

**ADDITIONAL INFORMATION**

***Planning Act Matters***

- Item 7.4      Housekeeping Official Plan and Zoning By-law Amendments initiated by the City of Windsor to permit additional dwelling units (City-wide) - File No. OPA 172 and Z16-23  
**Clerk's Note:** Essex Region Conservation Authority (ERCA) submitting the ***attached*** comments received June 2, 2023 as a written submission
- Item 7.5      Zoning Bylaw Amendment Z 013-23 [ZNG-7000] - 1027458 Ontario Inc. - 0 Clover Avenue - SW Corner Clover & Wyandotte - Ward 7  
**Clerk's Note:** Essex Region Conservation Authority (ERCA) submitting the ***attached*** comments received June 2, 2023 as a written submission
- Item 7.6.      OPA & Rezoning – 1998308 Ontario Inc. – 0 Russell Street - OPA 168 OPA/6975 Z-007/23 ZNG/6974 – Ward 2  
**Clerk's Note:** Tracey Pillon-Abbs, Principal Planner, submits the ***attached*** Comment Matrix and Site Plan  
**Clerk's Note:** Essex Region Conservation Authority (ERCA) submitting the ***attached*** comments received June 2, 2023 as a written submission
- Item 7.2      Zoning By-law Amendment Application for 0 & 1466 St. Patrick Avenue, Z-037/22 [ZNG-6899], Ward 10  
**Clerk's Note:** Cynthia Williams, area resident, submitting the ***attached*** email received June 2, 2023 as a written submission  
**Clerk's Note:** Mrs. W Robertson, area resident, submitting the ***attached*** email received June 2, 2023 as a written submission

**DELEGATIONS:**

***Heritage Act Matters***

- Item 10.1      793 Devonshire Road, Bell-Coulter House – Heritage Permit & Community Heritage Fund Request (Ward 4)  
a) Michael Schmidlin, Owner/Applicant (in person)

**REQUEST FOR DEFERRAL:**  
***Planning Act Matters***

- Item 7.1. Application for Approval of the Conversion of an existing Non-Residential Building at 1500 Ouellette Avenue to a Residential and Commercial Plan of Condominium; Applicant - Ryan Michael Solcz  
**Clerk's Note:** The applicant has requested a two-month deferral of this matter to allow for time to review some of the conditions.

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

- Item 7.1. Application for Approval of the Conversion of an existing Non-Residential Building at 1500 Ouellette Avenue to a Residential and Commercial Plan of Condominium; Applicant - Ryan Michael Solcz Prof. Corp; File No. CDM-004/22 [CDM/6939]; Ward 3
- a) Justina Nwaesei, Senior Planner - Subdivisions (PowerPoint) (if item is not deferred)
  - b) Ryan Solcz, Applicant, available for questions, in person
  - c) Maria Vozza, Director & President of 627444 ONTARIO LIMITED, available for questions
- Item 7.2. Zoning By-law Amendment Application for 0 & 1466 St. Patrick Avenue, Z-037/22 [ZNG-6899], Ward 10
- a) Brian Nagata, Planner II – Development Review (PowerPoint)
  - b) Bassem Mazloum, area resident (via Zoom)
  - c) Bruce Sheardown, area resident (in person)
  - d) Victor Ferranti, on behalf of area residents (in person)
  - e) Michael Chen, area resident (in person)
  - f) Khaja Shazzad, area resident (via Zoom)
  - g) Justine Nakigozi, area resident (in person)
- Item 7.3. Zoning Z42-22 [ZNG/6937] - 1155 California Ave
- a) Frank Garardo, Senior Planner (PowerPoint)
- Item 7.4 Housekeeping Official Plan and Zoning By-law Amendments initiated by the City of Windsor to permit additional dwelling units (City-wide) - File No. OPA 172 and Z16-23
- a) Frank Garardo, Senior Planner (PowerPoint)

