CITY OF WINDSOR AGENDA 08/01/2023

Consolidated Development & Heritage Standing Committee Meeting Agenda

Date: Tuesday, August 1, 2023
Time: 4:30 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:

Ward 1 – Councillor Fred Francis

Ward 4 – Councillor Mark McKenzie

Ward 7 – Councillor Angelo Marignani

Ward 9 – Councillor Kieran McKenzie

Ward 10 – Councillor Jim Morrison (Chairperson)

Anthony Arbour

Joseph Fratangeli

Daniel Grenier

John Miller

Charles Pidgeon

Robert Polewski

Khassan Saka

William Tape

ORDER OF BUSINESS

Item #	Item Description
1.	**CALL TO ORDER**
2.	**DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**
3.	**REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS**
4.	**COMMUNICATIONS**
4.1.	Update: Amendment to Sign By-law 250-04 related to Billboards and Electronic Billboards - City Wide **(CM 7/2023)**
5.	**ADOPTION OF THE PLANNING ACT MINUTES**
5.1.	Minutes of the July 4, 2023 Development & Heritage Standing Committee (*Planning Act* Matters) **(SCM 199/2023)**
6.	**PRESENTATION DELEGATIONS** (*PLANNING ACT* MATTERS)

***PLANNING ACT* MATTERS**

7.1 Zoning By-law Amendment Application for the property at 3841-3847 Howard Avenue; Applicant: Dior Homes; File No. Z-040/2022, ZNG/6903

a) Justina Nwaesei, Planner III – Subdivisions (PowerPoint)

7.2 Rezoning – 5050542 Ontario Inc. – 3623, 3631, & 3637 Howard Avenue – Z-003/23 ZNG/6949 – Ward 9

Clerk's Note: Tracey Pillon-Abbs, Principal Planner, submits the ***attached*** revised concept plan

a) Adam Szymczak, Senior Planner (PowerPoint)
b) Tracey Pillon-Abbs, Principal Planner, representing the applicant (via Zoom)
c) Jason Thibert, Senior Project Manager & Jerry Kavanaugh, Owner & Senior Directing Partner**,** ADA Architecture, available for questions (via Zoom)

7.3 Zoning By-law Amendment Application for 0 & 1466 St. Patrick Avenue, Z-037/22 [ZNG-6899], Ward 10
Clerk's Note: Additional Information Memo to S56/2023, Ward 10 dated July 13, 2023 ***attached*** **(AI 10/2023)**; Nawal Mathkoor and Tamara Khalaf, submits the ***attached*** email received July 28, 2023 as a written submission
a) Brian Nagata, Planner II – Development Review (PowerPoint)
b) Jacky Ng and Mohammad Hanash, Project & Architectural Designers, Avant Group Inc., available for questions (via Zoom)
c) Bassem Mazloum, area resident (via Zoom)
d) Bruce Sheardown, area resident (in person)
e) Nawal Mathkoor, area resident (in person)
f) Cynthia Williams, area resident (in person)
g) Michael Chen, area resident (via Zoom)
h) Justine Nakigozi, area resident (in person)

8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee Minutes held July 4, 2023 **(SCM 185/2023)**

10. *HERITAGE ACT* MATTERS

PRESENTATIONS AND DELEGATIONS (*Heritage Act* Matters)

10.1 546 and 548-550 Devonshire Road, Semi-Detached Houses – Heritage Permits & Community Heritage Fund Requests (Ward 4)
a) Dr. Natalie Delia Deckard, Applicant (in person)

10.2. 160 Askin Avenue – Request for Partial Demolition of a Heritage Listed Property (Ward 2) **(S 87/2023)**

10.3. Windsor Municipal Heritage Register: Strategies in Response to Provincial Bill 23 (City-wide) **(S 88/2023)**

10.4. 1646 Alexis Road, Former Gordon McGregor School – Heritage Designation Report (Ward 8) **(S 89/2023)**

11. ADMINISTRATIVE ITEMS

PRESENTATIONS AND DELEGATIONS (*Administrative* Matters)

11.1. Closure of north/south alley located between Alexandra Avenue and Labelle Street, Ward 10, SAA-6786 **(S 81/2023)**
a) Jo-Ann & Ron Kohuch, area residents (in person)
b) Dave Mitchell, area resident (in person)

11.2. Closure of north/south alley located between Algonquin Street and 1429 Randolph Avenue, Ward 10, SAA-7025 **(S 57/2023)**

11.3. Closure of north/south alley located between Laforet Street and 3217 Baby Street, Ward 2, SAA-6994 **(S 71/2023)**

11.4. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Habitat for Humanity Windsor-Essex for 1067 Henry Ford Centre Drive (Ward 5) **(S 84/2023)**

11.5. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Investrade Developments (Ontario) Limited for 240 Albert Road (Ward 5) **(S 85/2023)**

11.6. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by 2821383 Ontario Inc, for 75 Mill Street (Ward 2) **(S 80/2023)**

12. COMMITTEE MATTERS

13. QUESTION PERIOD

14. ADJOURNMENT

THE CITY OF WINDSOR ONTARIO, CANADA

Additional Information: AI 10/2023

Subject: Additional Information Memo to S56/2023, Ward 10

Reference:

Date to Council: August 1, 2023

Author: Brian Nagata, MCIP, RPP
Planner II - Development Review
(519) 255-6543 ext. 6181
Planning & Building Services

Author: Rob Perissinotti, P.Eng.
Development Engineer
(519) 255-6257 ext. 6615
Engineering

Report Date: July 13, 2023
Clerk's File #: Z/14541

To: Mayor and Members of City Council

Additional Information:

Additional Recommendations for Report # S56/2023:

III. THAT Council **APPROVE** a servicing agreement which includes a cost sharing payment with Tian Yao Investment Ltd. for sanitary sewer oversizing costs for St. Patrick's Avenue required to provide service for privately owned lands on St. Patrick's Avenue (Benefitting Properties) shown on Appendix 'C' (C-3743) as part of the sanitary sewer extension to service 0 &1466 St. Patrick's Avenue, estimated at up to $236,000, excluding HST (final payment to be based on actual construction costs and final cost sharing agreement between the City and Tian Yao Investment Ltd.) to be funded from Project ID #7035119 – New Infrastructure Development and to be payable upon receipt by the City of the servicing cost payment from the Benefitting Properties; and that the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign the agreement approved as to content satisfactory to the City Engineer and form satisfactory to the City Solicitor.

IV. THAT Administration **BE DIRECTED** to recover sanitary servicing costs related to the extension of a sanitary sewer as shown in Appendix 'C' (C-3743) from the Benefitting Properties at a rate in accordance with current City policies and by-laws plus an annual interest rate based on the Infrastructure Ontario Construction Loan rate (currently 6.26%), plus 1%, applied from a date no earlier

than one year following substantial completion of the sanitary sewer construction, such date to be identified in a notice by the City Engineer.

