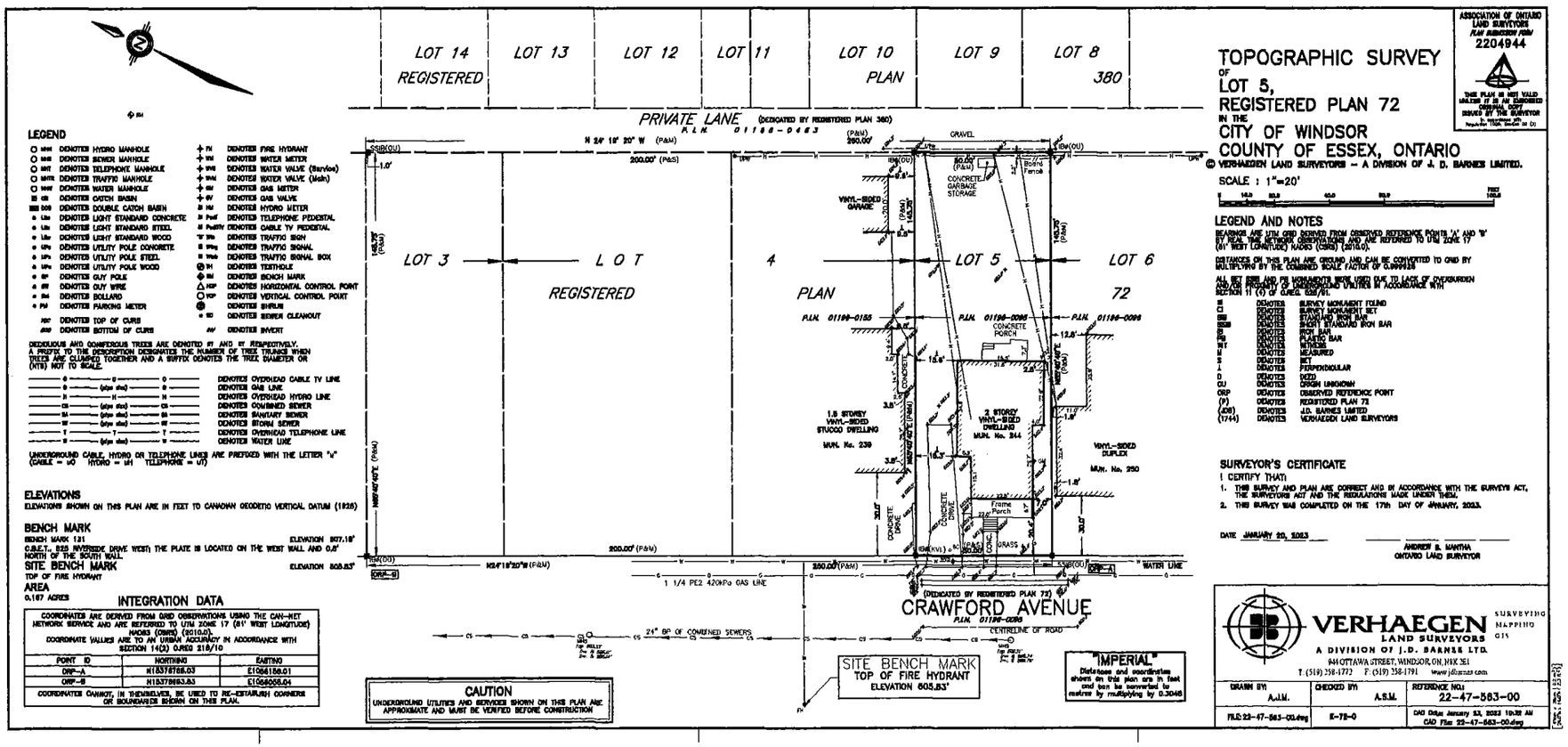


LEGEND

- DENOTES HYDRO MANHOLE
- DENOTES SEWER MANHOLE
- DENOTES TELEPHONE MANHOLE
- DENOTES TRAFFIC MANHOLE
- DENOTES WATER MANHOLE
- DENOTES CATCH BASIN
- DENOTES DOUBLE CATCH BASIN
- DENOTES LIGHT STANDARD CONCRETE
- DENOTES LIGHT STANDARD STEEL
- DENOTES LIGHT STANDARD WOOD
- DENOTES UTILITY POLE CONCRETE
- DENOTES UTILITY POLE STEEL
- DENOTES UTILITY POLE WOOD
- DENOTES GUY POLE
- DENOTES GUY WIRE
- DENOTES BOLLARD
- DENOTES PARKING METER
- DENOTES TOP OF CURB
- DENOTES BOTTOM OF CURB
- DENOTES FIRE HYDRANT
- DENOTES WATER METER
- DENOTES WATER VALVE (Service)
- DENOTES WATER VALVE (Main)
- DENOTES GAS METER
- DENOTES GAS VALVE
- DENOTES HYDRO METER
- DENOTES TELEPHONE PEDESTAL
- DENOTES CABLE TV PEDESTAL
- DENOTES TRAFFIC SIGN
- DENOTES TRAFFIC SIGNAL
- DENOTES TRAFFIC SIGNAL BOX
- DENOTES TESTHOLE
- DENOTES BENCH MARK
- DENOTES HORIZONTAL CONTROL POINT
- DENOTES VERTICAL CONTROL POINT
- DENOTES SHRUB
- DENOTES SEWER CLEANOUT
- DENOTES INVERT

DECIDUOUS AND COMPEROUS TREES ARE DENOTED BY AND BY RESPECTIVELY. A PREFIX TO THE DESCRIPTION DESIGNATES THE NUMBER OF TREE TRUNKS WHEN TREES ARE CLUMPED TOGETHER AND A SUFFIX DENOTES THE TREE DIAMETER OR (NTS) NOT TO SCALE.

- DENOTES OVERHEAD CABLE TV LINE
- DENOTES GAS LINE
- DENOTES OVERHEAD HYDRO LINE
- DENOTES COMBINED SEWER
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- DENOTES OVERHEAD TELEPHONE LINE
- DENOTES WATER LINE

UNDERGROUND CABLE, HYDRO OR TELEPHONE LINES ARE PREFIXED WITH THE LETTER "u" (CABLE = uC HYDRO = uH TELEPHONE = uT)

ELEVATIONS

ELEVATIONS SHOWN ON THIS PLAN ARE IN FEET TO CANADIAN GEODETIC VERTICAL DATUM (1928)

BENCH MARK

BENCH MARK 131 ELEVATION 607.18'
C.B.E.T., 825 RIVERSIDE DRIVE WEST; THE PLATE IS LOCATED ON THE WEST WALL AND 0.6' NORTH OF THE SOUTH WALL. ELEVATION 605.83'

SITE BENCH MARK

TOP OF FIRE HYDRANT

AREA

0.167 ACRES

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GNSS OBSERVATIONS USING THE CAN-NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0). COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP-A	N15376788.03	E1066188.01
ORP-B	N15378883.83	E1064056.04

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

TOPOGRAPHIC SURVEY

OF

LOT 5,
REGISTERED PLAN 72
IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

© VERHAEGEN LAND SURVEYORS – A DIVISION OF J. D. BARNES LIMITED.

SCALE : 1"=20'

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2204944
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS 'A' AND 'B' BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999618

ALL SET IRONS AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PRESENCE OF UNDISTURBED UTILITIES IN ACCORDANCE WITH SECTION 11 (1) (c) O.REG. 216/10.

