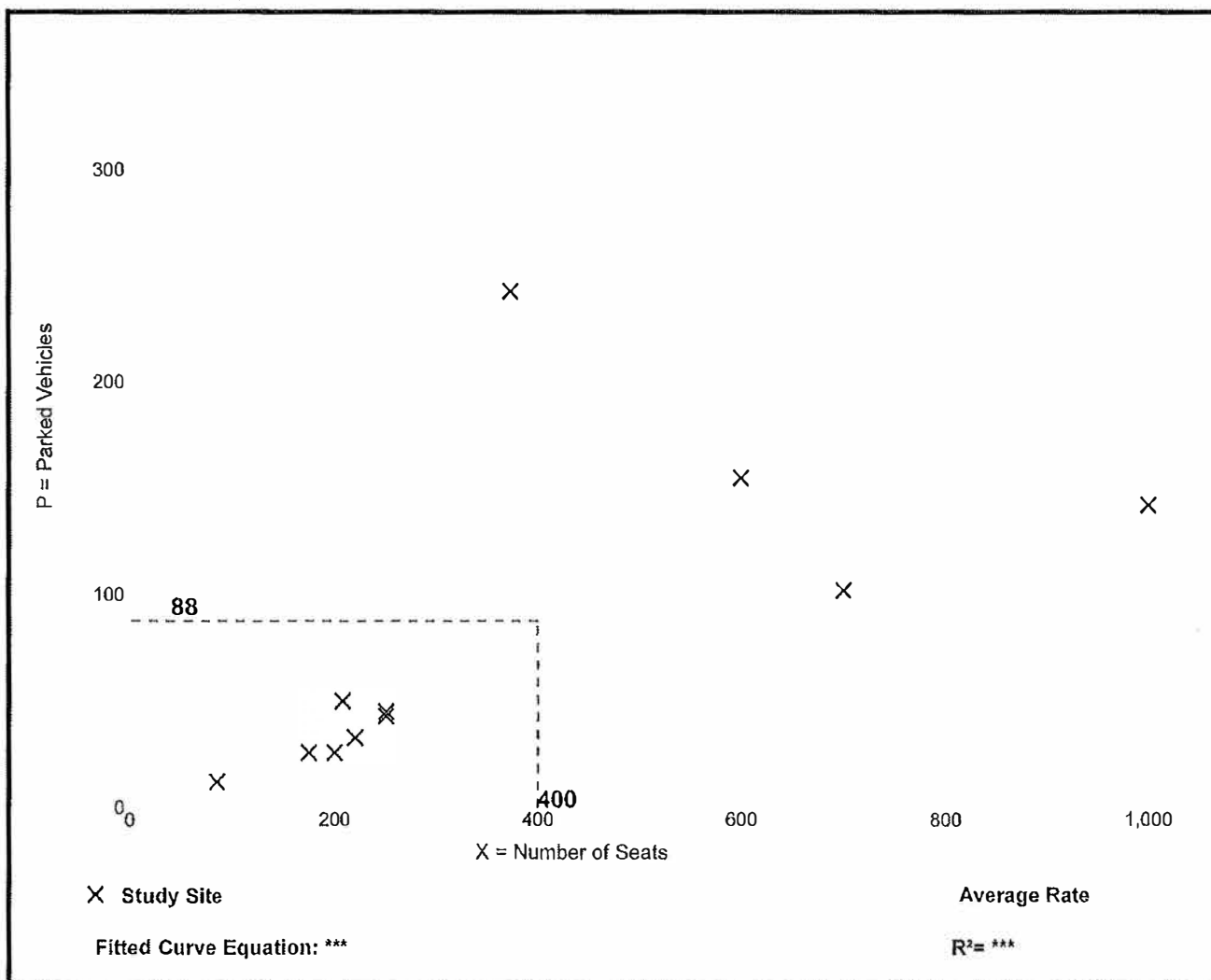
Church (560)

Peak Period Parking Demand vs: Seats
On a: Sunday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 9:00 a.m. - 1:00 p.m.
 Number of Studies: 11
 Avg. Num. of Seats: 369

Peak Period Parking Demand per Seat

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.22	0.13 - 0.65	0.15 / 0.34	***	0.15 (68%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