- Item 7.5. Zoning Bylaw Amendment Z 013-23 [ZNG-7000] - 1027458 Ontario Inc. - 0 Clover Avenue - SW Corner Clover & Wyandotte - Ward 7
- a) Jim Abbs, Planner III – Subdivisions (PowerPoint)
  - a) Amy Farkas, Planner, Dillon Consulting Limited, available for questions (in person)
  - b) Theresa O'Neill, Planner, Dillon Consulting Limited, available for questions (in person)
- Item 7.6. OPA & Rezoning – 1998308 Ontario Inc. – 0 Russell Street - OPA 168 OPA/6975 Z-007/23 ZNG/6974 – Ward 2
- a) Adam Szymczak, Planner III – Zoning (PowerPoint)
  - b) Tracey Pillon-Abbs, Principal Planner, representing the applicant (via Zoom)



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360 Fairview Avenue West  
Suite 311, Essex, ON N8M 1Y6

June 2, 2023

Mr. Frank Garardo  
Senior Planner, Planning Department  
350 City Hall Square W, Suite 210  
Windsor, ON N9A 6S1

Dear Mr. Garardo:

RE: Application for Official Plan Amendment OPA-7028 and Zoning By-Law Amendment ZNG-7027  
ENTIRE CITY OF WINDSOR  
Applicant: CITY OF WINDSOR

The City of Windsor has initiated an amendment to the Official Plan and Zoning Bylaws 85-18 and 8600 concerning additional dwelling units (also referred to as accessory apartments, secondary suites, second units, or in-law flats). The purpose of the amendments is to bring the City of Windsor Official Plan and Zoning Bylaws into conformity with the *Planning Act*, which requires municipal official plans to contain policies and zoning bylaws to contain provisions authorizing the use of additional dwelling units. The proposed amendments would permit up to three dwelling units within single detached, semi-detached, duplex dwellings, and rowhouse dwellings, and/or within an accessory building located on the same property and bring the City of Windsor Official Plan into conformity with the *Bill 23, More Homes Built Faster Act, 2022* and the *Planning Act, R.S.O. 1990, c.P.13*. The following is provided as a result of our review of the Notice of Public Meeting to Consider Application for Official Plan Amendment OPA-7028 and Zoning By-Law Amendment ZNG-7027.

### **NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS**

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

There are properties within the City of Windsor that are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the Conservation Authorities Act (Ontario Regulation No. 158/06). The property owners proposing development within regulated areas that are subject to Section 28 of the Conservation Authorities Act will be required to obtain a Permit and/or Clearance from the Essex Region Conservation Authority prior to any construction or site alteration or other activities such as a proposed additional dwelling unit.

Any development activities proposed to be undertaken on properties that are subject to Section 28 of the Conservation Authorities Act will be required to satisfy all applicable hazard land

Mr. Garardo  
June 2, 2023

requirements for development including floodproofing, setbacks from watercourses, and safe access that are to be determined upon site specific review of a proposal.

We note that the low lying nature of various roadways within the City of Windsor may result in excess water over the roadways during a 1:100 year flood event. At the time of proposed development, the City of Windsor must confirm, through applicable emergency services (i.e. fire, police, etc.), that they have the ability to safely access this area during a 1:100 year flood event, in order to fulfill the municipality's responsibilities under Section 3.1.7 of the Provincial Policy Statement (2020).