S	DENOTES	SURVEY MONUMENT FOUND
CI	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
WIT	DENOTES	WITNESS
M	DENOTES	MEASURED
S	DENOTES	SET
P	DENOTES	PERPENDICULAR
D	DENOTES	VOID
OU	DENOTES	ORIGIN UNKNOWN
ORP	DENOTES	OBSERVED REFERENCE POINT
(P)	DENOTES	REGISTERED PLAN 72
(JDB)	DENOTES	J.D. BARNES LIMITED
(1744)	DENOTES	VERHAEGEN LAND SURVEYORS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

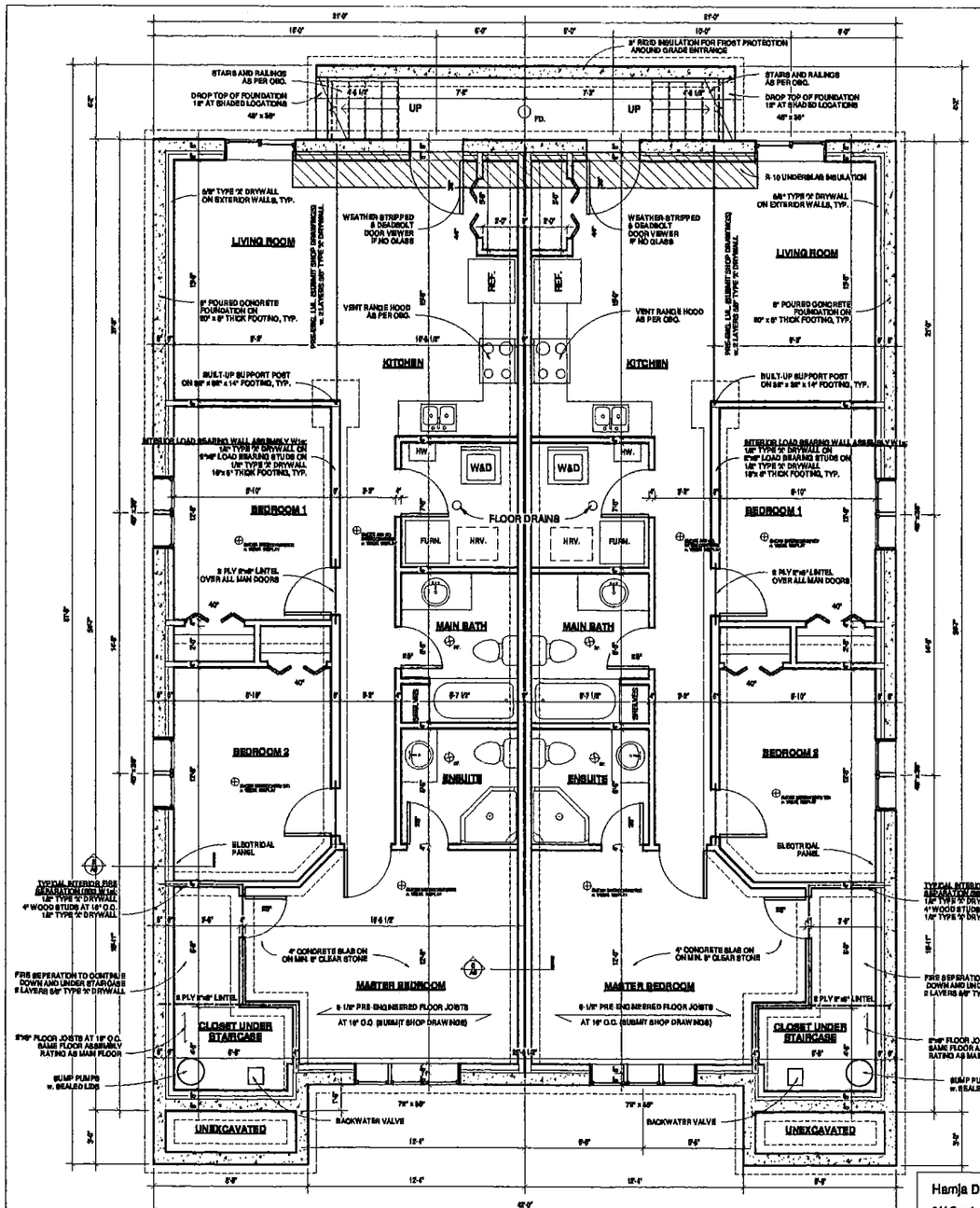
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 17th DAY OF JANUARY, 2023.

DATE JANUARY 20, 2023

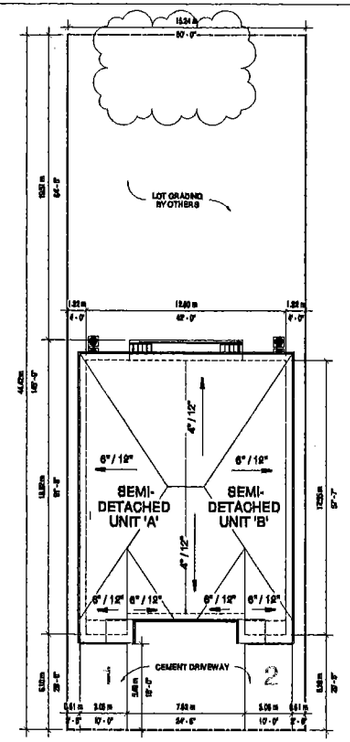
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

VERHAEGEN LAND SURVEYORS
SURVEYING MAPPING GIS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com

DRAWN BY	CHECKED BY	REFERENCE NO.:
A.J.M.	A.S.M.	22-47-563-00
FILE: 22-47-563-00.dwg	E-72-0	DAD Date: January 23, 2023 10:30 AM CAD File: 22-47-563-00.dwg



1 Foundation
1/4" = 1'-0"



2 Site Plan
1/16" = 1'-0"

DRAWING NOTES

The Ontario Building Code, Latest Edition shall be the basis of design and construction. Any inconsistancies on the drawings must be reported to the designer before proceeding with the work.

The contractor or owner shall notify the designer of any discrepancies prior to construction.

All footings shall be placed on natural undisturbed soil capable of sustaining an allowable pressure of 3000 psf.

Concrete strength to be 30 MPa for footings and walls, 25 MPa for floor slabs, 30 MPa minimum for outside concrete.

Concrete cover for reinforcing steel shall be 3 inches for concrete cast against earth and 2 inces for walls.

All concrete exposed to weather shall have between 5% to 7% air entrainment.

Mechanically vibrate all concrete.

Pre-engineered floor system to be certified by lumber provider.

TJI blocking to be installed 4'-0" o.c. for rim board support parrallel with floor system.

Truss supplier/designer to confirm all point loads over windows and doors. Truss or Floor designer to provide LVL shop drawings as required.

Windows are representative due to the many styles and sizes available, therefore the contractor and the window supplier are to ensure size, fit and OBC. compliance of doors and windows conforming to the energy performance evaluation standard CAN/CSA-A440.2.

Dimensions always take precendence over scaled measurements.

All interior doors are 32" x 80" UNO.

These plans may not be re-used or copied without the written permission in whole or in part from GA Designs.

SITE DATA		
MAIN FLOOR UNIT 'A'	1 189 SF.	
MAIN FLOOR UNIT 'B'	1 189 SF.	
COVERED PORCH UNIT 'A'	89 SF.	
COVERED PORCH UNIT 'B'	89 SF.	
TOTAL BUILDING AREA	2 306 SF.	31.7 %
LOT SIZE AND LOT COVERAGE TOTAL	7 267 SF.	

TABLE 3.1.1.2.A
ZONE 1 - COMPLIANCE PACKAGE FOR SPACE HEATING EQUIPMENT WITH AFUE 92% OR GREATER

COMPONENT	A1	COMPONENT	A1
CEILING WITH ATTIC SPACE MINIMUM RSI (R)-VALUE	R-60	HEATED SLAB OR SLAB LESS THAN 6" BELOW GRADE MINIMUM RSI (R)-VALUE	R-10
CEILING WITHOUT ATTIC SPACE MINIMUM RSI (R)-VALUE	R-31	WINDOWS AND SLIDING GLASS DOORS MAXIMUM U-VALUE	0.28
EXPOSED FLOOR MINIMUM RSI (R)-VALUE	R-31		
WALLS ABOVE GRADE MINIMUM RSI (R)-VALUE	R-22	SKYLIGHTS MAXIMUM U-VALUE	0.49
BASEMENT WALLS (LESS THAN 50% ABOVE GRADE) MINIMUM RSI (R)-VALUE	R-20 ci. OR (R-10 ci. + R-12 BATT)	SPACE HEATING EQUIPMENT MINIMUM AFUE	96%
		HRV MINIMUM EFFICIENCY	75%
		DOMESTIC HOT WATER HEATER MINIMUM EF	0.8