RE-ZONING PROTEST PETITION

250

We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by,
 Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.
 We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #; Email Address	Date
<i>[Signature]</i>	Kristin Lee Abbey	3492 Tranquility Ave	519-560-0996	02/27/23
<i>[Signature]</i>	Simon Abbey	3492 Tranquility Ave	519-791-2850	02/27/23
<i>[Signature]</i>	Maha Zaidi	2448 Tembercrest Ave	519-730-4252	02/27/23
<i>[Signature]</i>	Faye Zaidi	2448 Tembercrest Ave	519-981-3946	02/27/23
<i>[Signature]</i>	Ryan Lim	2424 Tranquility Ave	514-475-0935	02/27/23
<i>[Signature]</i>	Jean Hina	2360 Tranquility Ave	226-935-8355	02/27/23
<i>[Signature]</i>	Ashen HINDA	2360 Waterford Ave	519-566-0927	02/27/23
<i>[Signature]</i>	Jessica Gamba	2352 Tranquility Ave	519-981-2352	02/27/23
<i>[Signature]</i>	Simon Iskander	2336 Tranquility Ave	780-217-0623	02/27/23
<i>[Signature]</i>	Mason Iskander	2336 Tranquility Ave	519-990-0992	02/27/23
<i>[Signature]</i>	David David	2291 Tranquility Ave		
<i>[Signature]</i>	Sabah Johnson	2256 Tranquility Ave	416-244-4017	02/27/23

RE-ZONING PROTEST PETITION


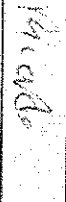

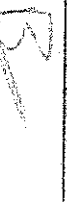


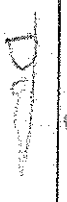





We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by, Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, Radcliff Ave, Duneshill Ave, Gatwick Ave, Maitland Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.

We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #; Email Address	Date
	Safaa Bouks	2461 Tranquility Ave	Safatho@hotmail.com 416-461-1329	10-02-22
	Omer Biele	2477 Tranquility Ave	616-578-0700 omerni.com	10-02-22
	Janine Biele	2477 Tranquility Ave	shelaine.ort@ymail.ca	10-02-22
	Elaine Aquino	2488 Tranquility Ave	519-816-6234	10-02-22
	Tracy Sanojko	2488 Tranquility Ave	519-981-4848	10-02-22
	Carla DeRote	2481 Tranquility Ave	519-840-1741	10-02-22
	Giovanna Marini	2480 Tranquility Ave	519-946-6127	10-02-22
	Alexandra DeRote	226 7874153	2480 Tranquility Ave	10-02-22
	Nisi Scott	2461 Tranquility Ave	226 517 6884	10-02-22
	Shannon Scott	2461 Tranquility Ave	Shannon.scott@ced.com	10-02-22
	Mr. Mrs. ABDU	2469 Tranquility Ave	905-816-9770 yaboo.com	10-02-22

RE-ZONING PROTEST PETITION

We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by, Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas. We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #; Email Address	Date
	Tamara Radwan	2453 Tranquility Ave.	519 779 9690	9/22/2022
	Ricardo Rousai	2453 Tranquility Ave	226 850 0704	10/21/22
	Renae Kalfas	2403 Tranquility	519 890-5145	01/02/23
	Bani Shariem	2528 Tranquility	519 990 6181	10/19/22
	Hani Shaha	2328 Tranquility	519 919 4466	10/31/22
	Amir Yousef	2317 Tranquility	226-280-2001	01/02/23
	Dhikra Ayoub	2317 Tranquility	226-773-3006	01/02/23
	Maysa Yousef	2317 Tranquility	519-890-0828	01/02/23
	Meghala Yousef	2317 Tranquility	226-767-8699	01/02/23
	Mabel Hel Yousef	2317 Tranquility	226-260-4284	01/02/23
	Kana Saad	2543 Norcrest ave.	519 519-1854	10/04/22
	Grain Beaufill	2520 Norcrest Ave	719 960 8946	10/04/22

RE-ZONING PROTEST PETITION

We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by,
 Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, Radcliff Ave, Duneshill Ave, Gatwick Ave, Maitland Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.

