/ks
Tuesday, July 4, 2023 4:30 p.m.
**Development & Heritage Standing Committee**

**ADDITIONAL INFORMATION**
***Planning Act* Matters**

Item 7.2. Zoning By-law Amendment Application for the property at the southwest corner of Tecumseh Road West and Mark Avenue; Applicant: 2832765 Ontario Inc.; File No. Z-036/2022, ZNG/6897; Ward 10

a) Elizabeth Beaudoin, area resident, submits the ***attached*** letter dated June 12, 2023 as a written submission.

b) Gwyneth Edgley, area resident, submits the ***attached*** email dated June 30, 2023 as a written submission

c) Ryan Sakal, area resident, submits the ***attached*** email dated June 30, 2023 as a written submission

d) Sarah Green, area resident, submits the ***attached*** email dated June 30, 2023 as a written submission

**DELEGATIONS**:
***Heritage Act Matters***

Item 10.1 1148 Victoria Avenue, Kathleen Henderson House - Heritage Permit & Community Heritage Fund Request (Ward 3)

a) Gail Hargreaves, property owner, available for questions (via Zoom)

Item 10.2 1982 Norman Road, St. Jules School - Heritage Evaluation Report (Ward 8)

a) Tracey Pillon-Abbs, Principal Planner, representing the applicant, (via Zoom)
b) Raymond Colautti, Solicitor for Olivia Homes/Applicant (via Zoom)
c) Ashraf Botros, applicant, available for questions (via Zoom)

**DELEGATIONS**:
***Planning Act* Matters**

Item 7.1. Draft Plan of Condominium with Exemption under Section 9(3) of the Condominium Act – CDM 005-23 [CDM-7029] 2481939 Ontario Inc. 3817 Howard Ave Ward 9
a) Jim Abbs, Senior Planner – Subdivisions (PowerPoint)
b) Josh Burns, Development Manager, Fortis Group/applicant, available for questions (via Zoom)
c) Mary-Ann Keefner, representing the applicant, available for questions (via Zoom)

Item 7.2. Zoning By-law Amendment Application for the property at the southwest corner of Tecumseh Road West and Mark Avenue; Applicant: 2832765 Ontario Inc.; File No. Z-036/2022, ZNG/6897; Ward 10
a) Justina Nwaesei, Senior Planner – Subdivisions (PowerPoint)
b) Jackie Lassaline, Principal Planner, representing the applicant (PowerPoint), in person
c) Giovanni (John) Miceli, applicant, available for questions (in person)

Item 7.3. Z015-22 [ZNG-6738] 2356976 Ontario Inc. 0 & 845 Riverside E and 856 & 864 Chatham E
a) Frank Garardo, Senior Planner (PowerPoint)
b) Tracey Pillon-Abbs, Principal Planner, representing the applicant, available for questions (via Zoom)
c) Vijay Vasantgadkar, architect/agent, available for questions (via Zoom)

**DELEGATIONS**:
**Administrative Matters**

Item 11.3 Closure of east/west alley between Rockwell Avenue and Closed Woodland Avenue; east/west alley between Closed Woodland Avenue and Granada Avenue West, Ward 1, SAA-6921
a) Raman Gill & Aditya Soma, applicants, available for questions (in person)

Item 11.5 Main Streets CIP/Ford City CIP Application, 1000 Drouillard Road, Owner, SPOTVIN INC. (C/O Shane Potvin)
a) Shane Potvin, owner/applicant, available for questions (via Zoom)

Item 11.4 Riverside Drive Streetscape Standards Manual, Spans Wards 2 through 7
a) Caroline Taylor, Ward 2 resident (in person)

June 12, 2023

**July 4, 2023**
**Development & Heritage Standing Committee**
**Item 7.2 - Written Submission**

Development - Heritage
Standing Committee
C/o J. Vucasei

Dear Council,

In regards to a notice I received in the name of my late husband, Ronald Beaudoin, concerning a purposed 4 story, 15 unit building on the southwest corner of Mark St. and Tecumseh Rd. St.

Being the owner of three properties in the 1500 block of Tec. Rd St. I am opposed to the apartment building.

I do not think a 4 floor building would be appropriate on that property.

I would assume the alley would have to be closed to accomodate 15 parking spaces behind the building. The only access off Mark to that property is the alley. Restricting the access would be detrimental to the existing building backing onto it. Some are at least 80 yrs old. There is also an eyesore business on the east corner of Mark & Tecumseh Blvd. This business has been warned by the city numerous times and ignore all. This would hamper access to any purposed entrance & parking for the unit.