AREA OF EXTERIOR WALL = 2 942 sf.
AREA OF WINDOWS & SLIDING DOORS = 281 sf.
RATIO OF EXTERIOR WALLS = 9.5 %

Hamja Duplex

244 Crawford Semi-Detached
w. Secondary Units
Windsor

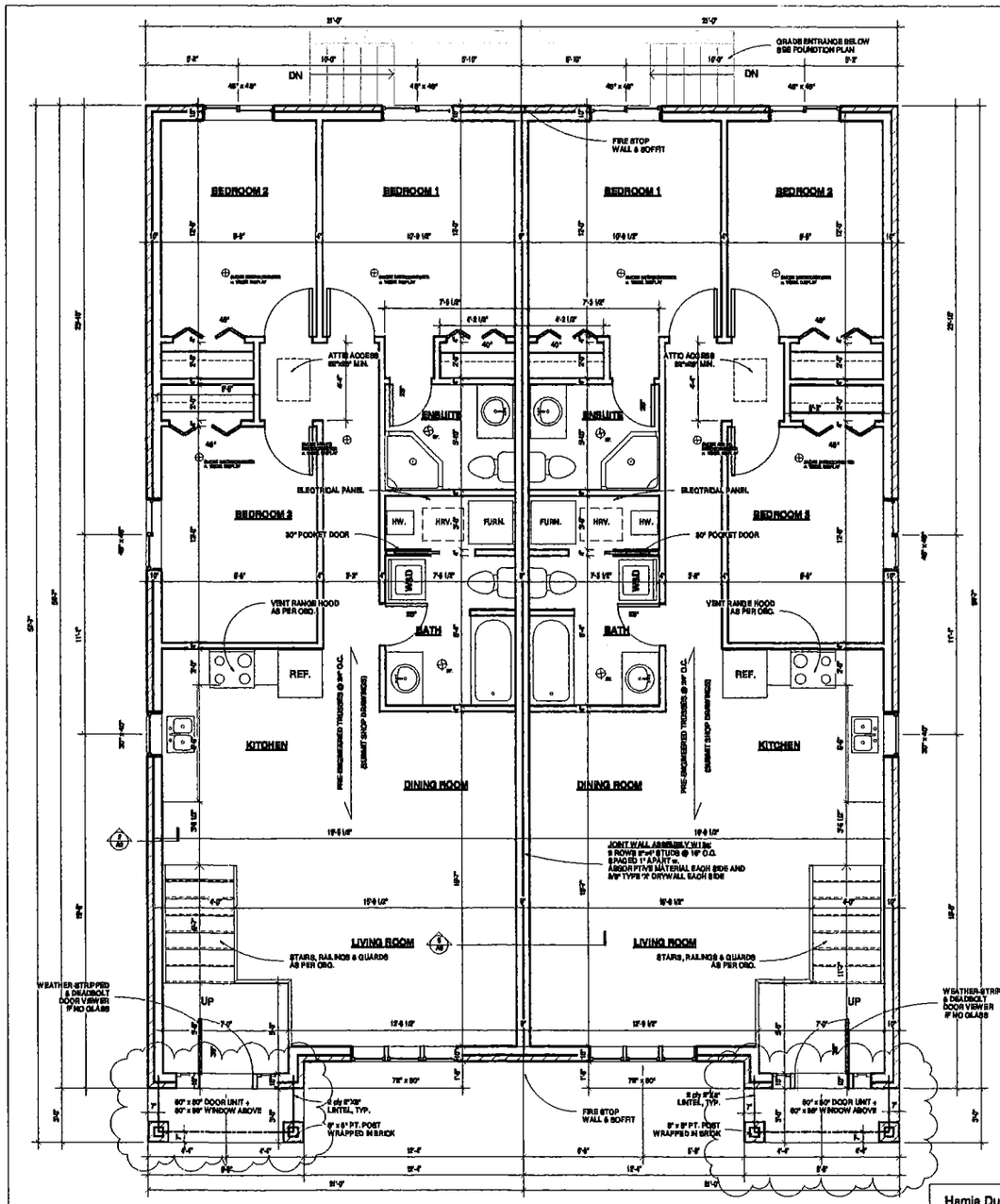
GA DESIGNS
BCIN# 128791

No.	Description	Date
1	Town Comments	06-13-23

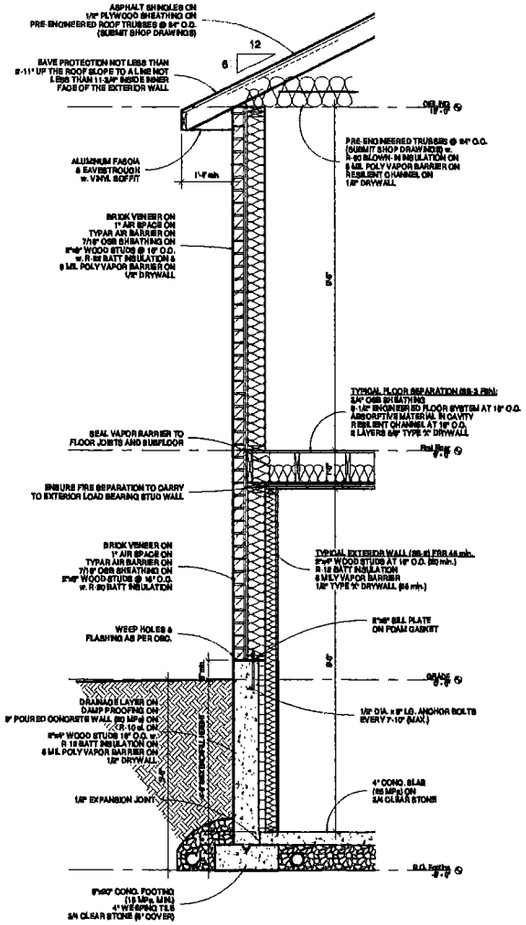
Site and Foundation Plan

Project number 23 | A1

Date Mar. 4, 2023 | Scale As indicated



① First Floor
1/4" = 1'-0"



② Typical Section
1/2" = 1'-0"

ROOF AND CEILING ONLY		
LINTEL SIZE	MAX OPENING	MAX OPENING (INTERIOR W.B.L)
2- 2" x 4"	4'-7"	5'-6"
2- 2" x 6"	5'-9"	6'-9"
2- 2" x 8"	6'-7"	8'-0"
2- 2" x 10"	8'-1"	9'-7"
2- 2" x 12"	9'-6"	7'-9"

FLOOR, ROOF AND CEILING ONLY		
LINTEL SIZE	MAX OPENING	MAX OPENING (INTERIOR W.B.L)
2- 2" x 4"	2'-5"	3'-0"
2- 2" x 6"	4'-0"	5'-0"
2- 2" x 8"	5'-1"	6'-11"
2- 2" x 10"	6'-5"	8'-5"
2- 2" x 12"	7'-10"	9'-8"