Background:

The Development & Heritage Standing Committee (DHSC) considered report S56/2023 concerning the rezoning of 0 and 1466 St. Patrick's Avenue at their June 5, 2023 meeting. DHSC approved the following motion directing Administration to provide additional information on the costs to be incurred by the owners of those properties required to connect to the proposed sanitary sewer extension, as well as payment options; and on the issues related to costs associated with implementing residential permit parking.

That the report of the Planner II - Development Review dated May 2, 2023 entitled "Zoning By-law Amendment Application for 0 & 1466 St. Patrick Avenue, Z-037/22 [ZNG-6899], Ward 10" ***BE DEFERRED*** *to the August 1, 2023 Development & Heritage Standing Committee Meeting to allow for Administration to provide information related to costs for sewer infrastructure that will be required for the proposed development and the costing options that will be available for surrounding residents, as well as issues related to costing for permit parking if required.*

The additional information request stems from the following concerns raised by neighbouring residents through correspondence to the Planning Department and delegations to the DHSC.

- Mandatory connection to the proposed sanitary sewer extension, hereinafter referred to as the 'sanitary sewer'
- Costs to be incurred by owners of those properties required to connect to the sanitary sewer, hereinafter referred to as 'Benefitting Properties'
    - One (1) year deadline following construction of the sanitary sewer for connection and payment of all costs
    - Majority of the owners of Benefitting Properties are on fixed income and cannot endure such additional costs, thus obligating them to sell their homes and relocate
- Monopolization of on-street parking resulting from the increased density allowed through this Zoning By-law Amendment

Discussion:

Sanitary Sewer Payment Terms and Costs:

Members of the Engineering Department, Legal, Real Estate & Risk Management Department and Planning Department met on June 14, 2023 to discuss the directive of the DHSC pertaining to sanitary sewer payment terms and costs.

As part of that review, Administration is recommending the sanitary sewer be extended northerly past 1466 St. Patrick's Avenue in order to service the remaining four (4) properties south of Tecumseh Road West. This would ensure the entire block has access to municipal sanitary sewers, provide potential development opportunities and

further reduce the environmental contamination risks associated with failing septic systems.

Payment Terms:

The Engineering Department brought a report before DHSC on July 4, 2023 recommending the extension of the local improvement charges flat rate, private drain connection (PDC) flat rate and local improvement payment terms for the construction of sanitary sewers and PDC's to those properties that are not included in a local improvement charges petition and satisfy the following criteria:

- Have a Residential zoning that permits a single unit dwelling, duplex dwelling or semi-detached dwelling;
- Contain an existing single unit dwelling, duplex dwelling or semi-detached dwelling on private septic system and not connected to a municipal sanitary sewer;
- Located within 30.0 metres of a municipal mainline sanitary sewer that becomes available for connection; and
- Abuts the municipal right-of-way (R.O.W.) in which the municipal mainline sanitary sewer is situated within.

The report also recommended amending Property Standards By-law 9-2019 to extend the timeline for connecting to a municipal mainline sanitary sewer once it is made available and decommissioning of the private septic system. The amendment would grant owners of qualifying properties, that have a **BUILDING PERMIT** issued for a private septic system that is less than 10 years old, three (3) years or the difference between the age of their private septic system and 10 years, whichever is greater, to connect to the available municipal mainline sanitary sewer and decommission their private septic system.

Property Standards By-law 9-2019 currently requires a property owner to connect to a municipal mainline sanitary sewer once it is made available and decommission the private septic system within one (1) year **OR SUCH OTHER TIME PERIOD AS MAY BE APPROVED BY COUNCIL BY COUNCIL RESOLUTION** from the date that a municipal sanitary sewer becomes available.

DHSC approved the recommendation, which is expected to be considered by City Council at its August 8, 2023 meeting.

There are **NO** records of any Building Permits being issued for a private septic system on any of the Benefitting Properties. This translates to there being **NO** information available on the age, capacity, condition, functionality, installation or type of private septic system serving each of the Benefitting Properties. **Consequently, Administration is recommending that the one (1) year deadline set forth under By-law 9-2019 be upheld**. This is consistent with the following policy direction of the 2020 Provincial Policy Statement.

- Policy 1.6.6.2 states that: *"Planning for sewage and water services **shall**:*

- *b) ensure that these systems are provided in a manner that:*
    - *3. is feasible and financially viable over their lifecycle; and*
    - *4. protects human health and safety, and the natural environment;*
- *d) integrate servicing and land use considerations at all stages of the planning process; and*
- *e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met."*

- Policy 1.6.6.2 states that: *"Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety"*

For work on private property, property owners have the option of using O. Reg. 586/06 Local Improvement on Private Property provisions. The local improvement payment terms will allow for the Benefitting Properties who elect to use this process to enter into an agreement with the City, consenting to their properties being incrementally charged for the cost of construction of the PDC on private property (including change over to the municipal sanitary sewer system within the dwelling), and decommissioning of the private septic system through property taxes for a period not to exceed 20 years at a rate deemed appropriate by administration.

A City wide by-law will be required to allow the costs of the mainline sanitary sewer and PDC connection to the property line (within the right-of-way) to be applied to the municipal taxes of the benefiting properties for a term not to exceed 20 years. Property owners can elect to pay in one lump sum for this works or elect to take advantage of the by-law payment option. The payments will commence no earlier than one year following the said works being completed and accepted by the Chief Building Official and/or Commissioner of Infrastructure Services in accordance with By-law 9-2019. Benefiting properties will be notified in writing by the City Engineer of payment options and interest terms.

Costs:

The costs associated with the sanitary sewer have been organized chronologically into the following categories:

1. Construction of sanitary sewer within the municipal R.O.W.
    - d.c. mccloskey engineering ltd. provided a construction cost estimate for the said works totalling $236,000.00 plus HST, *attached* hereto as Appendix "A". This estimate is preliminary, includes a section of sewer in front of currently serviced properties and will be refined based on final scope of work.

- The cost assessed to each Benefitting Property is based on a variety of different factors including but not limited to property frontage, driveway replacement, road replacement and boulevard restoration.
- Under the recommendations of the report from Engineering, the Benefitting Properties would be required to pay their share of the sanitary sewer at the Local Improvement Flat Rate - Sanitary Sewer of $300,00 per linear metre of property frontage (refer to Table 1 below for the sanitary sewer cost assessed to each of the Benefitting Properties).