We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #; Email Address	Date
<i>[Signature]</i>	Frank & Dore Katicic	2405 TEMPOALITY AVE	519-992-9626	01/21/22
<i>[Signature]</i>	ABDUL GOP	2421 TRANQUILITY AVE	226-248-2191	01-02-22
<i>[Signature]</i>	AMM-MAAM GOP	2421 TRANQUILITY AVE	226-247-8446	01-02-22
<i>[Signature]</i>	SPEAVES KESTER	2422 TRANQUILITY AVE	519-999-9989	01-22-22
<i>[Signature]</i>	OLIVERAKESKE	2408 TRANQUILITY AVE	519-997-9289	01-22-22
<i>[Signature]</i>	Rick Shelley	2429 Tranquility Ave	519-739-3934	10/06/22
<i>[Signature]</i>	Karen Shelley	2429 Tranquility Ave	519-739-3934	10/06/22
<i>[Signature]</i>	Milo Katicic	2437 Tranquility Ave	226-346-0746	10/06/22
<i>[Signature]</i>	KHALIL GHANEM	2405 Tranquility Ave	519-919-4342	10/02/22
<i>[Signature]</i>	NORCRIST AL-KHARAF	2405 Tranquility Ave	519-996-0626	10/02/22
<i>[Signature]</i>	SIBRA GHANEM	2405 Tranquility Ave	519-890-5836	10/02/22
<i>[Signature]</i>	SOVAN SIMSARI	2405 Tranquility Ave	226-896-8905	10/02/22

RE-ZONING PROTEST PETITION

We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by,
 Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, Radcliff Ave, Duneshill Ave, Gatwick Ave, Maitland Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.

We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #; Email Address	Date
	MARINA KRSTIC	2408 TRANQUILITY AVE	(510) 560-1990	02/22/23
	Mary Rossard	2416 Tranquility Ave	519-735-0509	02/22/23
	Olyan Pethyfiere	2400 Tranquility Ave	519-566-0808	2/22/23
	Kiana Seares	2399 Tranquility Ave	Kiana.01@Outlook.com 01/21/23	
	Nikolaj Seares	2397 Tranquility Ave	Kiana.01@Outlook.com 01/21/23	
	Russ Frank	2302 Tranquility Ave	ImmersionStands@gmail.com	01/21/23
	Melissa Marie Frank	"	"	"
	STEPHANIE DICKSON	2302 Tranquility Ave	(519) 975-9600	02/22/23
	Kinone Richards	2384 Tranquility Ave	418-403-5196	02/22/23
	Kenoy Smith	2384 Tranquility Ave	310-467-3374	10/24/22
	Yoni Gorman	2373 Tranquility Ave	519-817-6639	10/24/22
	Yousif Gorman	2373 Tranquility Ave	519 906-5669	10/24/22

RE-ZONING PROTEST PETITION

We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by, Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, Radcliff Ave, Duneshill Ave, Gatwick Ave, Matland Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.

We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #: Email Address	Date
	Linda Brooker	2881 Tranquility Ave	lmbrooker@yahoo.com	10-02-22
	Mark Brooker	11 " "	" "	10/2/22
	SIVOUK RITIROHIV	2413 TRANQUILITY AVE	shoovik82@gmail.com	10-02-22
	Sudipika Sengupta	2413 Tranquility Ave	Sudipika Sengupta 288@gmail.com	10-02-22
	Karolina Rypus	1111 Tranquility Ave	karolinarypus@gmail.com	10/2/22
	Amanda Hill	13 " "	" "	10/2/22
	Victoria Hill	13 " "	" "	10/2/22
	Sarah Hill	13 " "	" "	10/2/22
	Tracy Matthews	13 " "	" "	10/2/22
	O'DONNELL	2413 TRANQUILITY AVE	mdonnell@99@yahoo.com	2/10/22
	Gloria O'Donnell	2413 TRANQUILITY AVE	" "	2/10/22

RE-ZONING PROTEST PETITION

We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by,

Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.