Hamja Duplex

244 Crawford Semi-Detached w. Secondary Units
Windsor

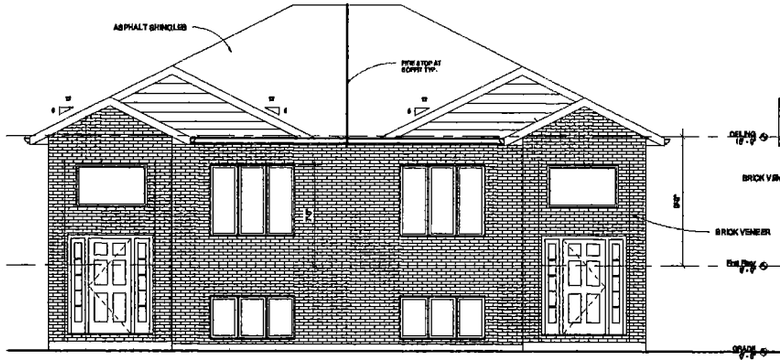
GA DESIGNS BCIN: 112761

No.	Description	Date
1	Town Comments	06-13-23

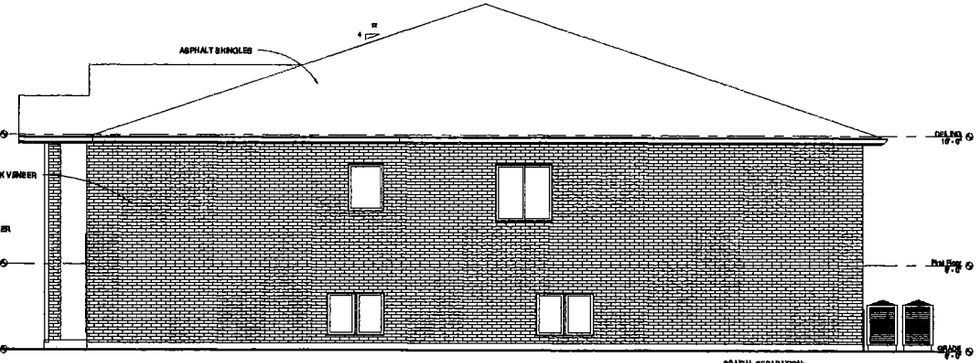
First Floor Plan

Project number 23 | A2

Date Mar. 4, 2023 | Scale As indicated

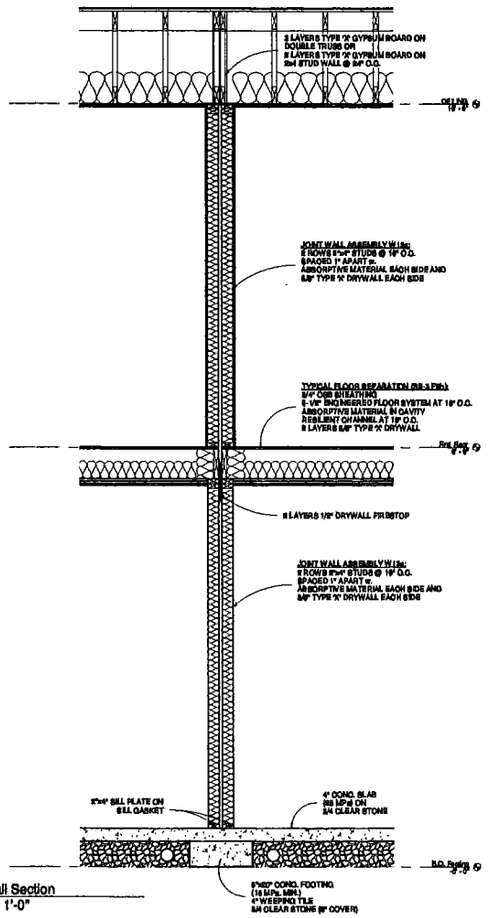


3 Front Elevation
3/16" = 1'-0"

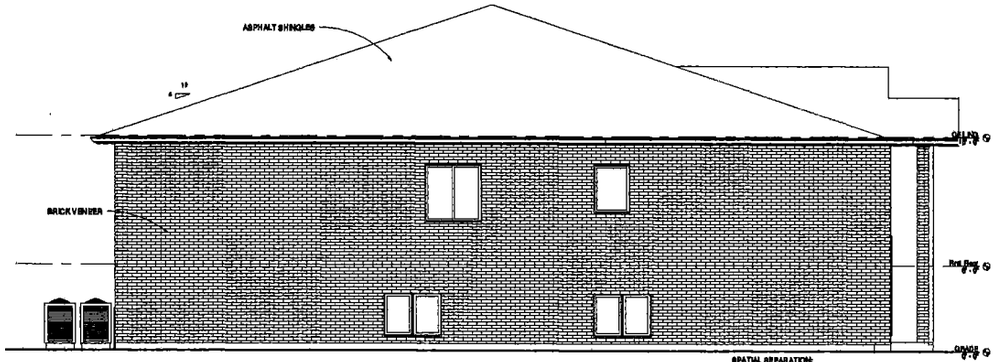


SPATIAL SEPARATION:
EXPOSED BUILDING FACE = 78 m2
GLAZED OPENINGS = 4.7 m2 (6%)
ALLOWABLE GLAZED OPENINGS 7%

1 Right Elevation
3/16" = 1'-0"

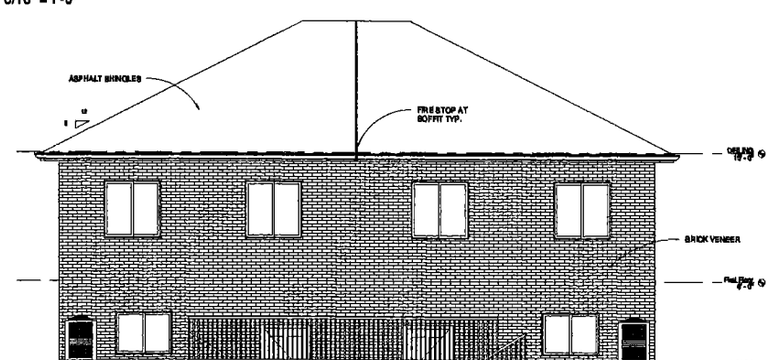


5 Firewall Section
1/2" = 1'-0"



SPATIAL SEPARATION:
EXPOSED BUILDING FACE = 78 m2
GLAZED OPENINGS = 4.7 m2 (6%)
ALLOWABLE GLAZED OPENINGS 7%

4 Left Elevation
3/16" = 1'-0"



2 Rear Elevation
3/16" = 1'-0"

Hamja Duplex
244 Crawford Semi-Detached
w. Secondary Units
Windsor

GA DESIGNS
BCIN: 115751

No.	Description	Date

Elevations

Project number 20
Date Mar. 4, 2020
A3
Scale As indicated

APPENDIX "A"
Drawing No. CC-1826

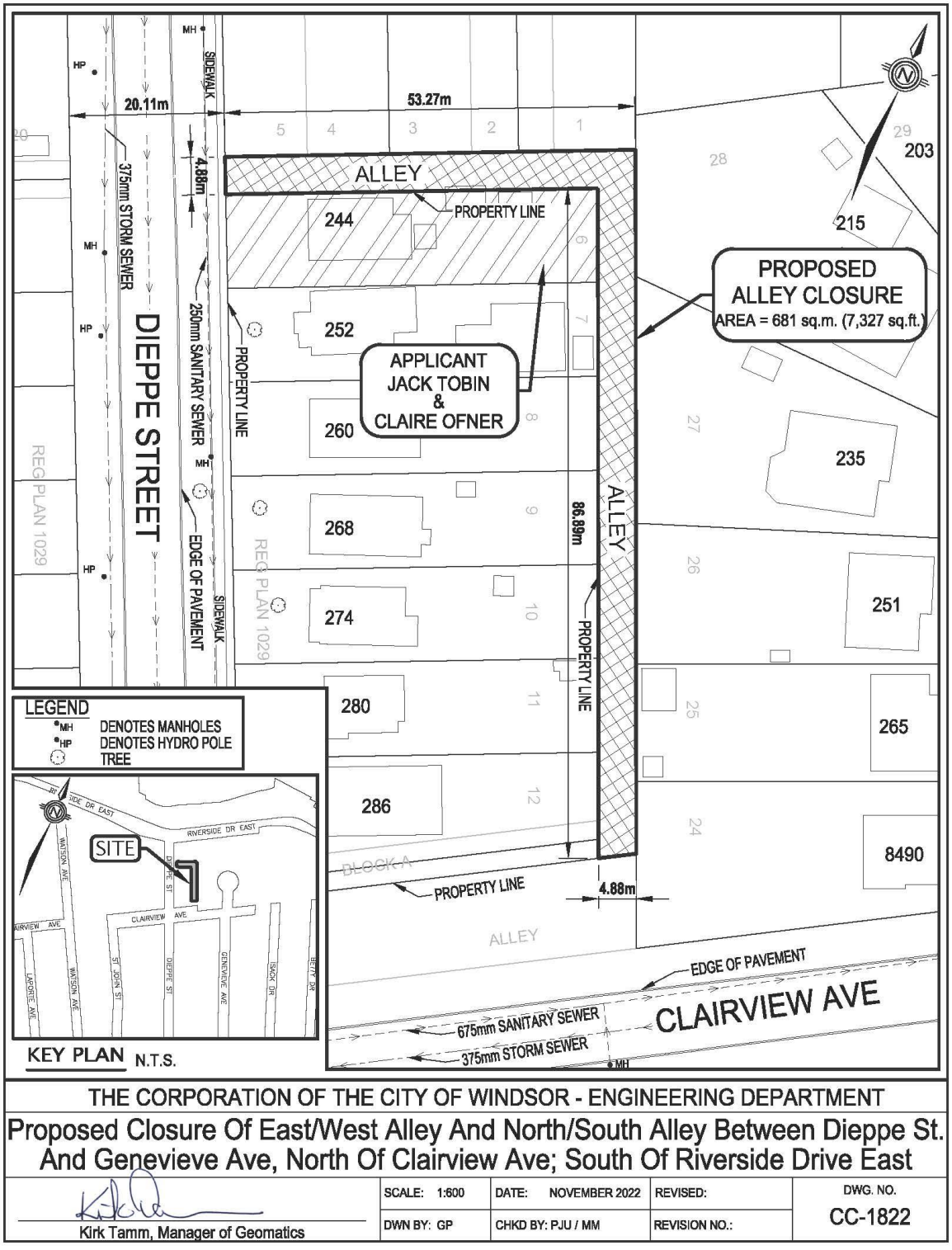
THE CORPORATION OF THE CITY OF WINDSOR - ENGINEERING DEPARTMENT

Proposed Closure East/West And North/South Alley Between Academy Drive & Alexandra Avenue From Northwood Street to E.C Row

