CITY OF WINDSOR AGENDA 10/16/2023

Final Consolidated City Council Meeting Agenda

Date: Monday, October 16, 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
1.	**ORDER OF BUSINESS**

2. **CALL TO ORDER** - Playing of the National Anthem

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 Potawatomi. 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**

4. **ADOPTION OF THE MINUTES**

4.1 Adoption of the Windsor City Council meeting minutes held September 18, 2023
(SCM 277/2023) ***(previously distributed)***

5. **NOTICE OF PROCLAMATIONS**

Proclamations

"Child Care Worker and Early Childhood Educator Appreciation Day" – October 17, 2023

"Dress Purple Day" – October 27, 2023

"SUDEP (Sudden Unexpected Death Epilepsy) Awareness Week" – October 16, 2023 – October 22, 2023

Flag Raising Ceremony

"SUDEP (Sudden Unexpected Death Epilepsy) Awareness Week" – October 18, 2023

"Hungarian Heritage Month" – October 23, 2023

"Dyslexia Awareness Month" – October 27, 2023 – October 31, 2023

Illumination

"Light it Up" Initiative for National Disability Employment Awareness Month – October 19, 2023

"Hungarian Heritage Month" – October 23, 2023 – October 27, 2023

"Dyslexia Awareness Month" – October 27, 2023 – October 31, 2023

6. **COMMITTEE OF THE WHOLE**

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

7.1 Correspondence 7.1.1 through 7.1.4 **(CMC 13/2023)** ***(previously distributed)***

7.2. Windsor Canada Utilities Ltd. 2nd Quarter 2023 Financial Statements - City Wide **(C 143/2023)**

7.3. The Streamline Development Approval Fund (SDAF) - A Catalyst For Ongoing Transformation -City Wide **(C 145/2023)**

7.4. Engineering/Architectural Consultants Engaged via Roster – January 1 2023 to June 30, 2023 "CITY WIDE" **(CM 8/2023)**

8. **CONSENT AGENDA**

8.1. Application to Demolish Residential Dwelling Located at 244 Crawford Avenue, which is Subject to Demolition Control By-law 131-2017 (Ward 3) **(C 132/2023)**

8.2. Amend Subdivision Agreement with Community Living Windsor - Ward 5 **(C 133/2023)**

CONSENT COMMITTEE REPORTS

8.3. Kildare Avenue (Richmond Street to Ottawa Street), Partington Avenue (Columbia Court to Labelle Street) and Lone Pine Street (Provincial Road to Maple Leaf Crescent) Traffic Calming – Wards 4, 10 & 9 **(SCM 264/2023) & (C 140/2023)**

8.4. Windsor's Bird Friendly City Designation - City Wide **(SCM 263/2023) & (S 114/2023)**

8.5. Community and Corporate Greenhouse Gas Emissions and Energy Monitoring Report – 2021 - City Wide **(SCM 262/2023) & (S 4/2023)**

8.6. Minutes of the Essex-Windsor Solid Waste Authority Regular Board Meeting Minutes of its meeting held Wednesday, August 9, 2023 **(SCM 261/2023) & (SCM 254/2023)**

8.7. Minutes of the July 12, 2023 Essex Windsor Solid Waste Authority Board meeting **(SCM 260/2023) & (SCM 233/2023)**

8.8. Update of Round 2 of the Arts, Culture and Heritage Fund 2023 – City Wide **(SCM 237/2023) & (S 103/2023)**

8.9. Economic Revitalization Community Improvement Plan (CIP) application submitted by JBM Capital Inc. for 4611 Walker Road (Ward 9) **(SCM 253/2023) & (S 111/2023)**

8.10. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Windsor Essex Community Housing Corp. for 3321-3493 Bloomfield Road (Ward 2) **(SCM 252/2023) & (S 110/2023)**

8.11. Closure of east/west alley located between Alexandra Avenue and Academy Drive, and north/south alley located between Northwood Street and east/west alley, Ward 10, SAA-6922 **(SCM 251/2023) & (S 100/2023)**

8.13. Closure of part of east/west alley located east of Perth Street, Ward 1, SAA-6765 **(SCM 249/2023) & (SCM 122/2023) (S 28/2023) & (AI 13/2023)**

8.14. Closure of north/south alley between Clairview Avenue and 8445 Riverside Drive East, and east/west alley between Dieppe Street and north/south alley, Ward 6, SAA-6844 **(SCM 248/2023) & (S 99/2023)**

8.15. Revision to Zoning By-law 8600 – University Residential Land Corp. – 0 Huron Church – Ward 2 **(SCM 247/2023) & (S 101/2023)**

8.18. Zoning By-law Amendment Application for 3335 Woodward Boulevard, Z-021/23 [ZNG-7066], Ward 9 **(SCM 244/2023) & (S 95/2023)**