While we recognize that additional dwelling units (ADUs) may be permitted "as of right" as a result of *Bill 23, More Homes Built Faster Act, 2022* and the *Planning Act, R.S.O. 1990, c.P.13*, we note that there may be additional challenges that arise during specific proposals as it relates to hazard land requirements for development. There may be instances where our office will be unable to issue approvals. Further to this challenge, we are recommending that the City of Windsor consider a minor amendment to the proposed policy. The current proposed language is as follows:

**Page 187 of 444 of the Standing Committee Agenda:**  
**Section 6.3.2.23: Location of Additional Dwelling Units**  
**Amended Policy (as currently proposed):**

*An Additional Dwelling Unit:*

- a) *Must be located on a parcel of urban residential land designated for residential use in the Official Plan schedules;*
- b) *Shall not be located within any part of a basement or cellar (i.e. part of a building below grade) within the floodplain areas shown on Schedule C; and*
- c) *Outside of the floodplain areas shown on Schedule C, shall not be located within any part of a basement or cellar (i.e. part of a building below grade) unless the flood mitigation criteria to be prescribed in the Zoning Bylaw has been met to the satisfaction of the Chief Building Official or City Engineer. This criteria may include:*
  - i. *Eavestrough downspouts are disconnected from the City of Windsor's sewer System;*
  - ii. *Sump pump installation;*
  - iii. *Foundation drain disconnection from the sewer system or connection to the sump pump;*
  - iv. *Requirement for a backflow sanitary valve; and*
  - v. *Where required, a sewage ejector pump has been installed in the additional unit.*



Mr. Garardo  
June 2, 2023

Our office is proposing the following amendment (in bold text):

*An Additional Dwelling Unit:*

- a) *Must be located on a parcel of urban residential land designated for residential use in the Official Plan schedules;*
- b) *Shall not be located within any part of a basement or cellar (i.e. part of a building below grade) within the floodplain areas shown on Schedule C; and*
- c) **Shall not be located within the floodplain areas shown on Schedule C, unless it can be demonstrated that all applicable natural hazard requirements can be satisfied to the satisfaction of the Essex Region Conservation Authority.**
- d) *Outside of the floodplain areas shown on Schedule C, shall not be located within any part of a basement or cellar (i.e. part of a building below grade) unless the flood mitigation criteria to be prescribed in the Zoning Bylaw has been met to the satisfaction of the Chief Building Official or City Engineer. This criteria may include:*
  - i. *Eavestrough downspouts are disconnected from the City of Windsor's sewer System;*
  - ii. *Sump pump installation;*
  - iii. *Foundation drain disconnection from the sewer system or connection to the sump pump;*
  - iv. *Requirement for a backflow sanitary valve; and*
  - v. *Where required, a sewage ejector pump has been installed in the additional unit.*

Our office would value any opportunity to discuss the above at your convenience, should it be required.

### **PLANNING ADVISORY SERVICE TO PLANNING AUTHORITIES - NATURAL HERITAGE POLICIES OF THE PPS, 2020**

Please be advised that Planning Authorities are now responsible for ensuring consistency with Section 2.1 (i.e., natural heritage policies) of the current Provincial Policy Statement (PPS). Effective January 1, 2023, the Conservation Authorities Act and Ontario Regulation 596/22: *Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Act*, prohibits conservation authorities from commenting on these matters.

### **FINAL RECOMMENDATION**

ERCA recommends the above noted modification to Policy 6.3.2.23 to include the newly labeled item c) to address the potential challenges associated with intensification within the floodplain where hazard management criteria is either challenging or not possible to be satisfied. Additionally, and as



Mr. Garardo  
June 2, 2023

previously stated within this letter, any proposed development within regulated areas that are subject to Section 28 of the Conservation Authorities Act will be required to obtain a Permit and/or Clearance from the Essex Region Conservation Authority prior to any construction or site alteration or other activities such as a proposed additional dwelling unit. All applicable hazard land requirements for development must be satisfied.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



James Bryant, P.Eng.,  
*Director of Watershed Management Services*  
/sr

Cc: Sydney Richmond, Regulations Analyst



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360 Fairview Avenue West  
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June 02, 2023

Mr. Jim Abbs, Senior Planner  
City of Windsor  
350 City Hall Square West, Suite 210  
Windsor, Ontario, N9A 6S1

Dear Mr. Abbs:

RE: Zoning By-Law Amendment Z-013-23 & ZNG-7000 0 WYANDOTTE ST E  
ARN 373906046021644; PIN: 015961899  
Applicant: 1027458 ONTARIO INC.