We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #; Email Address	Date
<i>[Signature]</i>	Colleen Nicoletti	23325 Tranquility	519 979 6558	04/22
<i>[Signature]</i>	Lisa Montgomery	2309 Tranquility	905 344 4483	04/22
<i>[Signature]</i>	Paul Sauer	2320 Tranquility	519 866 3257	04/22
<i>[Signature]</i>	Sharon Sullivan	2320 Tranquility	519 919 8095	04/22
<i>[Signature]</i>	Amish Dae	2306 Tranquility	647 702 1491	04/22
<i>[Signature]</i>	Imyanka Oza	"	"	04/22
<i>[Signature]</i>	Monika Kusti	2440 Tranquility	519 976 2275	04/22
<i>[Signature]</i>	KEN KRANKUEK	2410 Tranquility Ave	519 974 2175	04/3/22
<i>[Signature]</i>	Angelabelle	2341 Tranquility Ave	519 979 9224	04/3/22
<i>[Signature]</i>	Alicia S. Long	2341 Tranquility Ave	519 979 9224	04/13/22
<i>[Signature]</i>	Del Casadeo	2349 Tranquility Ave	239-452-1663	04/13/22
<i>[Signature]</i>	Kenneth Simpson	2357 Tranquility Ave	226 475 1811	04/23/22

RE-ZONING PROTEST PETITION

We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by:
 Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.
 We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #; Email Address	Date
<i>[Signature]</i>	Greta Paulovic	2459 WATERFORD	519-979-9312 g-paulovic@hotmail.com	OCT 2/22
<i>[Signature]</i>	Russell Pearson	2459 WATERFORD AVENUE	519-979-9312 russellpearson@telus.net	OCT 9/22
<i>[Signature]</i>	DAVID HOPKINS	2488 WATERFORD	519 789 3234 dhopkins419@outlook.ca	
<i>[Signature]</i>	Adriana Liviero	2472 Waterford Ave	86 346 1141 aliviero@realine.ca	OCT 21/22
<i>[Signature]</i>	Damian Liviero	2472 Waterford	519 563 8177 dliviero@realine.ca	OCT 12/22
<i>[Signature]</i>	Beverly Hopkins	2488 Waterford	519 560 7840 bhopkins@realine.ca	OCT 21/22
<i>[Signature]</i>	Charly Gazo	2464 Waterford Ave	226-676-0504 charlygazo@realine.ca	OCT 20/22
<i>[Signature]</i>	JASON GAZO	2464 WATERFORD	226-676-0504 jgazo@realine.ca	OCT 20/22
<i>[Signature]</i>	Scarlett Gazo	2464 Waterford	226-676-0504 scarlletgazo@realine.ca	OCT 20/22
<i>[Signature]</i>	Lizabeth Liviero	2472 Waterford	226-347-9876 lliviero@realine.ca	OCT 20/22
<i>[Signature]</i>	VAN CAPANOVIC	2448 WATERFORD	519-564-2711	10/2/22
<i>[Signature]</i>	Tobias Karanovic	2448 Waterford	519-819-7533	10/02/22

RE-ZONING PROTEST PETITION

We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by, Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.

We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #; Email Address	Date
	STEPHANIE TOKCIR	2551 Waterford Ave.	519-257-9387 Stephanie Tokcir@protonmail.com	Oct 2
	Mylee Tachin	2157 Waterford	MyleeTachin@gmail.com	Oct 2
	Kimberly Hudson	2443 Waterford	kimberlyhudson@chdmail.com	Oct 2
	Haron Kaus	2417 Waterford	519-739-0481 kskaus@sympatico.ca	Oct 2
	Day Penwell	2445 Waterford	519-567-5164	Oct 2
	Mihai Feduracu	2419 Waterford	519-979-5933	Oct 2
	VIOLETA PADURARU	2419 Waterford	519-979-5933	Oct 2
	MARSIMOVIC SASKA	2395 Waterford	519 300 6298	Oct 2
	H - MANN	2395 Waterford Ave	519 938 9443	Oct 2
	Katy Gidilivi	2371 Waterford Ave	519 735 5167 kmg@rogers.com	Oct 2/22
	Zio Gidilivi	2371 Waterford Ave	519 735 5767	Oct 2/22
	Nedzird Kalkan	2331 Waterford	519 451-3187	Oct 2/22