Table 1 - Breakdown of Sanitary Sewer Costs (mainline) for Benefitting Properties

Benefitting Properties	**Local improvement Flat Rate**	**Construction Cost Estimate**	**Difference**
1429 St. Patrick's Avenue	$4,029.00	$9,401.00	$5,372.00
1435 St. Patrick's Avenue	$2,760.00	$6,440.00	$3,680.00
1443 St. Patrick's Avenue	$6,390.00	$14,910.00	$8,520.00
1450 St. Patrick's Avenue	$10,980.00	$25,620.00	$14,640.00
1465 St. Patrick's Avenue	$7,260.80	$16,940.00	$9,679.20
1466 St. Patrick's Avenue	$8,250.00	$19,250.00	$11,000.00
1482 St. Patrick's Avenue	$4,080.00	$9,520.00	$5,440.00
1483 St. Patrick's Avenue	$8,310.00	$19,390.00	$11,080.00
1494 St. Patrick's Avenue	$4,140.00	$9,660.00	$5,520.00
1498 St. Patrick's Avenue	$5,460.00	$12,740.00	$7,280.00
1501 St. Patrick's Avenue	$6,780.00	$15,820.00	$9,040.00
1515 St. Patrick's Avenue	≈$4,140.00 (exact length of	N/A	N/A

	property frontage for that portion adjacent to the sanitary sewer can not be confirmed at this time)		
The owner of 1515 St. Patrick's Avenue believes that they have a PDC to the 250.0 millimetre asbestos cement sanitary sewer pipe within the Askin Avenue R.O.W. *The owner will be responsible for demonstrating that their property has a PDC to the aforesaid sanitary sewer or the sanitary sewer within the St. Patrick's Avenue R.O.W.*			
Costs are subject to change based on subsequent Council approval of amendments to the City of Windsor User Fee Schedule			

2. Construction of sanitary PDC within the municipal R.O.W.

    - Owners of Benefitting Properties will be responsible for covering the costs associated with the construction of their sanitary PDC within the R.O.W, construction of which will be completed by the developer including a cleanout at the property line (refer to Table 2 below for breakdown of sanitary PDC costs for Benefitting Properties).

Table 2 - Breakdown of Sanitary PDC Costs for Benefitting Properties

Item	**Cost**
Sewer Connection Fee (includes $3.00 Service Fee & HST)	$239.56
Sewer Connection Indemnity (refundable)	$1,000.00
Private Drain Connection Installation Flat Rate	$3,453.00
Total Cost per Property	$4,692.56
Costs are subject to change based on subsequent Council approval of amendments to the City of Windsor User Fee Schedule	

3. Decommissioning of private septic systems, including PDC and plumbing modifications on private property.

    - Owners will be responsible to decommission their private septic system, including installation of a PDC on private property to connect to the

cleanout at the property line and plumbing modifications as required at their entire cost. The cost of this work varies greatly depending on the existing septic and plumbing system locations and layouts. It is difficult to estimate the cost of this work but it may range from $5,000.00 to $18,000.00, plus the $350.00 Building Permit Fee (Building Permit fee subject to change based on subsequent Council approval of amendments to the City of Windsor User Fee Schedule*).*

It should be noted that if this sanitary sewer is not constructed and any private septic system fails, the property owner will be looking at incurring the following costs detailed in Table 3 for the replacement of the system. Replacement of the septic system in this scenario would not preclude the property from being ordered to connect to a sanitary sewer in the future if one is constructed and incurring the costs described above.

Table 3 - Breakdown of Costs for Replacement of Private Septic System

Item	**Cost**
Building Permit Fee	$1,085.00
Conventional in-ground (if soils permit) gravity system for a 3-4 bedroom dwelling	$15,000.00 to $40,000.00
Conventional fully raised gravity system for a 3-4 bedroom dwelling	$20,000.00 to $40,000.00
An Advanced treatment system for a typical 3-4 bedroom dwelling plus yearly maintenance contract costs	$25,000.00 to $50,000.00
Total Cost (Approximate)	$16,085.00 to $51,085.00
Building Permit Fee is subject to change based on subsequent Council approval of amendments to the City of Windsor User Fee Schedule	

A comparison of the approximate costs to be incurred by owners of Benefitting Properties under each of the aforesaid two scenarios is detailed in Table 4 below.

Table 4 - Comparison of Costs to be Incurred by Benefitting Properties by Scenario

Scenario	**Cost per Benefitting Property (Approximate)**
Sanitary Sewer is constructed	$16,854.00 to $28,854.00
Sanitary Sewer is not constructed and private septic system fails	$16,085.00 to $51,085.00
The second scenario is not eligible for any City loans	

Residential Permit Parking Costs:

The Operations Department and Planning Department, via June 14, 2023 telephone conversation, discussed the directive of the DHSC pertaining to costs associated with establishing residential permit parking on the 1400 and 1500 block of St. Patrick's Avenue.

The establishment of residential permit parking is initiated by way of a petition proposed by a block resident in coordination with the Operations Department. The petition must obtain signatures from a member of a dwelling and/or business for at least 90% of the properties abutting the section of the municipal R.O.W. in question and those other properties deemed by the Operations Department to be directly impacted by the proposal in order for it to proceed. Residential permit parking allows a maximum of two (2) residential parking permits as well as one (1) visitor parking permit to be purchased per residence. Notwithstanding this fact, the Operations Department will determine the number and type of permits to be allotted to each residence.

Upon review, the Operations Department would support residents should they choose to petition for residential permit parking on the west side of St. Patrick's Avenue from Tecumseh Road West to Algonquin Street. A petition would include all of the properties abutting the municipal R.O.W, as well as 1604 and 1605 St. Patrick's Avenue situated on the south side of Algonquin Street. A petition would require signatures from a member of a dwelling or business for at least 23 of the 25 properties listed under the petition. 1604 and 1605 St. Patrick's Avenue have been included due to their proximity to the target area and the increased demand for on-street parking around their properties.

A petition can be made available if the residents of the 1400 and 1500 block of St. Patrick's Avenue wish to pursue establishing residential permit parking on their block.

The first year fees and subsequent annual fees for residential permit parking are included below in Tables 5 and 6 respectively.

Table 5 - First Year Residential Permit Fees

First Year Fees
$50.00 for the first permit (for residents)
$20.00 for the second permit (for residents)
$50.00 for replacement permits
$30.00 for visitors permits

Table 6 - Subsequent Annual Residential Permit Fees

Annual Fees
$35.00 for the first permit (for residents)

$20.00 for the second permit (for residents)
$35.00 for replacement permits
$35.00 for visitors permits

Conceptual Floor Plans:

The DHSC and delegates asked the applicant if they could provide floor plans for their review. The applicant submitted Conceptual Floor Plans to the Planning Department on June 20, 2023, *attached* hereto as Appendix "B".

It should be noted that the *Planning Act* does not authorize a Zoning By-law to contain provisions for regulating the number of bedrooms within a dwelling or dwelling unit, or prohibiting Additional Dwelling Units within a single unit dwelling, semi-detached dwelling unit, or townhome dwelling unit.

Conclusion:

This memo responds to the questions asked by DHSC about report S56/2023. It provides a detailed breakdown of the costs to be incurred by the owners of the Benefitting Properties, as well as payment options; and on the issues related to costs associated with implementing residential permit parking. Administration is recommending that the Recommendations of this report be added to those in report S56/2023.