The City of Windsor has received an Application for Zoning By-Law Amendment for the subject property. The applicant is applying for a Zoning By-law Amendment from the current Residential District (RD) 1.1 to a Residential District (RD) 2.3 zone with site specific regulations to permit the proposed construction of residential townhome dwellings. The following is provided as a result of our review of Zoning By-Law Amendment Z-013-23.

### **NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS**

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the Conservation Authorities Act (Ontario Regulation No. 158/06). The parcel falls within the regulated area of Little River and Lake St. Clair. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the Conservation Authorities Act.

### **Stormwater Management**

Stormwater management will need to be addressed to the satisfaction of the City and the Essex Region Conservation Authority, as ERCA has concerns with the potential impact of the quality and quantity of runoff in the downstream watercourse, due to the proposed development on this site. ERCA recommends that stormwater quality and stormwater quantity will need to be addressed up to and including the 1:100 year storm event and be in accordance with the guidance provided by the Stormwater Management Planning and



Mr. Abbs  
June 02, 2023

Guidance Manual, prepared by the Ministry of the Environment (MOE, March 2003) and the "Windsor-Essex Region Stormwater Management Standards Manual".

Further comments will be provided through the applicable planning and development processes (i.e. Plan of Subdivision, Site Plan Control, etc.) when more details can be provided to ERCA specific to proposed development on the site. It is anticipated that excess runoff may need to be addressed through a Stormwater Management Report at that time.

### **NATURAL HERITAGE**

Please be advised that pursuant to Bill 23 and regulations enacted as a result, Planning Authorities are now solely responsible for ensuring consistency with section 2.1 (i.e., natural heritage policies) of the 2020 Provincial Policy Statement (PPS). Effective January 1, 2023, the current amended Conservation Authorities Act, specifically sections 21.1.1 (1.1) and 21.1.2 (1.1), prohibit Conservation Authority staff from providing this service. Should Planning Authorities lack internal expertise, they have the option to outsource this function to consulting firms.

### **FINAL RECOMMENDATION**

The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration. Further comments will be provided through the applicable planning and development processes (i.e. Plan of Subdivision, Site Plan Control, etc.) when more details can be provided to ERCA specific to proposed development on the site.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Sydney Richmond  
*Regulations Analyst*  
/sr





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360 Fairview Avenue West  
Suite 311, Essex, ON N8M 1Y6

June 02, 2023

Mr Adam Szymczak, Planner  
City of Windsor, Development Services  
350 City Hall Square West  
Windsor, Ontario, N9A 6S1

Dear Mr. Szymczak:

RE: Zoning By-Law Amendment Z-007-23, Zoning By-Law Amendment ZNG-6974, Official Plan Amendment OPA-168 and Official Plan Amendment OPA-6975

0 RUSSELL ST (3401)

ARN 373905016012400; PIN:

Applicant: 1998308 ONTARIO INC.

The City of Windsor has received an Application for Zoning By-Law Amendment and Official Plan Amendment for the subject property. The applicant is requesting amendments to allow the construction of a multi-unit dwelling with maximum building height of 15m containing 28 dwelling units over 4 storeys. The following is provided as a result of our review of Zoning By-Law Amendment Z-007-23, Zoning By-Law Amendment ZNG-6974, Official Plan Amendment OPA-168 and Official Plan Amendment OPA-6975.

## **NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS**

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 158/06). The parcel falls within the regulated area of the Detroit River. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by Section 28 of the *Conservation Authorities Act*.