RE-ZONING PROTEST PETITION

We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by,
 Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.
 We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #; Email Address	Date
	Shella Donovan	2424 Waterford Ave	519-253-3188 scdonovan1956@gmail.com	02/20/23
	Mike Clark	2424 Waterford Ave	519-253-3188 mclark@waterford.ca	
	Alice Barzi	2408 Waterford Ave	2866975-3611	
	A. Bellis	2416 - -	519-4779-4455	
	Superior Sui	2320 WATERFORD	519-739-3938	
	Megane Gilusi	2379 WARRWOOD AVE	519-735-9573	
	Z. G. GALUSIK	2379 WATERFORD AVE	519-251-3464	
	Brent Burton	2323 WYTER FORESALE	519-735-3421	
	Irma Farkas	2339 Waterford Ave	519-980-1344	
	Terina Kukoi	2363 Waterford Ave	59-979-6282	
	Sumitra Dhimal	2416 Tembercrest Ave	226-660-1759	
	Arjun Khatri	Waterford Ave	519-827,7970	

RE-ZONING PROTEST PETITION

We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by, Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.

We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #; Email Address	Date
	David Armstrong	2315 WATSFORD	519. 981 4145	2022-10-22
	CAROLE HUNSRONE	2315 WATSFORD	519 981 4192	2022-10-22
	Engora S'Caric	2322 WATSFORD	226 344 3509	2022-10-22
	Hemanta Sanyasi	23214 WATSFORD	226-340-8491	2022-10-22
	Branga Sanyasi	23214 WATSFORD	226-840-8491	2022-10-22
	Dorianne Wapner	2347 WATSFORD	519-816-2436	2022-10-22
	LAnn MITSCHKE	2376 WATSFORD	519-755-3261	2022-10-22
	GORCE IL	2384 WATSFORD AVE	519-735-3365	2022-10-22
	Maurien Docket	2384 WATSFORD AVE	519-735-3365	2022-10-22
	JEFF MARES	2384 WATSFORD	" "	" "
	EYLEM M. KILIC	2432 WATSFORD	" "	2022-10-22
	JIM Sam FH	2456 WATSFORD	519-991-0151	2022-10-22

RE-ZONING PROTEST PETITION

We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by, **Tranquility Ave, Waterford Ave, Tembercrest Ave, Norcrest Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.**

We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #; Email Address	Date
	Peter Wallag	2440 WATERFORD AVE.	(313) 590-3066 / Ptauw1238@gmail.com	OCT 31/22
	Crystal Wallag	2440 WATERFORD AVE.	519-819-8926	OCT 22
	Andrei Posca	2355 TEMBERCREST	a.posca.12@gmail.com, (416) 291-1212	Oct 31/22
	ALBERT BAKOS	2480 Timbercreek	(519) 735-1169	OCT 3-22
	Samia Bakos	2480 Tembercrest Ave	=	=
	Nancy Ann Bates	2180 Timbercreek	=	=
	George Bates	2480 Timbercreek	=	=
	Manica Bepko	2456 Tembercrest	226 260 4843	-2
	Steve Sarker	2464-7	519-566 0012	OCT 3/22
	Reginald Walker	=	=	OCT 3/22
	STEVE SARKER	2443 TEMBERCREST	780-264-9532	OCT 3/22
	Sheila Ann Sarker	=	=	OCT 3/22

RE-ZONING PROTEST PETITION

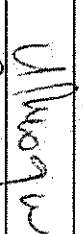

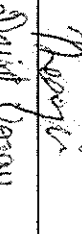

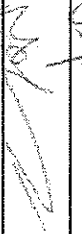

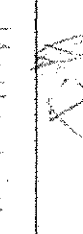
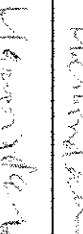




We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by, **Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.**