Planning Act Matters:

N/A

Approvals:

Name	Title
Greg Atkinson	Manager of Development/Deputy City Planner
Neil Robertson	Acting City Planner / Executive Director, Planning & Development Services
Stacey McGuire	Executive Director of Engineering/Deputy City Engineer
Wira Vendrasco	Deputy City Solicitor, Legal Services & Real Estate
Jelena Payne	Commissioner, Economic Development & Innovation
Joe Mancina	Chief Administration Officer

Notifications:

Name	Address	Email
Applicant & Authorized Agent: Avant Group Inc. c/o Mohammad Hanash	5980 Tecumseh Rd. E. Windsor, ON N8T 1E3	mohammad@avantgroupincorp.com
Owner: Tian Yao Investment Ltd. c/o Eric Yao Li	1638 St. Clair Ave. Windsor, ON N9B 3L1	tianyaoltd@gmail.com
Councillor Jim Morrison (Ward 10)	350 City Hall Square West, Suite 530 Windsor, ON N9A 6S1	jmorrison@citywindsor.ca
Abutting property owners, tenants/occupants within the 1400 and 1500 block of St. Patrick's Avenue		

Appendices:

1 Appendix A - Construction Cost Estimate
2 Appendix B - Conceptual Floor Plans
3 Appendix C - Drawing C-3743

APPENDIX "A"
Construction Cost Estimate - Sanitary Sewer Extension

d.c. mccloskey engineering ltd.

1466 St. Patrick's Avenue, Windsor
CONSTRUCTION COST ESTIMATE – SANITARY SEWER EXTENSION

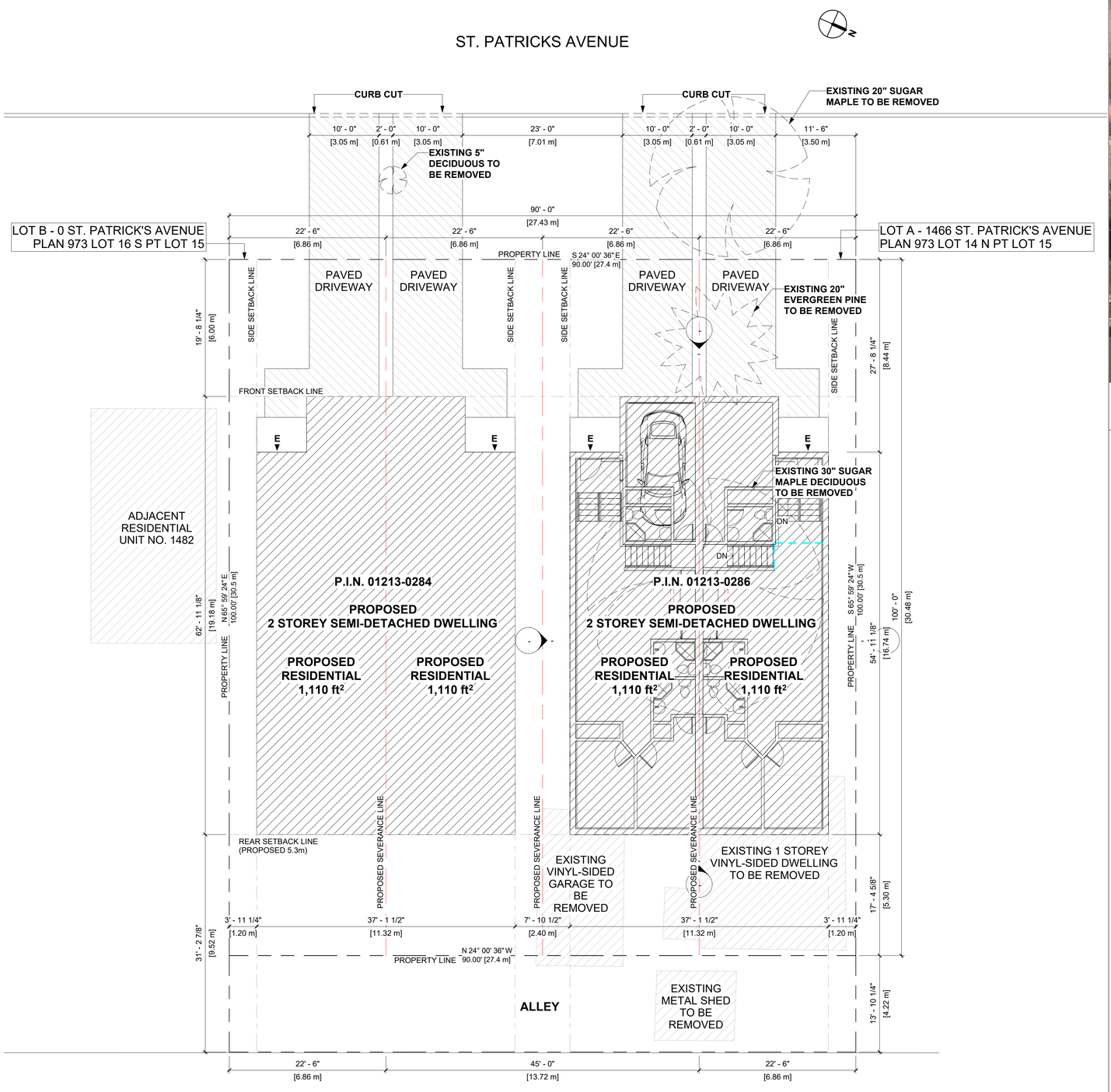
Project No. M22-242 **25-Jul-23**

	DESCRIPTION	QUANTITY	UNIT OF MEASURE	COST PER UNIT	TOTAL COST
A	**SITE WORKS**				
1	1200mm manhole	2	each	$ 7,000.00	$ 14,000.00
2	200mm PVC sanitary sewer (incl. excavation and backfilling)	175	metre	$ 500.00	$ 87,500.00
3	Sanitary PDC (short service - directional bore)	9	each	$ 2,500.00	$ 22,500.00
4	Sanitary PDC (long service - directional bore)	7	each	$ 4,500.00	$ 31,500.00
5	Boulevard restoration	1	lump sum	$ 18,000.00	$ 18,000.00
6	Sawcutting of driveways	1	lump sum	$ 5,000.00	$ 5,000.00
7	Concrete driveway replacement	5	lump sum	$ 2,500.00	$ 12,500.00
8	Traffic Control	1	lump sum	$ 5,000.00	$ 5,000.00
9	General Conditions (safety, insurance, supervision)	1	lump sum	$ 10,000.00	$ 10,000.00
B	**Engineering Design and Full-time Inspection**	1	lump sum	$ 25,000.00	$ 25,000.00
C	**Material Testing / Compaction**	1	lump sum	$ 5,000.00	$ 5,000.00

ESTIMATED TOTAL PROJECT COST* **$236,000.00**

*HST excluded

APPENDIX "B"
Conceptual Floor Plans



1 A-0 **Site Plan**
1/8" = 1'-0"

2 A-0 **Aerial View**
NOT TO SCALE

CURRENT ZONING **RD1.2**

PROPOSED ZONING **RD2.2**

11.2.1 PERMITTED USES
One *Double Duplex Dwelling*
One *Duplex Dwelling*
One *Multiple Dwelling* containing a maximum of four *dwelling units*
One *Semi-Detached Dwelling*
One *Single Unit Dwelling*
Townhome Dwelling
Any use accessory to any of the preceding uses