### **Stormwater Management**

We are concerned with the potential impact of the quality and quantity of runoff in the downstream watercourse due to future development of this site. We recommend that through the applicable Planning Act process (i.e. Plan of Condominium, Site Plan Control, etc.) that stormwater quantity and quality be adequately controlled to avoid any adverse downstream impacts. In addition, that



Mr. Szymczak  
June 02, 2023

stormwater quality and stormwater quantity are addressed up to and including the 1:100 year storm event and be in accordance with the guidance provided by the Stormwater Management Planning and Guidance Manual, prepared by the Ministry of the Environment (MOE, March 2003) and the Windsor-Essex Region Stormwater Management Standards Manual.

Further comments will be provided through the applicable planning and development processes (i.e. Plan of Condominium, Site Plan Control, etc.) when more details can be provided to ERCA specific to proposed development on the site. It is anticipated that excess runoff may need to be addressed through a Stormwater Management Report at that time.

### **FINAL RECOMMENDATION**

ERCA has no objection to the Application for Zoning By-Law Amendment Z-007-23, and Zoning By-Law Amendment ZNG-6974, Official Plan Amendment OPA-168, and Official Plan Amendment OPA-6975.

The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any construction or site alteration. Further comments will be provided through the applicable planning and development processes (i.e. Plan of Condominium, Site Plan Control, etc.) when more details can be provided to ERCA specific to proposed development on the site.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,



Sydney Richmond  
*Regulations Analyst*  
/sr

Item 7.6

Comment Summary Matrix: 0 Russell Street, Windsor

Dept/Agency and Item	Liaison Comment (City) 2023-04-21	Response (Applicant)
<b>Engineering</b>		
Sewers	A sanitary sewer extension will be required along Chippawa Street to service the property	Applicant agrees.
R-O-W	<p>Wilkinson Ln is classified as a Local Road with a required right-of-way of 20 meters per the Official Plan.</p> <p>The current right-of-way is not sufficient; therefore, a conveyance of 2.5 meters is required (entire frontage).</p>	<p>The applicant agrees to the conveyance.</p> <p>Wilkinson Ln is located at the rear of the proposed building and will have a minor impact on the concept plan.</p> <p>Section 5.6.5 applies.</p> <p><i>Where Section 5.6.1.1 applies and a new building or structure or an expansion to an existing building or structure is proposed all zoning provisions shall be calculated using the original lands in existence immediately prior to the conveyance or expropriation.</i></p>
Sidewalk	<p>A sidewalk is required on the South side of Chippawa Street along the entire frontage; developer to construct the sidewalks at their expense.</p> <p>A sidewalk also is required on one side of Russell Street; developer to contribute \$7,291 to future construction of sidewalks along the entire Russell Street frontage.</p>	Applicant agrees.
<b>Environmental Services</b>		
Refuse	Concerns with conceptual plan – in particular the location of the refuse bin will not allow for Front End Loader collection.	<p>Location of the refuse bin can be confirmed at the time of Site Plan Control (SPC) approval.</p> <p>Concept plan is preliminary at this time.</p>
Townhomes	Townhome development as an alternative. I did not see a conceptual drawing for that, and would need to have input in terms of waste collection, but once again I am not	<p>No concept plan for townhome development has been prepared at this time.</p> <p>Applicant wishes to keep the request to permit townhomes as an option.</p>