8.19. Delegation Authority for Heritage Matters (City-wide) **(SCM 242/2023) & (S 90/2023)**

9. REQUESTS FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS

10. PRESENTATIONS AND DELEGATIONS

PRESENTATION (20 minutes)

10.1. City of Windsor Heritage Recognition 2023 (City-wide) **(SCM 243/2023) & (S 105/2023)**

Heritage Recognition Awards Video Presentation
a) Kristina Tang, Planner III – Heritage

DELEGATIONS (5 minutes)

8.12. University Avenue and Wyandotte Street Community Improvement Plan Grant Applications made by Ali Ahmed for 1342 Wyandotte Street West (Ward 3) **(SCM 250/2023) & (S 113/2023)**

a) Dawne Martens, applicant representative, available for questions (via Zoom)

8.16. Rezoning – Meo & Associates Inc. – 1646 Alexis Road – Z-043/22 ZNG/6940 - Ward 5 **(SCM 246/2023) & (S 96/2023)**

Clerk's Note: Carol Guimond, area resident submitting the ***attached*** letter received October 13, 2023 as a written submission.

a) Carol Guimond, area resident, available for questions (in person)
b) Jackie Lassaline, agent (in person)
c) Ralph Meo, applicant (in person)
d) Paul Michaud, area resident (in person)
e) Joseph Tanguay, area resident (in person)
f) Alan Hodare, area resident (in person)

8.17. Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5 **(SCM 245/2023) & (S 93/2023)**

Clerk's Note: Dr. Robert Woodall & Dr. Linda Tietze, area residents submitting the ***previously distributed*** letter dated October 12, 2023 as a written submission.

a) Melanie Muir, Melanie Muir, Dillon Consulting, on behalf of the Applicant, available for questions (in person)
b) Tara Rabie, area resident (in person)
c) Dan Mazur, area resident (in person)
d) Dr. Robert Woodall, area resident (in person)
e) Stephen Ducharme, area resident (in person)

11. **REGULAR BUSINESS ITEMS** (Non-Consent Items)

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)

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

13.1. **By-law 125-2023** A BY-LAW TO AUTHORIZE SPECIAL CHARGES BEING IMPOSED ON LOTS ABUTTING ON THE LOCAL IMPROVEMENT WORK COMPLETED UNDER BY-LAW 68-2021 ON MARK AVENUE FROM CAMPBELL AVENUE TO ALGONQUIN STREET, IN THE CITY OF WINDSOR. Authorized by CR381/2023 dated September 5, 2023.

13.2. **By-law 126-2023** A BY-LAW TO AUTHORIZE SPECIAL CHARGES BEING IMPOSED ON LOTS ABUTTING ON THE LOCAL IMPROVEMENT WORK COMPLETED UNDER BY-LAW 44-2023 ON CURRY AVENUE FROM NORFOLK STREET TO RICHARDIE BOULEVARD, IN THE CITY OF WINDSOR. Authorized by CR382/2023 dated September 5, 2023.

13.3. **By-law 127-2023** A BY-LAW TO AUTHORIZE SPECIAL CHARGES BEING IMPOSED ON LOTS ABUTTING ON THE LOCAL IMPROVEMENT WORK COMPLETED UNDER BY-LAW 71-2021 ON RANDOLPH AVENUE FROM CLEARY STREET TO NORTHWOOD STREET, IN THE CITY OF WINDSOR. Authorized by CR380/2023 dated September 5, 2023.

13.4. **By-law 128-2023** A BY-LAW TO ASSUME PARTINGTON AVENUE FROM OJIBWAY STREET TO CLEARY STREET, BEING A STREET SHOWN ON PLAN OF SUBDIVISION 12M-488 KNOWN AS PARTINGTON AVENUE, IN THE CITY OF WINDSOR. Authorized by M98-2012 dated February 21, 2012.

13.5. **By-law 129-2023** A BY-LAW TO AMEND BY-LAW 120-2023 BEING A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.57 METRE NORTH/SOUTH ALLEY AND THE 2.25 METRE EAST/WEST ALLEY, EAST OF OAK STREET, WEST OF CRAWFORD AVENUE AND NORTH OF TECUMSEH BOULEVARD WEST, CITY OF WINDSOR. Authorized by CAO 250/2023 dated September 20, 2023.

13.6. **By-law 130-2023** A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW". Authorized by CR370/2023 dated September 5, 2023.

13.7. **By-law 131-2023** A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW". Authorized by CR368/2023 dated September 5, 2023.

13.8. **By-law 132-2023** A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW". Authorized by CR369/2023 dated September 5, 2023.

13.9. **By-law 133-2023** A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW". Authorized by CR281/2023 dated July 10, 2023.