We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #: Email Address	Date
	Mohammed Ali Almansour	2408 Timbercrest ave	226-506-5504	10/31/22
	Laurie Garratt	2403 Timbercrest ave	519819 5814	10/03/22
	Daina Lesko	2307 Timbercrest Ave	226-506-8023	10/03/2022
	AZ 12 ALMAN	2408 Timbercrest Ave	226-506-8023	10/03/2022
	Ghaida Almansour	-	-	08/22/22
	Zahia Abuwas	2419 Timbercrest Ave.	519-984-6286	Oct 3/22
	Yesma Raies	2379 Timbercrest Ave	519-996-0837	Oct 3/22
	Raida Ghika	2379 Timbercrest Ave	519-996-3021	Oct 13/22
	Sadia Ramo	2376 Timbercrest Ave	996 860 1991	Oct 3/22
	Sara Ramo	2376 Timbercrest Ave	226 350 1466	Oct 3, 22
	Bey Pelgor	2681 Marlton Ave	226 773 0315	Oct 13/22
	Delia Pelgor	2681 Marlton Ave	226 773 0315	Oct 13/22

RE-ZONING PROTEST PETITION

We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by,
 Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.
 We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #; Email Address	Date
	MARILUS NEAGU	2363 TIMBERCREST AVE	519.563.7836	10.03.22
	ROMCA NEAGU	2363 TIMBERCREST AVE	519.965.4993	10.03.22
	NADIA NEAGU	2363 TIMBERCREST AVE	226.348.2982	10.03.22
	ANIL NEAGU	2363 TIMBERCREST AVE	226.340.7701	10.03.22
	JAPINDER SINGH	2357 Tembercrest Ave.	619.266.2186	10.03.22
	Mandep Singh	2411 Timbercrest Ave	619.264.8788	10.03.22
	Sukhpal Bhatia	2352 Timbercrest Ave	519	10.3.22
	Kulinder Kaur			
	Harinder Kaur	2411 Timbercrest Ave		
	Arina Singh			
	CHARIS MCPHERDAN	3384 Tembercrest Ave	519.919.6747	11
	Jill McPhedran	3384 Timbercrest Ave	519-791-7193	11

RE-ZONING PROTEST PETITION

We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by, **Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.**

We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #; Email Address	Date
	Dino Jarama	2366 Tembercrest	519 996 8657	10/2/22
	Komandep Singh	2360 Tembercrest	216-556-1578	2022/10/02
	Ivan Stahelich	2172 Tembercrest	226-200-4772	2022/10/02
	Cecel Salmons	2339 Timbercrest Ave	519 822 2037	07/10/2022
	Mark Pardy	2331 Timbercrest Ave	519-982-0590	10/09/22
	Steven Ikon	2323 Tembercrest Ave	226-216-1971	10/3/22
	Adriano Almeida	2323 Tembercrest Ave	519-984-1782	10/3/22
	Bob Dawkins	2336 WATERFORD	519-980-2107	2022/10/03
	Shannon Sault	2456 Waterford		22/10/04
	Matthew Tonkin	2451 Waterford Ave	519-251-0897	04/10/22
	Angela Kelly-Peice	2475 Waterford Ave	519-827-5164	10-04-22
	Matt Hudson	2443 Waterford	519-965-3434	10-4-22

RE-ZONING PROTEST PETITION

We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by, Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.

We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #; Email Address	Date
<i>[Signature]</i>	Kerrie Abbott	2382 Norcrest Ave Windsor	226-921-5117 Kerrie@tembercrest.com	02/07/22
<i>[Signature]</i>	Barb Abbott	2387 Norcrest Ave, Windsor	226-280-5112 Barbara.Abbott@tembercrest.com	02/4/22
<i>[Signature]</i>	Nancy Knowlton	2327 Norcrest Ave	416-892-5821 Nancy.Knowlton@tembercrest.com	02/04/22
<i>[Signature]</i>	Nick Timbert	2372 Kadeliss	226-348-0176	02/04/22
<i>[Signature]</i>	GORDAN BURGER	2396 RADCLIFF AVE	313-455-1602	02/04/22
<i>[Signature]</i>	Edo Loric	2432 Radcliffe Ave	519-739-6279	02/04/22
<i>[Signature]</i>	Dickson	---	---	---
<i>[Signature]</i>	Zorba	---	---	---
<i>[Signature]</i>	Al Boshara	---	---	---
<i>[Signature]</i>	Robert Kladby	24659 Radcliffe Ave	226-334-5192	02/14/22
<i>[Signature]</i>	Garle Mackin	2490 Radcliffe Ave	819-991-4553	02/14/22
<i>[Signature]</i>	Dan Moreson	2490 Radcliffe Ave	519-991-4332	02/14/22

RE-ZONING PROTEST PETITION

We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by, Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, Radcliff Ave, Duneshill Ave, Gatwick Ave, Maitland Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.