Comment Summary Matrix: 0 Russell Street, Windsor

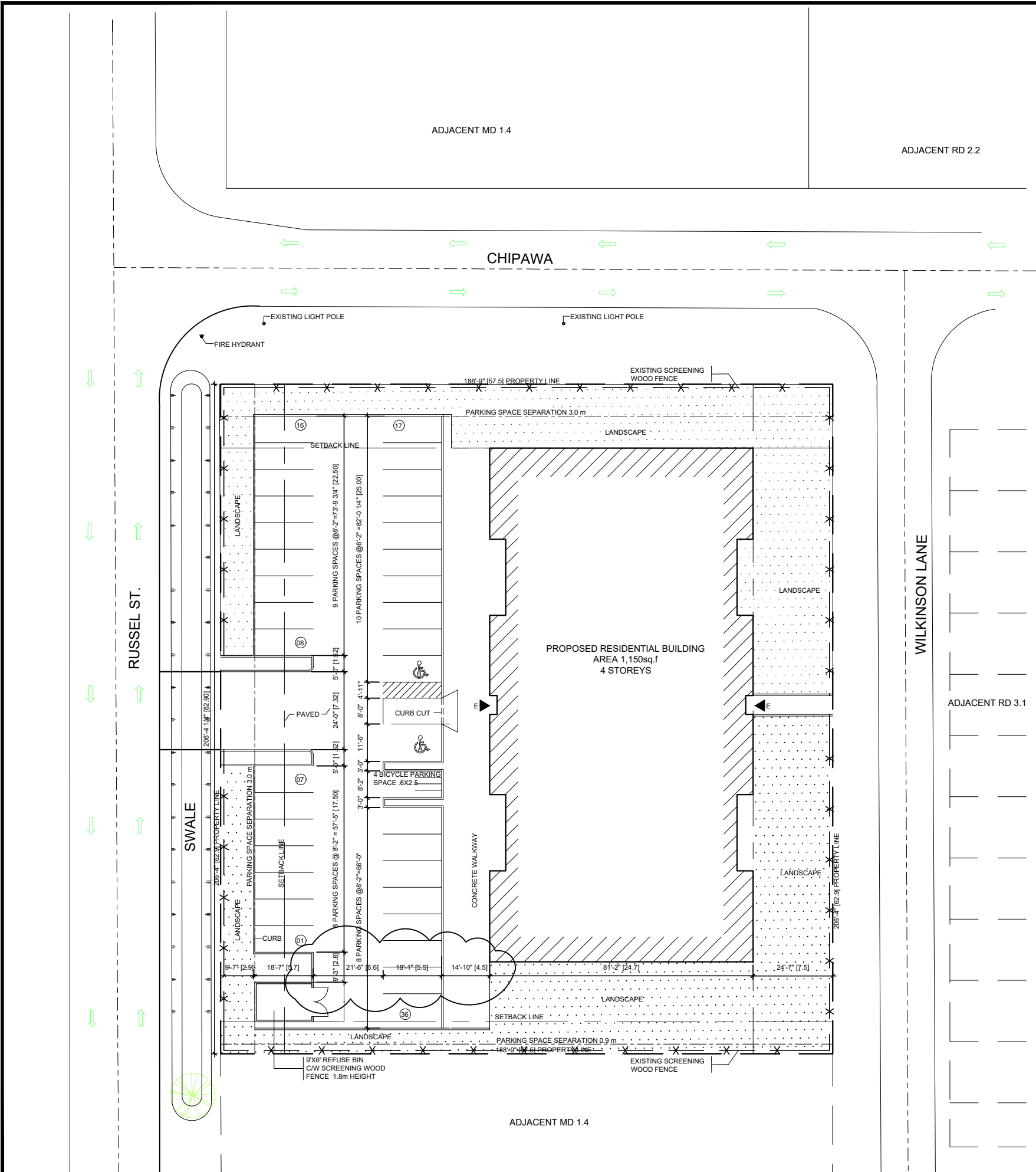
	opposed to the rezoning for that.	
<b>Heritage</b>		
GIS File	Please provide us with the final GIS shape files of the study area (archaeology) for our city records.	The study area is the property. There is no GIS shape file.
<b>Zoning</b>		
Building Height	20(1)236 (b)(i): Building height in excess of two storeys shall be prohibited. The proposal shows a four storey building.	Relief is requested to permit 4 storey.
Front Yard Parking	20(1)236 (b)(ii): parking shall be prohibited in a required front yard. The proposed parking is not located in the front yard (The front lot line is along Chippawa St). Moreover, the proposed zoning designation (RD3.3) does not have yard requirements. However, the parking location must be regulated (yard requirements may be proposed), especially if the applicant applies for CIP grants; having a refuse bin along Russell Street is not supported. The applicant may need to adjust the layout, relocate some of the spaces, or provide internal parking spaces.	Relief is requested to permit parking in the front yard.
Visitor Parking	Designated visitor spaces must be shown	Visitor spaces will be shown as part of the SPC application.
Access Aisles	Access Aisles: An access aisle is required besides the Type 'A' accessible parking space shown on the proposal	Access Aisles will be shown as part of the SPC application.
Loading Spaces	Required Loading Spaces: One Loading Space is required per Section 24.40.1.5 and must be shown on the submission.	Loading space will be shown as part of the SPC application.
Parking Area Separation	Parking Area Separation from a building wall containing a habitable room window or containing both a main	This was noted in the PRR in error as being complied with.