13.10. **By-law 134-2023** A BY-LAW TO ASSUME NORTHWAY AVENUE FROM MANITOBA STREET TO KENORA STREET SHOWN ON REGISTERED PLAN 948 AND 997, MANITOBA STREET FROM DAYTONA TO BETTS AVENUE SHOWN ON REGISTERED PLAN 948 AND 1014 AND KENORA STREET FROM DAYTONA AVENUE TO BETTS AVENUE SHOWN ON REGISTERED PLA-N 997 AND 1014 KNOWN AS NORTHWAY AVENUE, MANITOBA STREET AND KENORA STREET, IN THE CITY OF WINDSOR. Authorized by M98-2012 dated February 21, 2012.

13.11. **By-law 135-2023** A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 1982 NORMAN ROAD, TO BE OF CULTURAL HERITAGE VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED. Authorized by CR322/2023 dated August 8, 2023.

13.12. **By-law 136-2023** A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS 1200-1220 UNIVERSITY AVENUE WEST, TO BE OF CULTURAL HERITAGE VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED. Authorized by CR254/2021 dated June 7, 2021.

13.13. **By-law 137-2023** A BY-LAW TO AUTHORIZE THE ENTERING INTO OF AN AGREEMENT WITH AAR AIRCRAFT SERVICES – WINDSOR ULC FOR THE PROVISION OF A MUNICIPAL CAPITAL FACILITY OF THE MRO AT WINDSOR AIRPORT. Authorized by CR 353/2023 dated September 5, 2023.

13.14. **By-law 138-2023** A BY-LAW TO FURTHER AMEND BY-LAW 9023 BEING A BY-LAW TO REGULATE VEHICULAR PARKING WITHIN THE LIMITS OF THE CITY OF WINDSOR ON MUNICIPAL STREETS, MUNICIPAL PARKING LOTS AND PRIVATE PROPERTIES. Authorized by CAO214/2023 dated September 14, 2023.

13.15. **By-law 139-2023** A BY-LAW TO FURTHER AMEND BY-LAW 9023 BEING A BY-LAW TO REGULATE VEHICULAR PARKING WITHIN THE LIMITS OF THE CITY OF WINDSOR ON MUNICIPAL STREETS, MUNICIPAL PARKING LOTS AND PRIVATE PROPERTIES. Authorized by CAO 201/2023 dated July 19, 2023.

13.16. **By-law 140-2023** A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW". **(See Item No. 8.15, Report S 101/2023)**

13.17. **By-law 141-2023** A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 16th day of October, 2023

14. MOVE BACK INTO FORMAL SESSION

15. NOTICES OF MOTION

16. THIRD AND FINAL READING OF THE BY-LAWS

By-law 125-2023 through 141-2023 (inclusive)

17. **PETITIONS**

18. **QUESTION PERIOD** ***(previously distributed)***

18.1 Outstanding Council Questions as of September 29, 2023 (**SCM 278/2023)**

18.2 Outstanding Council Directives as of September 29, 2023 **(SCM 279/2023)**

19. **STATEMENTS BY MEMBERS**

20. **UPCOMING MEETINGS**

Windsor Accessibility Advisory Committee
Thursday, October 19, 2023
10:00 a.m., via Zoom

Environment, Transportation & Public Safety Standing Committee
Wednesday, October 25, 2023
4:30 p.m., Council Chambers

City Council Meeting
Monday, October 30, 2023
4:00 p.m., Council Chambers

21. **ADJOURNMENT**

City Council
October 16, 2023
Item 8.16 – Written Submission

RE-ZONING BY DE-MEO & ASSOCIATES INC.

1646 ALEXIS RD.

My name is Carol Guimond and I have been a resident at 1591 Alexis Rd. for 32 years. Although I understand that there is a need for housing here in Windsor, I do not think that the piece of property in question is appropriate for the building of apartments in our residential area, nor is it large enough to sustain the type of apartment buildings you wish to build and the number of parking spaces you wish to provide its tenants.

I understand that the block of Alexis has been designated as institutional since at least 1929 when Gordon McGregor School was built and has been so ever since. The school has been heated with oil over the years and I wonder if the developers are aware of this. How prudent would it be to build anything on that stretch of Alexis until it has been determined if there is any leaching of the oil into the soil which would be detrimental to the health of anyone living on that block, and detrimental of the environment? When gas stations, or factories (case in point the G.M. Transmission Plant), vacate a property, is that property not kept vacant until the threat of contamination ascertained, deemed safe

and then lifted? To my understanding that can take at least several years. The G.M. property on Walker Rd. still lies vacant, and the housing project they planned to build never built.