11.2.5.2 Semi-Detached Dwelling

	Required	Proposed
.1 Lot Width	Min. 15.0 m	**13.7 m**
.2 Lot Area	Min. 450.0 m^2	475.9 m^2
.3 Lot Coverage (ZBL 5.23.5.3)	Max. 50.0%	49.7%
.4 Main Building Height	Max. 9.0 m	7.6 m
.5 Front Yard Depth	Min. 6.0 m	6.0 m
.6 Rear Yard Depth	Min. 7.50 m	**5.3 m**
.7 Side Yard Width	Min. 1.20 m	1.20 m

Parking Space

	Required	Proposed
Semi-Detached	4	4

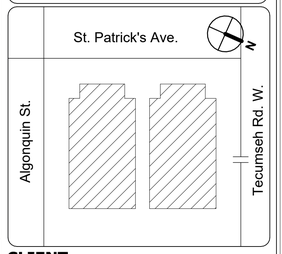
Paving Allowance

	Required	Proposed
Front Yard Paving	Max. 60%	49.8%

3 A-0 **Data**
NOT TO SCALE

AVANT GROUP INCORPORATION
5980 Tecumseh Rd. East, Windsor, ON, N8T 1E3
Phone: 519-919-2010 | 519 300-9838
Email: info@avantgroupincorp.com
Website: www.avantgroupincorp.com

PROPRIETARY AND CONFIDENTIAL
THE PLAN AND DESIGN CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF AVANT GROUP INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF AVANT GROUP INC. IS PROHIBITED.



CLIENT

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The Architect noted above has exercised responsible control with respect to design activities. The Architect's Seal Number is the Architect's BCIN.

PROJECT TITLE

1466 ST. PATRICK'S AVE PROPOSED SEMI-DETACHED DWELLINGS W/ ADU'S IN BASEMENT

DRAWING TITLE

Site Plan

NOTE

KEY PLAN

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS

2. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED PRIOR TO BIDDING AND COMMENCEMENT OF WORK.

3. COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.

4. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY, IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.

5. ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE, AND LOCAL BY-LAWS.

REVISION RECORD

No.	Description	Date

PROJECT NOTE

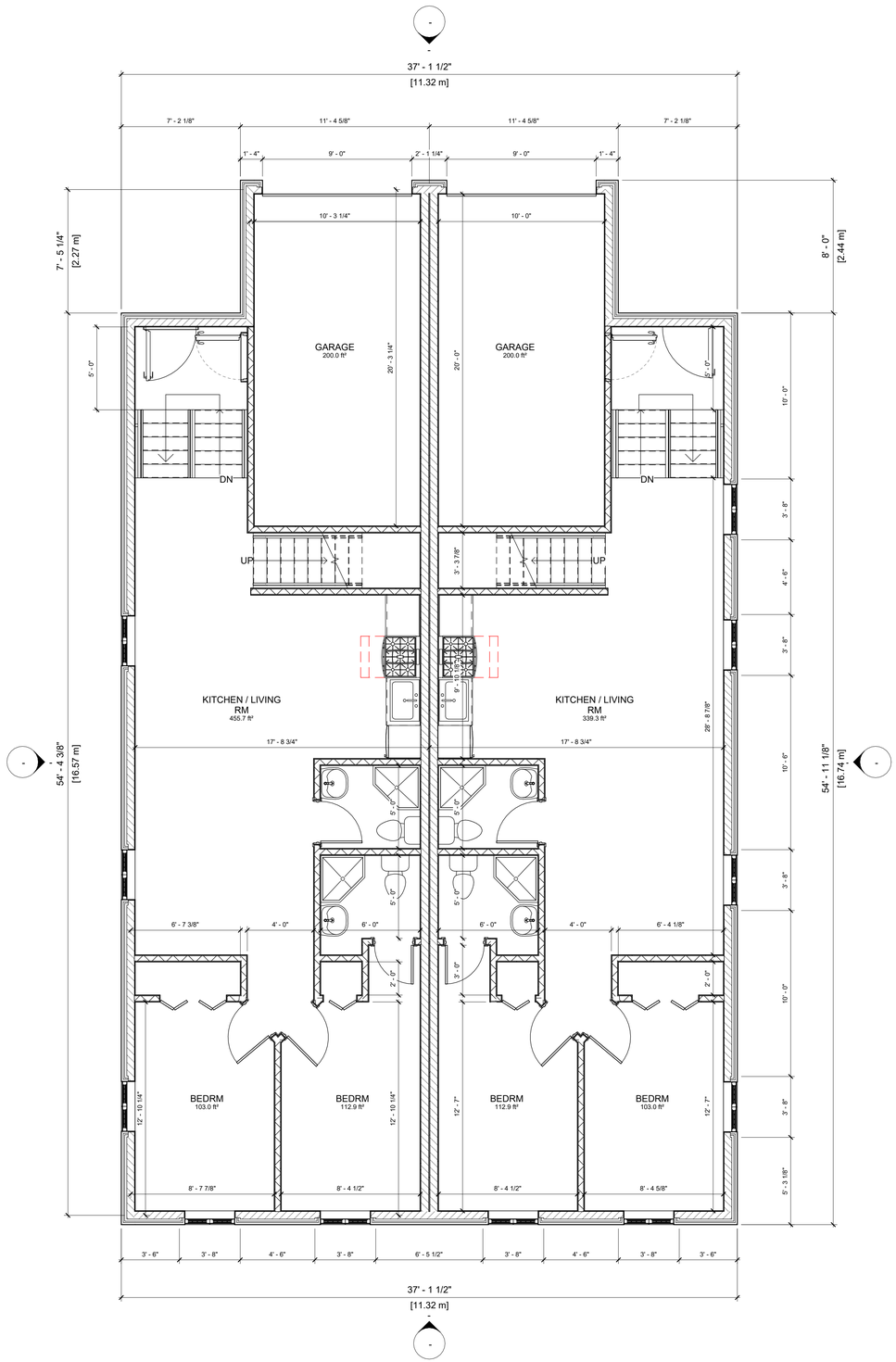
PROJECT NUMBER	Project Number
DATE	Issue Date
DRAWN BY	Author
CHECKED BY	Checker
APPROVED BY	Approver

SHEET SIZE
ARCH D (24" x 36")