Kirk Tamm, Manager of Geomatics

SCALE: 1:2000	DATE: December 2022	REVISED: .	DWG. NO.
DWN BY: GP	CHKD BY: PJU / MM	REVISION NO.: .	CC-1826

APPENDIX "A"
Drawing No. CC-1822

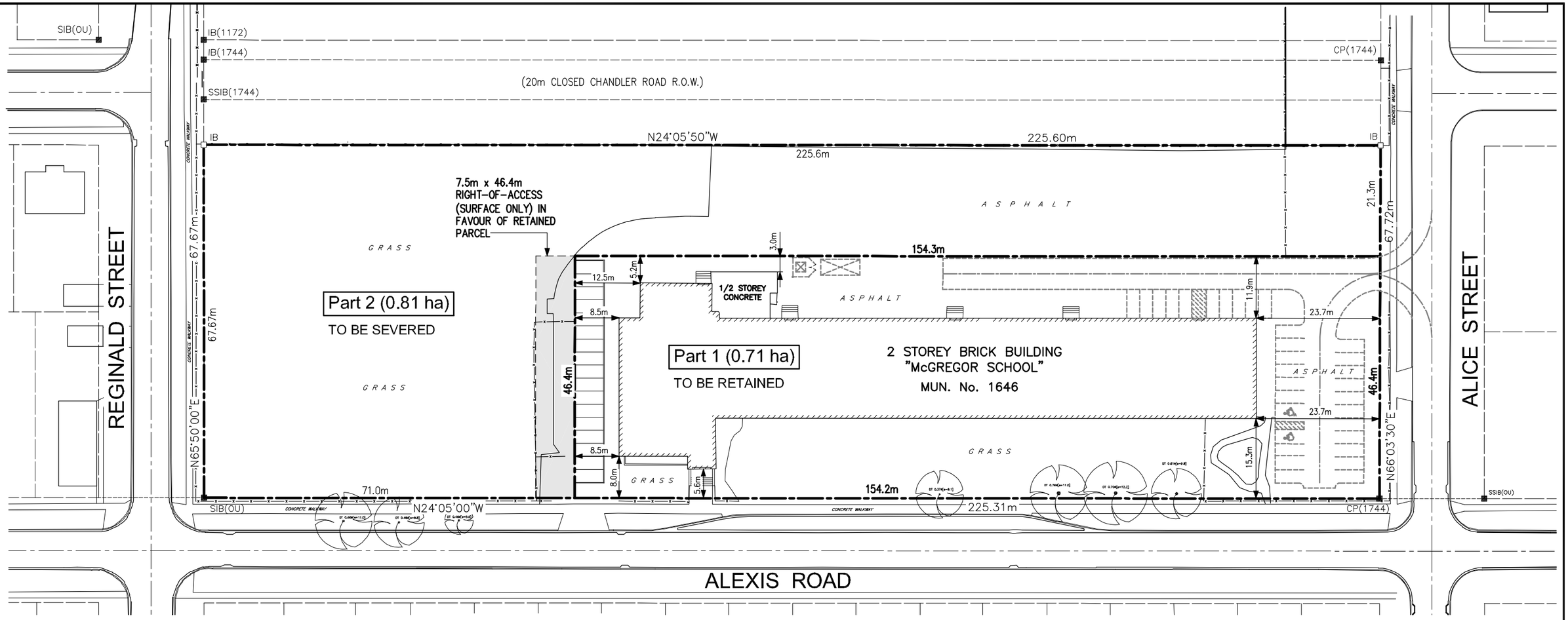


THE CORPORATION OF THE CITY OF WINDSOR - ENGINEERING DEPARTMENT

Proposed Closure Of East/West Alley And North/South Alley Between Dieppe St. And Genevieve Ave, North Of Clairview Ave; South Of Riverside Drive East

Kirk Tamm, Manager of Geomatics

SCALE: 1:600	DATE: NOVEMBER 2022	REVISED:	DWG. NO.
DWN BY: GP	CHKD BY: PJU / MM	REVISION NO.:	CC-1822



Site Plan

SCALE: 1:750

0 10 20 Meters

SITE STATISTICS (PART 1)		
ZONING: INSTITUTIONAL DISTRICT 1 (1D1.1)	REQUIRED	PROVIDED
LOT FRONTAGE – MINIMUM	20.0m	46.4m
LOT AREA – MINIMUM	700.0 m^2	7,162.2 m^2 (0.72 HECTARES) (1.77 Acres)
LOT COVERAGE – MAXIMUM	50.0%	37.6%
MAIN BUILDING HEIGHT – MAXIMUM	14.0m	12.2m
FRONT YARD DEPTH – MINIMUM	6.0m	23.7m
REAR YARD DEPTH – MINIMUM	7.50m	8.5m
SIDE YARD DEPTH – MINIMUM	3.00m	3.0m & 5.6m
LANDSCAPED OPEN SPACE YARD – MINIMUM	20% OF LOT AREA	24.9%
PARKING – 1.5 SPACES / CLASSROOM	32 x 15 = 48	49 (2 ACCESSIBLE)
LOADING SPACES	1	1

CR421/2023 - Item 8.16 - Appendix F

MEO & ASSOCIATES INC.
Architectural & Engineering Consultants
www.meogroup.net

825 Kingsway Drive, Burlington, Ontario, Canada, L7T 3H8
Tel. 905-632-6952; Fax 905-632-8870; mpiskovk@meoassociates.com
3600 Seven Lakes Dr., Suite 200, LaSalle, Ontario, Canada, N9H 0E5
Tel. 519-250-8088; Fax 519-250-8070; rmeo@meoassociates.com

CLIENT:

PROJECT: EXISTING SCHOOL SITE
1646 Alexis Road Windsor, Ontario

DRAWING TITLE: SEVERANCE PLAN
SCALE: 1:750
ACAD REFERENCE: 4746 – Severance Plan – Ex School Site Plan

DATE: March 24, 2023
DRAWN BY: I.A.Z.

PROJECT NUMBER: 4746

SHEET NUMBER: 1 OF 1

4746 –Pr Severance – Ex School Site Plan.dwg, (site plan) Mar 24, 2023 - 3:57pm

CANADA POST – BRUNO DESANDO

This development, as described, falls within our centralized mail policy.

I will specify the condition which I request to be added for Canada Post Corporation's purposes.

a) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service.

If you have any questions or concerns regarding these conditions, please contact me. I appreciate the opportunity to comment on this project.

Lock-Box Assembly Requirements

The complete Canada Post Standards Manual for Builders & Developers can be downloaded at: https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Compartments Size

- Horizontal lock-box models used in mailrooms must have the following minimums:

o Residential compartments must be at least 12.5 x 13.5 cm

o Commercial compartments at least 13.5 x 30.5 cm

o Parcel compartments at least 30.5 x 30.5 cm

- Vertical lock-box models must have min comp size of 25 x 12.5 cm. (Most models are 40 x 12.7 cm)

Heights

- All lock-box assemblies must be installed in a manner that will not require the delivery employee to reach higher than 170cm or lower than 45cm when delivering to the equipment. With respect to horizontal lock-boxes, the limits above will likely mean that maximum number of compartments that can be included in each column of residential compartments would be eight

Rear-loading Lock-boxes

- Projects with more than 100 units are required to be serviced via a rear-loading lock-box assembly.

- There must be a width of at least 100cm of working space from the back of the boxes to the wall.

- A ledge under the bottom row of boxes is also recommended in rear-loading designs. This ledge is to be directly under the bottom row of boxes (no space between ledge and bottom of boxes) and must stick out at least 20cm from the back of the boxes.

- Mailroom door is required to provide a minimum 81cm opening

- Lighting should be at least 100 lux (measured 75 cm from floor)

Access

- All buildings where the lock-boxes are required to be serviced from inside the building are required to install a Canada Post Crown lock in the building intercom. The intercom is pre-fabricated with an internal housing for the lock. The lock can be obtained from the local deliver supervisor.

- If the building has more than 100 units, a rear-loading lock-box assembly will be installed. The door to the Canada Post delivery area must be fitted with a specific model of deadbolt. This is because Canada Post will supply a key cylinder made specifically for the Canada Post key that will fit inside the deadbolt purchased by the developer.