We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #; Email Address	Date
	Safaa Boulic	3461 Tranquility Ave	519 819-5131 safaa@protonmail.com	Oct 21/23
	Jany Prasad	2420 Radcliff Ave	906 246 0070	Oct 19/23
	Jany Prasad	3504 Radcliff Ave	519 779-9000	Oct 19/23
	Dawn D'Amico	3367 Duneshill Ave	519-829-6029 Dawn.D'Amico@yale.ca	Oct 19/23
	Jurica Moric	3379 Duneshill Ave	519-735-6365	
	Cyker Goring	2465 Duneshill Ave	226-506-1756	
	TARA KESTON	2439 Duneshill	519-980-7751	Nov 1/23
	Ram D'Agou	2559 Duneshill Ave	226-344-6747	Oct 19/23
	CHRIS	2571 Duneshill	4519-739-1222	10/24/23
	MARK RUBINS	2489 TIMBERCREST AVE	726 975 2966	Oct 10/23
	Jany Prasad	3504 Radcliff Ave	519 779 9000	Oct 19/23

RE-ZONING PROTEST PETITION

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Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #: Email Address	Date
<i>Antonio G...</i>	ANTONIO POLINA	2452 Norcrest	519-735-6211	04/22
<i>Joseph Lloyd</i>	Douglas Wood	12688 Northfield Way	313-515-8664	10/4/22
<i>Samir...</i>	Franklin Liscano	2416 Norcrest Ave	514-735-9226 519-850-9394	06/14/22
<i>Deborah...</i>	Debra Worsel	2380-Norcrest Ave	519-562-5133	04/22
<i>Tina...</i>	T WANDERLAND	235 Norcrest Ave	519-792-4029	04/22
<i>...</i>	Zoe K Sabra	2349 Radcliffe	519 566 6721	07/14/22
<i>...</i>	Chaise Pauramela	2409 Radcliffe	5193600855	04/22
<i>...</i>	Maceel Carrion	2533 Radcliffe	519 551-9092	06/09/22
<i>...</i>	MADIA DMYRAC	2516 PARCURE	519 564-8512	10/04/22

RE-ZONING PROTEST PETITION

We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by, **Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.**

We the undersigned expect the Windsor City Council not to approve any application requesting the re-zoning of this property allowing a mid-rise/multi-unit residential building to be built.

Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #; Email Address	Date
<i>[Signature]</i>	Andre Gaud	2419 Tembercrest Ave.	519-956-9085	Feb 11, 2022
<i>[Signature]</i>	maria	2400 Timber Ave.	519-810-5498	Oct 24/22
<i>[Signature]</i>	Dev/Dhruv	11	579 916 5872	Oct 24/22
<i>[Signature]</i>	Jonathan Riley Rathole	2475 Waterford Ave	(519) 903-0925	Oct 05/22
<i>[Signature]</i>	Brian Tonkin	2451 Waterford Ave	519-251-8213	Oct 8/22
<i>[Signature]</i>	Mario Gidillini	2371 Waterford Ave	(319) 735 5767	Oct 8/22

RE-ZONING PROTEST PETITION

We, the undersigned property owners residing in Ward 7, do hereby protest any applications requesting the re-zoning of the property bound by,

Tranquility Ave, Waterford Ave, Tembercrest ave, Norcrest Ave, allowing mid-rise/multi-unit residential buildings to be built which are not consistent with the existing single-family and townhomes in the direct neighbourhood, and are not compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking, access, roadways and amenity areas.

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Legal Signature Of Owner	Printed Name Of Owner	Property Address	Phone #; Email Address	Date
<i>Mr</i>	Joseph Marku	2440 Embercrest	519 819 7171	Oct 3 2024
<i>SPD</i>	Sabah BIZO	2424 Tembercrest	2265003714	Oct 4/24
<i>SPD</i>	Melba Hanna	11 11	11	Oct 1/24