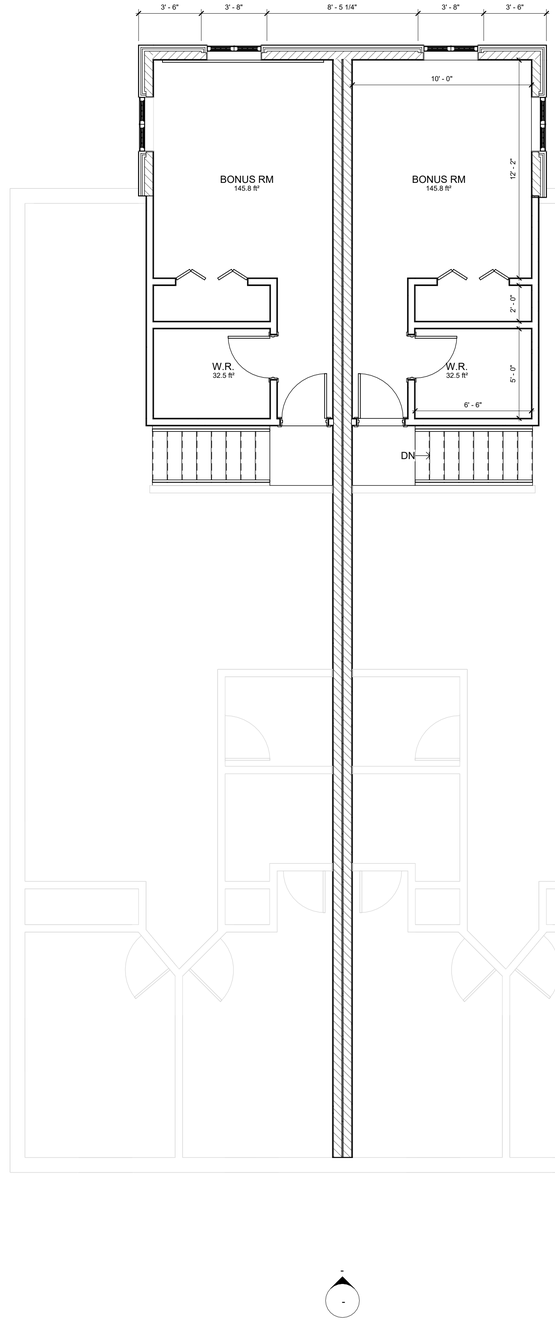
SHEET NUMBER	REV NO.
A-0	

SCALE **AS NOTED**

Z:\Other computers\My Laptop (1)\[AGI-Work]\21-005-1466-St-Patricks\21-005-1466-St-Patricks-Site-Plan-230606.rvt



1 A-1 **Main Floor**
1/4" = 1'-0"



2 A-1 **Bonus Rm**
1/4" = 1'-0"

AVANT GROUP INCORPORATION
5980 Tecumseh Rd. East, Windsor, ON, N8T 1E3
Phone: 519-919-2010 | 519 300-9838
Email: info@avantgroupincorp.com
Website: www.avantgroupincorp.com

PROPRIETARY AND CONFIDENTIAL

THE PLAN AND DESIGN CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF AVANT GROUP INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF AVANT GROUP INC. IS PROHIBITED.

CLIENT

--

The Architect noted above has exercised responsible control with respect to design activities. The Architect's Seal Number is the Architect's BCIN.

PROJECT TITLE

1466 ST. PATRICK'S AVE PROPOSED SEMI-DETACHED DWELLINGS W/ ADU'S IN BASEMENT

DRAWING TITLE

Floor Plan - Main Floor & Bonus Rm

NOTE

KEY PLAN

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS

2. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED PRIOR TO BIDDING AND COMMENCEMENT OF WORK.

3. COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.

4. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY, IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.

5. ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE, AND LOCAL BY-LAWS.

REVISION RECORD

No.	Description	Date

PROJECT NOTE

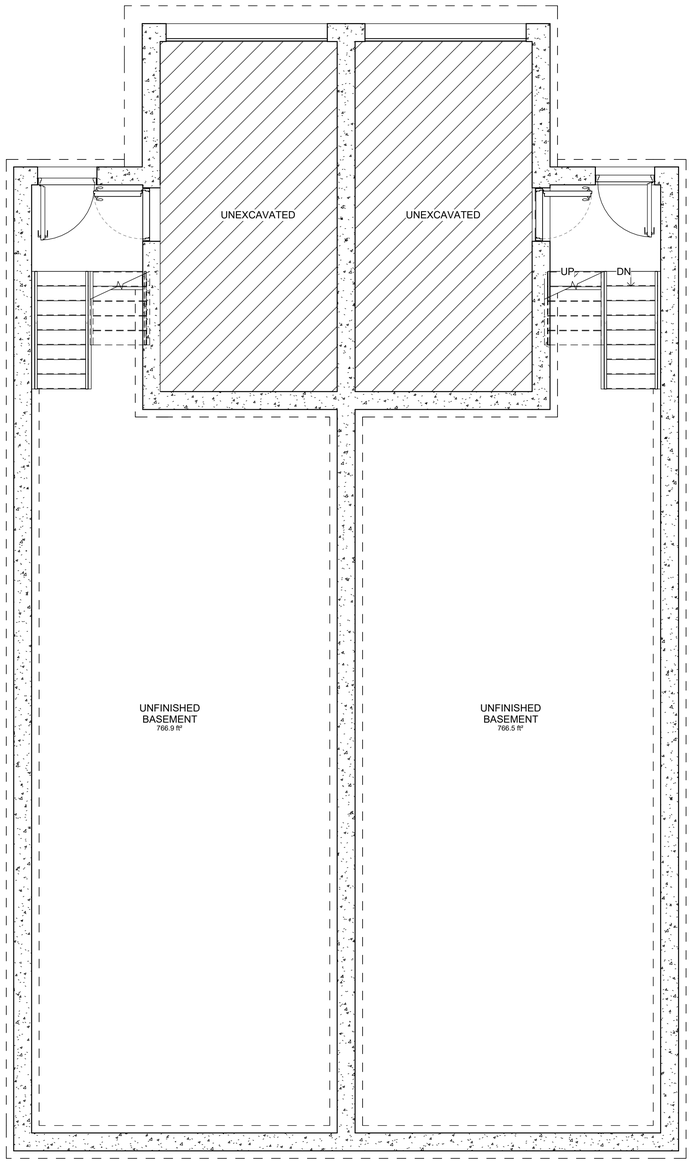
PROJECT NUMBER	Project Number
DATE	Issue Date
DRAWN BY	Author
CHECKED BY	Checker
APPROVED BY	Approver

SHEET SIZE
ARCH D (24" x 36")

SHEET NUMBER	REV NO.
A-1	

SCALE **AS NOTED**

Z:\Other computers\My Laptop (1)\[AGI-Work]\21-005-1466-St-Patricks\21-005-1466-St-Patricks-Site-Plan-230606.rvt



1 A-2 **Basement**
1/4" = 1'-0"

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CLIENT

--

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PROJECT TITLE

1466 ST. PATRICK'S AVE PROPOSED SEMI-DETACHED DWELLINGS W/ ADU'S IN BASEMENT

DRAWING TITLE

Basement

NOTE

KEY PLAN

GENERAL NOTES:
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REVISION RECORD