Please reconsider the purposed plans for the building. This is too large for the existing homes and businesses in the area as Mark St only goes from Tec. Rd Strat to Dominion Ave in this case - 1 city block. I'm sure a better suited purposed could be considered.

Thank You
Elizabeth L Beaudoin
[redacted]

**From:** Gwyneth Edgley
**Sent:** June 30, 2023 12:23 AM
**To:** clerks <clerks@citywindsor.ca>
**Subject:** File Number ZNG/6897 Z-036/22 appeal request

**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.

Dear Council Members,

I want to put in an appeal against the amendment to zoning by-law 8600, file number ZNG/6897 Z-036/22

Despite being close to a major intersection, our neighbourhood has been good and quiet, one that provides homes to many families with young children. On the small section of Mark Ave that this building proposes parking access to, currently only has 5 addresses, the access to the building being put on that street will increase traffic significantly, creating a dangerous environment for the young families in the area.

At a time when plans are being made to remove the hospitals out of the area, the clinic across the street at the planned location already being constantly overwhelmed, constructing a building of this nature, that requests to NOT EVEN provide the bare minimum requirements for such a building (space, parking, etc), the proposal seems to be beyond irresponsible!

We are aware that other plans have been made across the city for other apartment buildings, the proposals for which being far more respectful. A building as such that is proposed for this location on the corner of Tecumseh Rd and Mark Ave, will be a blight on the area, damage our property values, but most of all contribute to a far less safe and secure neighborhood. I personally fear for the safety of my children not only with the sudden increased traffic, but the sudden population increase of people that are not invested in our small neighborhood.

It's with this I plead for you to not change the zoning by-law for this area. We need to improve our city and take care of what we currently have, not contribute to its degradation.

Thank you.
Sincerely,
Gwyneth Edgley

Development & Heritage Standing Committee
July 4, 2023
Item 7.2 – Written Submission

**From:** Ryan Sakal
**Sent:** June 30, 2023 12:11 AM
**To:** clerks <clerks@citywindsor.ca>
**Subject:** File Number ZNG/6897 Z-036/22 appeal request

Greetings Council,

My name is Ryan and I am a resident on Mark Ave, directly affected by the requested amendment to the Zoning By-law 8600 for Lots 131 and 132 outlined in Schedule A of File Number ZNG/6897 Z-036/22. I vehemently wish to appeal the requested zoning amendment.

My reasons are as follows:

The request to have such a large building, with inadequate parking will increase traffic activity and congestion.
This will lead to a more hazardous environment for our area. There are many households with young children and we are all making efforts to improve area safety.
Less traffic, from pedestrian to vehicular, is better for everyone in our neighbourhood.

Such a large building, no matter the design, would be an eyesore on our lower profile, established neighbourhood. Seeing other apartments being constructed is demoralizing. What little green spaces are being blocked out by structures such as the one proposed in the request being addressed here.
Increased traffic will expedite the already deteriorating infrastructure of the area. This region of Windsor has terrible road conditions, frequent power-outages, and poor water drainage. A building of that magnitude will only serve to exasperate these issues at an accelerated rate.
It would be reasonable to expect more litter and defacing of private property with the arrival of an apartment building. Anecdotally, I've seen it while taking temporary residence in an apartment building in Windsor, and seeing it with other apartments in western Windsor.

Also, apartments don't bring any value to the residents of the area. There is no home purchased - no equity grown - it is a drain on the residents with no long-term return. Tenants rotate through an apartment building. There is no incentive to invest in the area, establish relationships with neighbours, build the community. Folks moving to Windsor need affordable housing to lay down roots and strengthen the local economy.

I want to urge the Development & Heritage Standing Committee to appeal the request for the zoning amendment. In the spirit of keeping our children safe, our city beautiful, and our residents loyal and respectful.

Thank you.
Sincerely
Ryan Sakal

**From:** msarahg
**Sent:** June 30, 2023 11:27 AM
**To:** clerks <clerks@citywindsor.ca>
**Subject:** Re zoning Tecumseh rd w and Mark Ave

**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.

First of all there is no parking available for a structure of this size, it will cause more traffic on Mark Ave. There is also an Automotive shop on the opposite corner.
All the residents PURCHASED their homes
because of how quiet, peaceful and not alot of people or traffic. There are children in every home which causes a safety risk for the children having more people walking around in the area and we can't move if disrespectful people rent in the purposed 15 unit apartment building. Adding more traffic increases the risk of break -in, theft, and privacy won't be there. People looking into our backyards, preying on children and items to steal.

The area is already busy without adding more people, vehicles, addicts. We don't want that in our small corner community.

My residence is located on Campbell Ave and Mark Ave
1470 Campbell Ave

Sarah Green