Numbering

- Compartments should be numbered vertically and left to right on the delivery side of the boxes

Grade-level Components

- If the development includes grade level retail or residential units, please take note that door-to-door delivery will not be provided to these units. Canada Post is happy to install a Community Mailbox to provide service to these units. Please coordinate a location with the Canada Post Delivery Planner for the area. If there is no room on the property for the Community Mailbox, service can be provided via another Community Mailbox in the area. Options to service the units from the tower (lobby) lock-boxes or via a front-loading lock box erected on the outside of the building can also be discussed with the Delivery Planner.

CITY OF WINDSOR - BUILDING DEPARTMENT – BARBARA RUSAN

The Building Code Act, Section 8.(1) requires that a building permit be issued by the Chief Building Official for construction or demolition of a building.

The building permit review process occurs after a development application receives approval and once a building permit application has been submitted to the Building Department and deemed a complete application.

Due to the limited Ontario Building Code related information received, review of the proposed project for compliance to the Ontario Building Code has not yet been conducted.

It is strongly recommended that the owner and/or applicant contact the Building Department to determine building permit needs for the proposed project prior to building permit submission.

CITY OF WINDSOR - ENGINEERING DEPARTMENT – ROB PERISSINOTTI

Sewers - The site may be serviced by a 300mm PVC sanitary sewer on Alexis Road, a 300mm vitrified clay sanitary sewer on Reginald Street, a 450mm storm sewer located within on Alexis Road or a 525mm storm sewer locate within the Reginald Street right-of-way. If possible existing connections should be utilized and any redundant connections shall be abandoned in accordance with the City of Windsor Engineering Best Practice B.P 1.3.3.

The Sanitary Sewer Memo submitted with this application confirms that the proposed medium-density residential development sewage flow rates will not have a negative impact to the existing sanitary sewer system. A sanitary sampling manhole may be required on any new sanitary connection at the property line to the satisfaction of the City Engineer, if one does not already exist.

The applicant will be required to submit site servicing drawings and storm detention calculations restricting storm water runoff to pre-development levels, as per the Windsor Essex Regional Stormwater Management Standards Manual:

https://essexregionconservation.ca/wp-content/uploads/2018/12/WE-Region-SWM-Standards-Manual.pdf

Included with the stormwater management submission, one of the checklists found in the link below must be completed by the engineering consultant on behalf of the developer:

APPENDIX G – COMMENTS

https://www.citywindsor.ca/business/buildersanddevelopers/Pages/Stormwater-Management-Requirements.aspx

Right-of-Way - Reginald Street, Alexis Road and Alice Street are all classified as Local Roads according to the Official Plan with a required right-of-way width of 20.1m. The current widths are sufficient; therefore, no conveyance is required at this time. Driveway approaches shall be constructed of concrete as per AS-204, complete with straight flares and no raised curbs within the right-of-way.

Any redundant approaches or curb cuts shall be removed and restored to city standards and a Street Opening permit obtained prior to completing any work in the right-of-way.

The site appears to have an existing fence and bumper blocks encroaching within the Reginald Street and Alice Street right-of-ways. The applicant will be required to remove or enter into an Encroachment Agreement for any items remaining in the right-of-way. If the property will be severed and shared services or access is proposed, a proper agreement between the two properties is required.

In summary we have no objection to the proposed development, subject to the following requirements:

Site Plan Control Agreement – The applicant enters into an agreement with the City of Windsor for all requirements under the General Provisions of the Site Plan Control Agreement for the Engineering Department.

Encroachment – The owner agrees to submit application for and execute an agreement with the Corporation for any proposed encroachments into the right-of-way to the satisfaction of the City Engineer.

Proper Agreement, Access & Services – The owner agrees to enter into a reciprocal agreement with the abutting property owners for access and services.

Sanitary Servicing Study – The owner agrees, at its own expense, to retain a Consulting Engineer to provide a detailed servicing study report on the impact of the increased flow to the existing municipal sewer systems, satisfactory in content to the City Engineer and prior to the issuance of a construction permit. The study shall review the proposed impact and recommend mitigating measures and implementation of those measures.

If you have any further questions or concerns, please contact Amy Olsen, of this department at aolsen@citywindsor.ca

CITY OF WINDSOR - ENVIROMENTAL SERVICES – ANNE MARIE ALBIDONE

No concerns from Environmental Services for the rezoning. However, the applicant should be aware that as a multi-residential property with more than 6 units, they are not entitled to City provided waste collection services. They should seek input from a private collection company for comments on the location of the waste bins.

If they intend on seeking condominium status, they would be entitled to City of Windsor waste collection services. The conceptual drawing does not make it clear where the waste bins would be located. They are encouraged to consult with us before finalizing design.

APPENDIX G – COMMENTS

CITY OF WINDSOR – FORESTRY - SHERIF BARSOM

No comments from Natural Areas and Parks D&D. Forestry Comments:

There are 2 Honey Locust trees and 1 Linden tree in close proximity to the development area. The total DBH of these trees is 155cm. To avoid damage to these trees, tree protection zones should be made.

The developer should be notified, in advance, of the City's tree replacement procedure: City Forestry follows the 'equivalent diameter' replacement methodology - for every unit diameter of tree removed (e.g. due to damages), a similar amount of new trees must be planted. This will apply if there is any damage to these trees.

CITY OF WINDSOR – FORESTRY - SUPERVISOR PARKS - ADAM KIRCHHOEFER

Additional comments regarding trees along Alexis adjacent to school.

I had a look at the Norway Maple trees at 1646 Alexis. We have a history of trimming these trees in the past and we even did some removals on this property as well. The trees on the west side look to be in fair condition with the exception of the one second one from the south. This tree is not in great shape and should be removed to eliminate any health and safety issues. It has a significant amount of deadwood and decay.

The boulevard trees, 2 Honey Locust and a Little Leaf Linden will be added to the Trimming list.

If you would like, I will have work orders created to have the second one from the south removed and can have the other 3 trimmed and have the guys do a health assessment of them to ensure they are also safe and healthy.

CITY OF WINDSOR – PLANNING DEPARTMENT – HERITAGE PLANNER – KRISTINA TANG

The property is listed on the Windsor Municipal Heritage Register as the following:

R	1646 Alexis Rd Ford City	Gordon McGregor School	1924	Arch. Sheppard & Masson

A Heritage Impact Assessment (HIA), prepared by Lassaline Planning Consultants Inc. with the advice of Don Loucks, Metropolitan Design (CAHP designation), dated Aug 7, 2023 (revised from earlier versions) was submitted.

Overall, the HIA recommends the former Gordon McGregor School to be designated under Part IV of the Ontario Heritage Act. This is in line with changes to the Ontario Heritage Act through Bill 23, which would require non-designated properties currently included on the municipal register to be removed if Council does not issue a notice of intention to designated within two years of the amendments to the Act coming into force. The Ontario Heritage Act also establishes a 90-day timeline for issuing a notice of intention to designate when the listed (non-designated) property is subject to a Planning Act application, unless the owner and Council of a municipality agree that the 90-day restriction does not apply.

The subject property has cultural heritage value and interest, and meets the O.Reg. 9/06 criteria for Designation. Therefore, City Administration has brought forward report S89/2023 to Council recommending designation of the subject property. The recommendations of the report are:

I. THAT the City Clerk BE AUTHORIZED to publish a Notice of Intention to Designate the Gordon McGregor, at 1646 Alexis Road, in accordance with Part IV of the Ontario Heritage Act according to the Statement of Cultural Heritage Value or Interest attached in Appendix 'A'; and,

II. THAT the City Solicitor prepare the By-law for Council to designate the property after receipt of the legal description of the property from the Property Owner; and,

III. THAT Council agree with Parway Inc, Property Owner of 1646 Alexis Road, that the restrictions set out in paragraph 2 of subsection 29(1.2), and paragraph 1 of subsection 29 (8) of Ontario Heritage Act for Designation by municipal bylaw do not apply in respect of the Property at 1646 Alexis Road, to allow time for the designation process.

The Owner is agreeable to the designation and has setback the proposed buildings to be more in line with the setback of the historic structure to maintain sight lines of the historic structure from Alexis Road.