No.	Description	Date

PROJECT NOTE

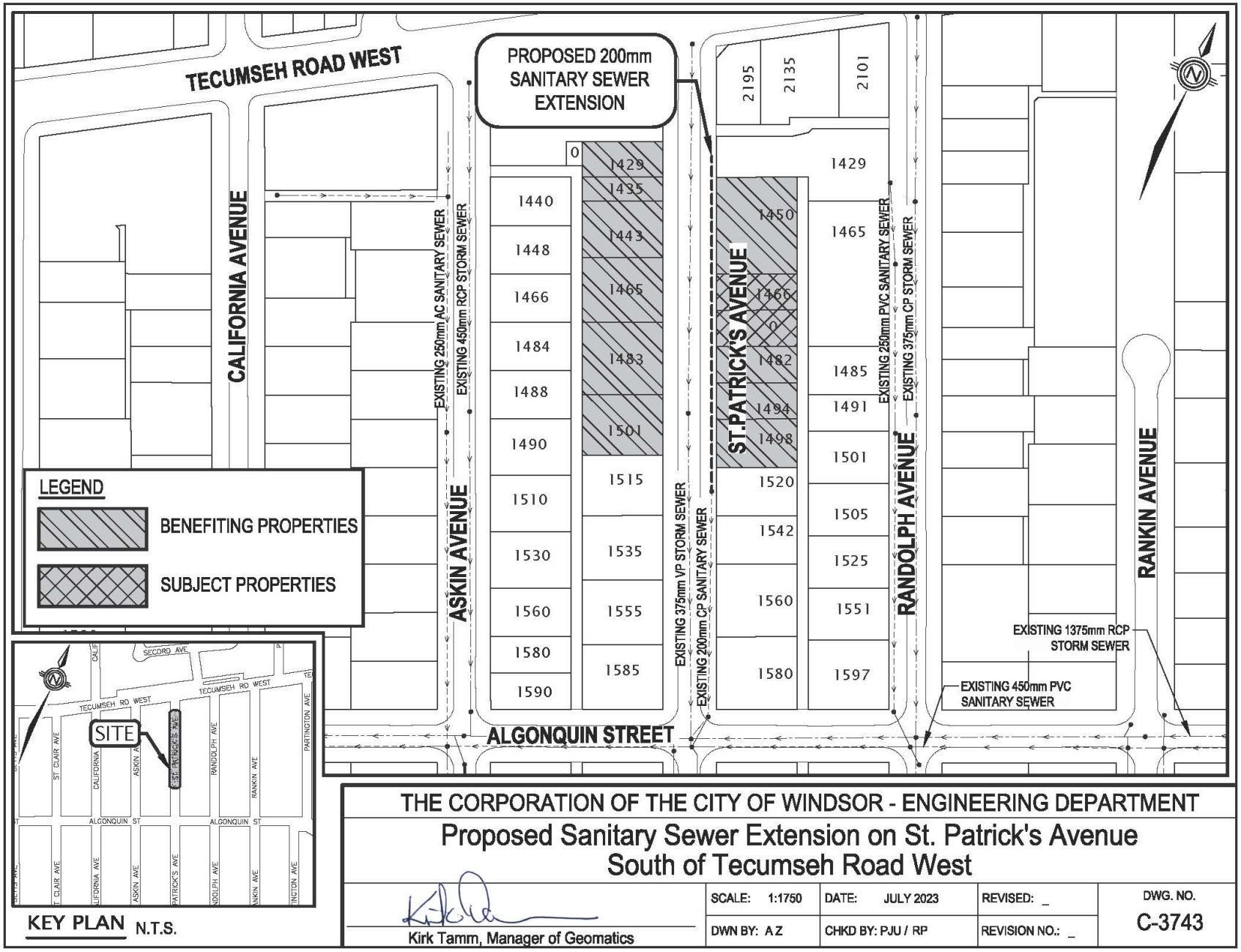
PROJECT NUMBER	Project Number
DATE	Issue Date
DRAWN BY	Author
CHECKED BY	Checker
APPROVED BY	Approver

SHEET SIZE
ARCH D (24" x 36")

SHEET NUMBER	**REV NO.**
A-2	

SCALE **AS NOTED**

Z:\Other computers\My Laptop (1)\[AGI-Work]\21-005-1466-St-Patricks\21-005-1466-St-Patricks-Site-Plan-230606.rvt


TECUMSEH ROAD WEST
PROPOSED 200mm SANITARY SEWER EXTENSION
CALIFORNIA AVENUE
ASKIN AVENUE
ST.PATRICK'S AVENUE
RANDOLPH AVENUE
RANKIN AVENUE
ALGONQUIN STREET
EXISTING 250mm AC SANITARY SEWER
EXISTING 450mm RCP STORM SEWER
EXISTING 375mm VP STORM SEWER
EXISTING 200mm CP SANITARY SEWER
EXISTING 250mm PVC SANITARY SEWER
EXISTING 375mm CP STORM SEWER
EXISTING 1375mm RCP STORM SEWER
EXISTING 450mm PVC SANITARY SEWER
LEGEND
BENEFITING PROPERTIES
SUBJECT PROPERTIES
SITE
KEY PLAN N.T.S.
THE CORPORATION OF THE CITY OF WINDSOR - ENGINEERING DEPARTMENT
Proposed Sanitary Sewer Extension on St. Patrick's Avenue
South of Tecumseh Road West
Kirk Tamm, Manager of Geomatics
SCALE: 1:1750
DATE: JULY 2023
REVISED: _
DWG. NO. C-3743
DWN BY: AZ
CHKD BY: PJU / RP
REVISION NO.: _

August 1, 2023
Development & Heritage Standing Committee
Item 7.2 - Additional Information

Item No. 7.2 Written Submission

BUILDING TYPE 'A'	(6– 2BEDROOM UNITS + 2– 1BEDROOM UNITS) = 8 UNITS X 2 BUILDINGS = 16 UNITS
BUILDING TYPE 'B'	(4– 2BEDROOM UNITS) = 4 UNITS X 10 BUILDINGS = 40 UNITS
BUILDING TYPE 'C'	(8– 2BEDROOM UNITS + 2– 1BEDROOM UNITS) = 10 UNITS X 1 BUILDING = 10 UNITS
TOTAL UNITS PER SITE	= 66 UNITS