The drainage of that piece of property in question is poor. In the spring, once the snow has melted, it is filled with water, and when the grade school was in operation many a recess was cancelled because of the large amounts of water present in the playground. The flooding issue in the neighbourhood has been no better. Although work was performed on the sewer line in July 2008 the residences in the immediate area of the proposed buildings still experience flooding during heavy rainstorms. Many of the residences have had to install sump pumps and back-up valves to avoid this from happening, but should we lose hydro due to a storm we have extensive flooding in our basements with great loss.

In the summer of 2018 and spring of 2019 I experienced two major incidences of basement flooding with significant amounts of damage to my home both times. I submitted claims to my insurance provider for both occurrences, and although they were honoured, my homeowners' insurance was cancelled. I subsequently retained another insurance company for coverage, but only on the condition that I did not submit any claims pertaining to flood damage for at least 10 years. I, and I believe other homeowners in our neighbourhood, pay extra coverage for sewer lines from the

street to their residences, and inside their residences as well. I know that the developer will argue that the sewage issue etc. can be remedied, but at whose cost? The developer, or the residents of the neighbourhood? We don't believe that we should have to bear the costs for a project that we neither asked for, nor approve of. Nor do I believe that our taxes should be increased because of this venture.

The traffic issue is another obstacle to the building of these apartment buildings and a Traffic Survey should have been performed prior to presentation of their building project, and presented to the residents. Alexis Rd. is the only thru street between Drouillard Rd. and Central Ave., and is subjected to much traffic already. Fire trucks and auxiliary vehicles from the Fire Hall at the corner of Chandler Rd. and Milloy St. quite often use Alexis as a route to Seminole to by-pass the heavier traffic on Drouillard Rd, Should there be construction or an accident at Drouillard and/or Seminole St. traffic is most often diverted to Alexis Rd.. This includes buses and transport trucks which makes for a dangerous mix in a residential area. We have a great deal of north-south traffic already from both the Ford and Stellantis auto plants mornings and afternoons, as well as the running of school buses for the local French Immersion School, St. Theresa of Calcutta Catholic School and Ford City Public School.

Although there are two fairly large parking lots at either end of the Ford Test Track, for soccer players and their families, on heavy soccer days, nights or tournaments, there are still many "spillover" vehicles parking along Alexis and Chandler Roads, as well as Reginald and Alice which makes a great deal of congestion. These two side streets are very narrow, and would not be able to sustain any additional traffic, as would Alexis which already has one side of the street taken up with parking. Snow removal in winter is already a problem on Alexis, Chandler, Reginald and Alice. Condos built on the property in question would no doubt generate a large amount of refuse, and would require large waste removal trucks to manuoevre the narrow side streets. This would be quite difficult. I doubt there would be room to widen these streets because the developers plan on building right to the margins of the sidewalks.

The two nearby elementary schools which most likely will be accepting children from this building project, Ford City Public School and St. Theresa of Calcutta Catholic School, are already overcrowded, and teaching children in portables, and have little room to expand. They would definitely not benefit from an added number of students, nor traffic in an already congested area.

There is a building project on the corner of Meldrum Rd. and Milloy St., which, for whatever reason, has been left unfinished for more than 2 years. Even a road was

constructed from Milloy St. to Chandler Rd. to facilitate traffic from the housing project and sits unused. If they can't find homeowners to buy these properties to build on, how do you expect to fill your project with tenants?

The initial plan for Mr. DeMeo's project designated the buildings as apartments, but now we hear that the plan is to build condos. We are in dire need of housing, but for low income and senior citizens, not for people who can afford condos. At one time it was proposed that the Ford test track be utilized for low income housing, and that idea was ultimately rejected. Why was this not acceptable then, but these condos are now?

I believe that these proposed apartment buildings would detract from the residential properties my neighbours and I have worked so diligently to maintain, and be very intrusive. Such buildings would substantially cut down on the amount of sunshine residents receive, and affect the residents' mental healths. I wonder if the De-Meo developers would like to open their blinds in the morning to brick walls, or see condo tenants peering down from their balconies onto the neighborhood properties and invading their privacy!

The builders would most likely tell us that if we don't like the situation, then just move. But how many potential home

buyers do you know would like to live in a neigbourhood no longer classified as residential? The value of our houses would be greatly depreciated and we would not be given fair market value for our properties, and then where would WE go? I can't help wonder if this is the plan of the developers. Force the residents out, scoop up their properties for a song, and then re-zone the existing portions of the neighbourhood to their purposes.

I am quite sure that there are even more reasons why this apartment development should not proceed, and perhaps those with me today can shed even more light on them. I ask you please to seriously take into consideration our objections and think of the big picture. Repercussions of the building of these apartments will not only gravely impact our neighbourhood, but other such tracts of land in our city and environs in the future.

Submitted By

(Mrs.) Carol Ann Guimond

1591 Alexis Rd.

Windsor, Ontario N8Y 4P1