It is recommended that the following matters BE ADDRESSED though Site Plan Control:

1. That the owner submits product information on the materials of the proposed building, to demonstrate compatibility to the heritage resource
2. That the designation bylaw be registered as a pre-permit condition in Site Plan Control

CITY OF WINDSOR – PLANNING DEPARTMENT - LANDSCAPE & URBAN DESIGN – STEFAN FEDIUK

Pursuant to the application for a zoning amendment (Z 043/22/00) to permit a multiple dwelling development consisting of two multiple dwellings and associated parking on the subject, please note no objections. Please also note the following comments:

Zoning Provisions for Parking Setback: The major character of the neighborhood is single to one and half storey residences. The proposed development is much taller than those residences and the existing school. It is strongly recommended that the development be setback in line with the gymnasium to preserve the dominance of the heritage building (school) on the severed portion of the site, and to not be as imposing on the residences on the west side of Alexis. This can be accomplished by moving the entire footprint of the development including the parking to the east property line, where the land is currently City owned.

Climate Change & Tree Preservation: There are 3 mature trees in the City right-of-way, ranging from 45 to 55 years in age. In addition, there are 4 trees on the retained school property of the same age in close proximity to the municipal right-of-way. These 4 trees are considered as shared trees and would need to be protected along with the 3 on the municipal right-of-way as part of any construction on the subject property.

Outdoor amenity areas on-site will be required given the proposed residential use. All conditions of development, including but not limited to the foregoing, would be provided at the time a Site Plan application is received.

Urban Design: The proposed development has provided an Urban Design Brief which demonstrates that the character of the heritage artifact found in the school will be incorporated into the facade of the proposed residential towers. This will help to satisfy the need to preserve the School's unique architecture. Detailed heritage comments are provided by the City's Heritage Planner and are supported by the Sr Urban Designer.

In addition, a shadow study has been provided and demonstrates minimal impact to the adjacent residences. It is also recognized that by moving the entire development eastward to align the front setback with the gymnasium of the school and not the portico entrance, as proposed, it would further reduce impacts to the properties north of Reginald Street.

The development is subject to Site Plan Review at which time, detailed comments will be made to address site specific issues and details related to health and safety, environmental sustainability and accessibility as the design if further fleshed out. Landscaping will play an

important role in providing buffers from the existing neighborhood impacts to climate change concerns.

Parkland Dedication: There are no parkland implications beyond the usual requirement for cash-in-lieu of 2% parkland dedication. Detailed landscape requirements will be provided at the time of site plan review.

CITY OF WINDSOR – PLANNING DEPARTMENT - SITE PLAN CONTROL – JACQUELINE CABRAL

The development proposal is subject to Site Plan Control pursuant to the Planning Act and City of Windsor By-law 1-2004. Where preceding development applications are required, inclusive of Official Plan and Zoning By-law Amendments, request for Site Plan Control Pre-Consultation may be made following completion of the requisite Development and Heritage Standing Committee meeting at https://ca.cloudpermit.com/login.

CITY OF WINDSOR - TRANSPORTATION PLANNING – CLARE AMICARELLI

- The Official Plan classifies Alexis Rd as a Local Road with a required right-of-way width of 20 m. The current right-of-way width is sufficient; therefore, a land conveyance is not required.
- The Official Plan classifies Alice St as a Local Road with a required right-of-way width of 20 m. The current right-of-way width is sufficient; therefore, a land conveyance is not required.
- The Official Plan classifies Reginald St as a Local Road with a required right-of-way width of 20 m The current right-of-way width is sufficient; therefore, a land conveyance is not required.
- A reciprocal access agreement is required in order for both the retained and severed parcel to use the proposed driveway access off of Alexis Rd.
- All exterior paths of travel must meet the requirements of the Accessibility for Ontarians with Disabilities Act (AODA).
- All accesses shall conform to the TAC Geometric Design Guide for Canadian Roads and the City of Windsor Standard Engineering Drawings.
    - Curved flares not permitted within right-of-way
    - Raised curbs not permitted within right-of-way
    - If a driveway access is being proposed from the retained parcel onto Alice St, then the existing driveway access onto Alice St must be removed and the boulevard restored.
    - All driveway widths must be 7-9 metres total at the property line (minimum 3.5m/lane, maximum 4.5m/lane) and maximum 1 metre straight flare. Based on the site plan provided, the driveway proposed from the retained parcel onto Alice St has a width of 6 metres at the property line.
    - Easternmost driveway access proposed onto Alice St must be a minimum of 15 metres away from the intersection of Alice St and Chandler Rd based on TAC Guidelines, unless proper justification can be provided.

ENBRIDGE

After reviewing the provided drawing at 1646 Alexis Rd. and consulting our mapping system, please note that Enbridge Gas has active infrastructure in the proposed area. A PDF drawing has been attached for reference.

Please Note:

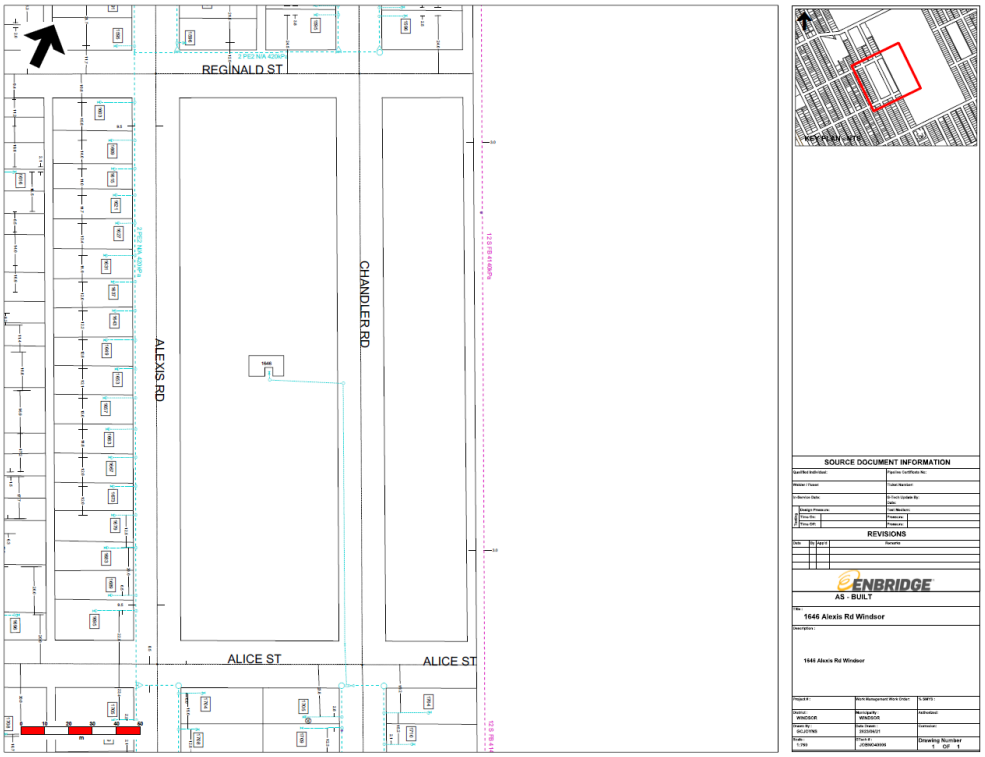
APPENDIX G – COMMENTS

1. The shown piping locations are approximate and for information purposes only
2. The drawings are not to scale
3. This drawing does not replace field locates. Please contact Ontario One Call for onsite locates prior to excavating, digging, etc

Enbridge Gas requires a minimum separation of 0.6m horizontal and 0.3m vertical from all of our plant less than NPS 16 and a minimum separation 1.0m horizontal and 0.6m vertical between any CER-regulated and vital pipelines. For all pipelines (including vital pipelines), when drilling parallel to the pipeline, a minimum horizontal clearance measured from the edge of the pipeline to the edge of the final bore hole of 1 m (3.3 ft) is required. Please ensure that this minimum separation requirement is maintained, and that the contractor obtains locates prior to performing any work and utilizes safe excavation practices while performing any work in the vicinity.

Also, please note the following should you find any abandoned infrastructure in the area:

- Any pipe that is excavated, please assume that it is live
- If during the course of any job, any pipe is found that is not on the locate sheet and is in conflict with your work, please call our emergency number (1-877-969-0999), and one of our Union Gas representatives will respond to determine if that plant is in fact live or dead
- Please note that our Enbridge Gas representative will respond to the live or dead call within 1-4 hours, so please plan your work accordingly



APPENDIX G – COMMENTS

ENWIN – PALINA PACHECO

Hydro Engineering:

No Objection. Please be advised of the overhead 27.6kV power lines on the eastern limit of the property

Please be advised of the overhead 347/600V secondary service conductor connected to the eastern limit of the existing building. Please have this service disconnected and removed prior to any construction.