SITE DATA : SITE ZONING : RD1.1, HRD1.1

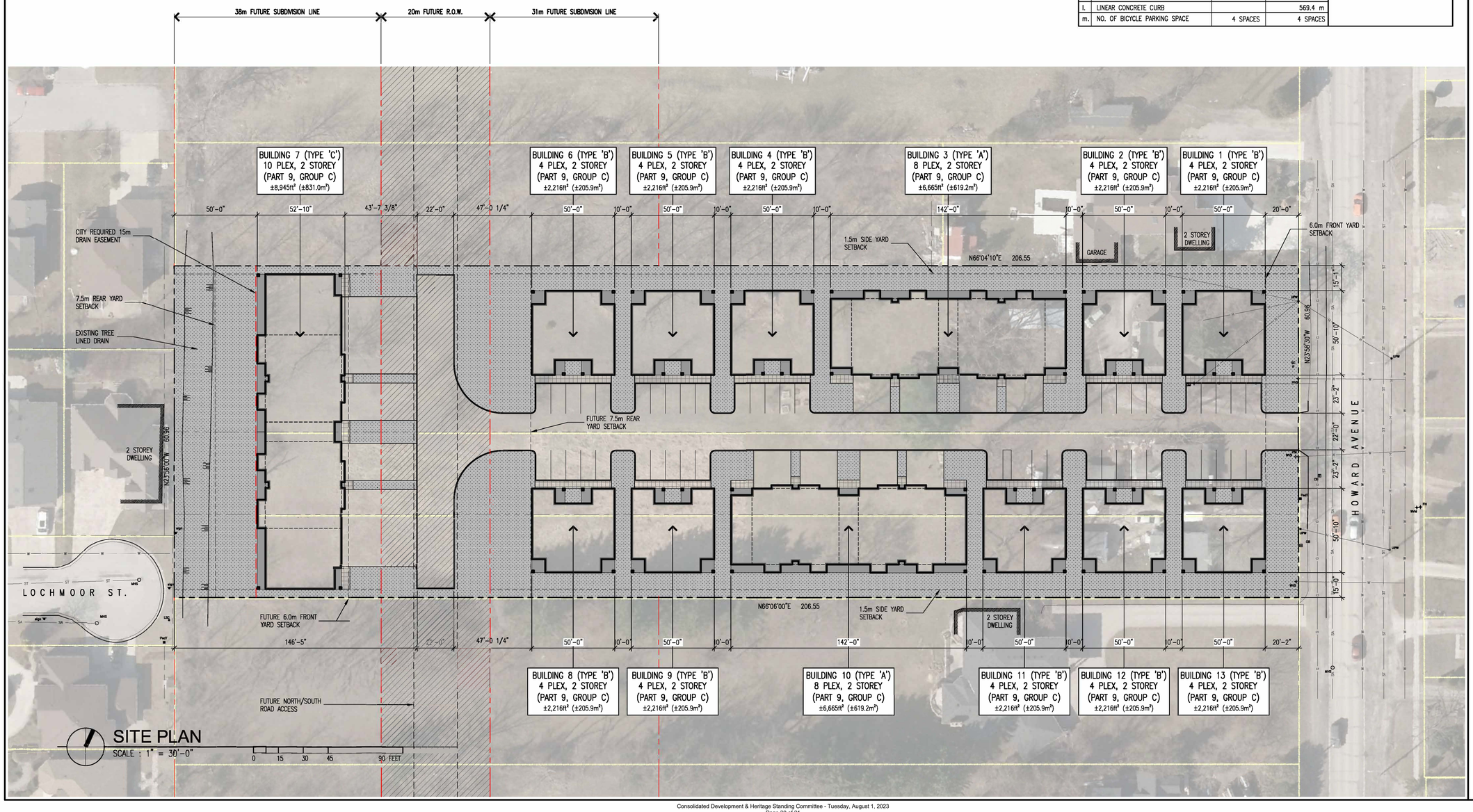
		REQUIRED	PROPOSED
a.	LOT AREA		12,591.6 m²
b.	LOT FRONTAGE		61.0 m
c.	BUILDING AREA		3,916.6 m²
d.	BLDG LOT COVERAGE	MAX. 45%	31.0 %
e.	BUILDING GROSS FLOOR AREA		N/A m²
f.	BUILDING HEIGHT	MAX. 9.0 m	8.0 m
g.	BUILDING SETBACKS		
	EAST	MIN. 6.0 m	6.2 m
	NORTH	MIN. 1.2 m	4.6 m
	WEST	MIN. 7.5 m	15.2 m
	SOUTH	MIN. 1.2 m	4.6 m
	BUILDING SETBACKS (BLDG. 7)		
	EAST	MIN. 6.0 m	6.7 m
	NORTH	MIN. 1.2 m	1.5 m
	WEST	MIN. 7.5 m	15.3 m
	SOUTH	MIN. 1.2 m	1.5 m
h.	NO. OF PARKING SPACES		
	4 PLEX 1 PER DWELLING UNIT	40 SPACES	PRIVATE GARAGE 26
	8 PLEX 1.25 PER DWELLING UNIT	33 SPACES	SURFACE PARK'G 49
	TOTAL	73 SPACES	75 SPACES
i.	NO. OF ACCESSIBLE PARKING SPACES		
	50 SURFACE PARKING SPACES	2 SPACES	2 SPACES
	2% OF NO. OF SPACES	(1 'A' & 1 'B')	(1 'A' & 1 'B')
j.	PAVED AREA		4,898.1 m²
	COVERAGE		38.9 %
k.	LANDSCAPED AREA		
	HARD		710.7 m²
	SOFT		4,286.0 m²
	TOTAL		4,996.7 m²
	COVERAGE		39.7 %
l.	LINEAR CONCRETE CURB		569.4 m
m.	NO. OF BICYCLE PARKING SPACE	4 SPACES	4 SPACES

LEGEND

- NEW HARD SURFACE LANDSCAPED AREA (WALKWAY)
- NEW HARD SURFACE LANDSCAPED AREA (RESIDENT PATIO)
- NEW SOFT SURFACE LANDSCAPED AREA

NOTE: FIRE-ROUTE SIGNS SHALL BE APPROVED BY THE CITY OF WINDSOR & FIRE DEPARTMENT – NEW SIGNS TO BE PLACED NO LESS THAN 50 FEET AND NOT MORE THAN 150 FEET APART.

AS ACCESSIBLE PARKING SIGN
FR FIRE ROUTE SIGN PER CITY OF WINDSOR STANDARDS



2023/07/24	OWNER REVIEW
date (yyyy/mm/dd):	issued for:

general notes:

1. THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT.
2. DRAWINGS SHALL NOT BE SCALED.
3. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
4. ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARD TO SUBMISSION OF SHOP DRAWINGS.
5. IN THE EVENT THE ARCHITECT IS RETAINED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
6. CONTRACTORS SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.
7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.

stamp:

architectural design associates inc. architect
1670 mercer street
windsor ontario canada n8x 3p7
ph 519.254.3430 fax 519.254.3642
email - info@ada-architect.ca www.ada-architect.ca

project:
PROPOSED RESIDENTIAL DEVELOPMENT
3623, 3631, 3637 HOWARD

client:
VITTI

title:
SITE PLAN

scale:	AS SHOWN
drawn by:	PH/ JT
checked by:	JBK
date:	JULY, 2021
comm. no.:	2021-068
sheet no.:	A1.0

Development & Heritage Standing Committee
August 1, 2023
Item 7.3 – Written Submission

Hello,

We hope this email finds you well. Our names are Nawal Mathkoor and Tamara Khalaf, and we are the daughter and granddaughter of Ameera Al-Dhamad, respectively. Mrs. Al-Dhamad is a resident of Rankin Street in Windsor, and we have some concerns about the planned rezoning on the nearby block of St. Patrick Avenue and how it may impact us.

It has come to our attention that there is a planned rezoning of one of the empty lots on St. Patrick Avenue, near the intersection of Tecumseh Road West. We have been told that there are plans to construct a twelve-unit building in that lot. Mrs. Al-Dhamad and us have concerns about how the addition of this property will disrupt the surrounding area, including Rankin Street.

Having such a high-density property in a neighbourhood composed of detached single homes would have an overwhelmingly negative impact on the surrounding area. Furthermore, we are concerned about this proposed property being used for student housing, which would bring increased traffic and noise disruptions to the area. We cannot support such a development at this time, and would like to discuss the situation in further detail at your earliest convenience.

We look forward to hearing back from you, and we thank you for your time.

Sincerely,

Nawal Mathkoor and Tamara Khalaf