Prior to working in these areas, we suggest notifying your contractor and referring to the Occupational Health and Safety Act and Regulations for Construction Projects to confirm clearance requirements during construction. Also, we suggest referring to the Ontario Building Code for required clearances for New Building Construction.

Water Engineering:

Water Engineering has no objections to the rezoning.

TRANSIT WINDSOR – JASON SCOTT

Transit Windsor has no objections to this development. The closest existing transit route to this property is with the Central 3. The closest existing bus stop to this property is located on Drouillard at Alice Southeast Corner. This bus stop is approximately 250 metres from this property falling within our 400 metre walking distance guideline to a bus stop. This will be maintained with our City Council approved Transit Master Plan.

APPENDIX "C"
Excerpts from Official Plan Volume I

3 Development Strategy

3.2 Growth Concept

3.2.1 Safe, Caring and Diverse Community

NEIGHBOURHOOD HOUSING VARIETY

3.2.1.2 Encouraging a range of housing types will ensure that people have an opportunity to live in their neighbourhoods as they pass through the various stages of their lives. Residents will have a voice in how this new housing fits within their neighbourhood. As the city grows, more housing opportunities will mean less sprawl onto agricultural and natural lands.

6 Land Use

6.1 Goals

In keeping with the Strategic Directions, Council's land use goals are to achieve:

RESIDENTIAL

6.1.3 Housing suited to the needs of Windsor's residents.

RESIDENTIAL INTENSIFICATION

6.1.14 To direct residential intensification to those areas of the City where transportation, municipal services, community facilities and goods and services are readily available.

6.3 Residential

6.3.1 Objectives

RANGE OF FORMS & TENURES

6.3.1.1 To support a complementary range of housing forms and tenures in all neighbourhoods.

INTENSIFICATION, INFILL & REDEVELOPMENT

6.3.1.3 To promote selective residential redevelopment, infill and intensification initiatives.

6.3.1 Policies

PERMITTED USES

6.3.2.1 Uses permitted in the Residential land use designation identified on Schedule D: Land Use include Low, Medium and High Profile dwelling units.

LOCATIONAL CRITERIA 6.3.2.4 Residential development shall be located where:

(a) there is access to a collector or arterial road;

(b) full municipal physical services can be provided;

(c) adequate community services and open spaces are available or are planned; and

(d) public transportation service can be provided.

EVALUATION CRITERIA FOR A NEIGHBOURHOOD DEVELOPMENT PATTERN 6.3.2.5 At the time of submission, the proponent shall demonstrate to the satisfaction of the Municipality that a proposed residential development within an area having a Neighbourhood development pattern is:

(a) feasible having regard to the other provisions of this Plan, provincial legislation, policies and appropriate guidelines and support studies for uses:

(i) within or adjacent to any area identified on Schedule C: Development Constraint Areas and described in the Environment chapter of this Plan;

(c) compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and amenity areas;

(d) provided with adequate off street parking;

7 Infrastructure

7.2 Transportation System

7.2.10 Air Transportation Policies

DEVELOPMENT WITHIN THE AIRPORT OPERATING AREA 7.2.10.2 Council shall protect the Windsor Airport from incompatible development. Accordingly, all proponents of development within the Airport Operating Area designated on Schedule 'C': Development Constraint Areas shall be subject to the following:

(a) New sensitive land uses shall not be permitted in areas above 30 NEP/NEF as set out on maps approved by Transport Canada;

(b) Redevelopment of existing sensitive land uses may only be considered above 30 NEF/NEP provided the proponent successfully completes a noise study to:

(i) Support the feasibility of the proposal;

(ii) Identify and implement appropriate mitigation measures (refer to Procedures chapter);

(c) Redevelopment of existing residential uses and other sensitive land use in areas above 30 NEF/NEP may only be considered if it has been demonstrated that there will be no negative impacts on the long-term function of the airport;

(d) Land uses which may cause a potential aviation safety hazard are discouraged;

11 Tools

11.6 Zoning

11.6.1 Objectives

COMPATIBLE USES 11.6.1.2 To ensure compatibility between land uses.

11.6.3 Zoning By-law Amendment Policies

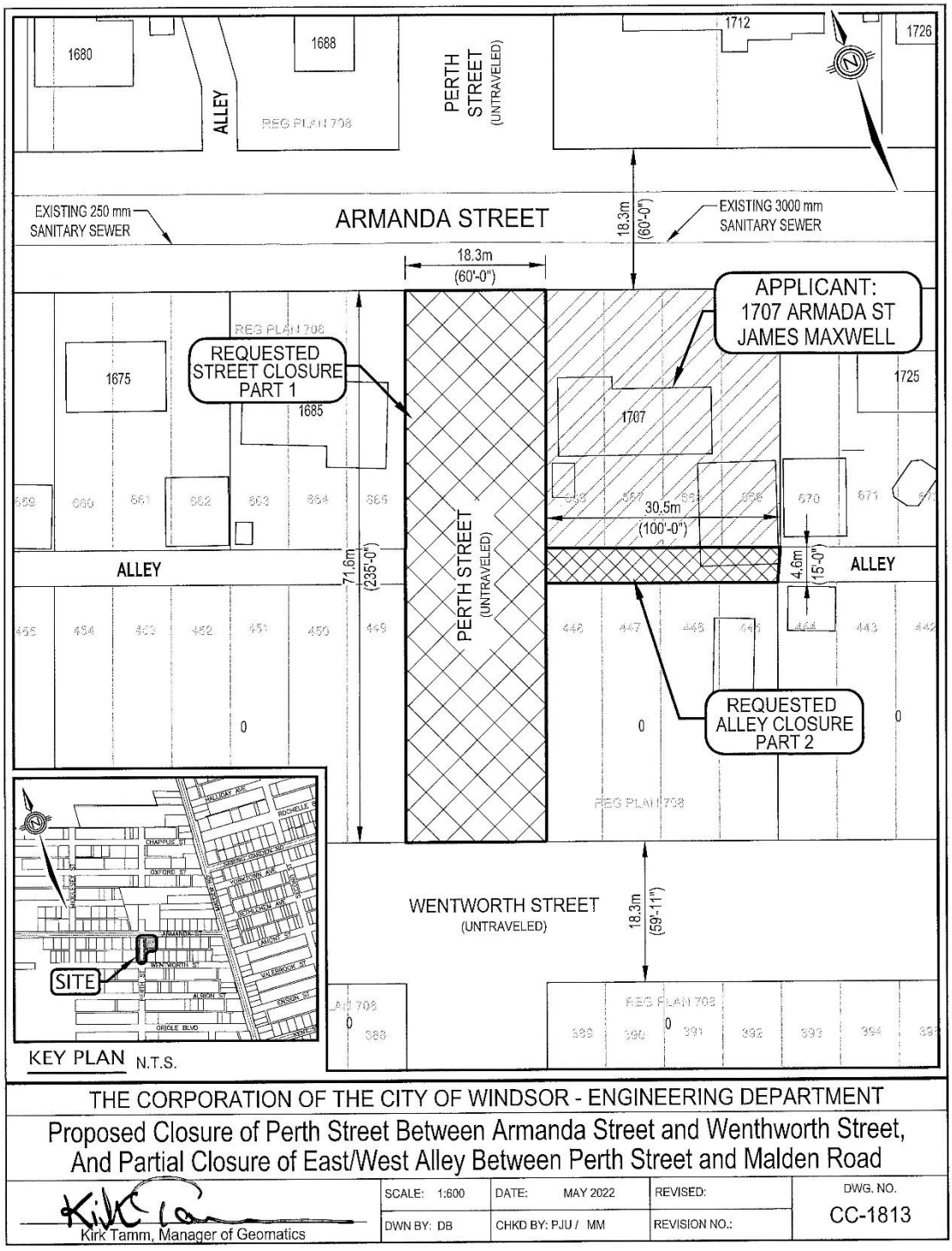
EVALUATION CRITERIA 11.6.3.3 When considering applications for Zoning By-law amendments, Council shall consider the policies of this Plan and will, without limiting the generality of the foregoing, consider such matters as the following:

(a) The relevant evaluation criteria contained in the Land Use Chapter of this Plan, Volume II: Secondary Plans & Special Policy Areas and other relevant standards and guidelines;

(b) Relevant support studies;

(c) The comments and recommendations from municipal staff and circularized agencies;

(d) Relevant provincial legislation, policies and appropriate guidelines; and

(e) The ramifications of the decision on the use of adjacent or similar lands.

APPENDIX "A"
Drawing No. CC-1813