Comment Summary Matrix: 0 Russell Street, Windsor

	pedestrian entrance and a habitable room window facing the parking area where the building is located on the same lot as the parking area (25.5.20.1.6): 4.50 m (Required) and 3.80 m (Provided) - Deficient	A revised site plan has been provided to the City with a 4.5m setback, which now complies.  Relief is no longer required.
<b>Transportation</b>		
Conveyance	Wilkinson Ln is classified as a Local Road with a required right-of-way of 20 meters per the Official Plan. The current right-of-way is not sufficient; therefore, a conveyance of 3.1 meters is required.	Applicant agrees.
Sidewalks – Russell St	Per the Official Plan, a sidewalk is required on at least one side of a Local Road. Engineering Right-of-Way to determine if a contribution or construction is required along the frontage of Russell St.	Applicant agrees.
Sidewalks – Chippawa St	Per the Official Plan, a sidewalk is required on at least one side of a Local Road. Engineering Right-of-Way to determine if a contribution or construction is required along the frontage of Chippawa St.	Applicant agrees.
AODA	All exterior paths of travel must meet the requirements of the Accessibility for Ontarians with Disabilities Act (AODA).	Paths to be addressed as part of SPC application.
<b>ERCA</b>		
Approval	It is anticipated that a draft plan of condominium for the proposed multiple dwelling will be subject of a future application to the County of Essex.	The County of Essex is <b>not</b> the approval authority.
Regulations	Property is subject to regulations.	The required permits and clearances will be obtained as part of SPC and Building Permit Applications.
SWM	We are concerned with the potential impact of the quality	SWM will be addressed as part of SPC application.

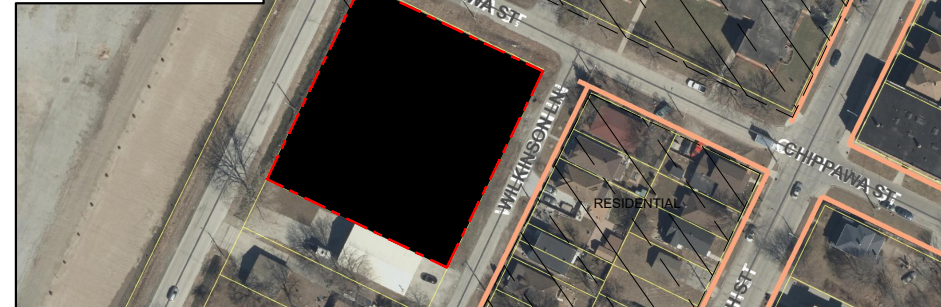
Comment Summary Matrix: 0 Russell Street, Windsor

	and quantity of runoff in the downstream watercourse due to future development of this site.	
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3 SITE PLAN  
SP-1/16"=1'-0"

AREA OF WORK  
8075 WYANDOTTE ST.  
WINDSOR, ON.



2 AERIAL VIEW  
SP-2/NTS

<b>CURRENT ZONING</b>	MD1.4	
<b>PROPOSED ZONING</b>	RD 3.3	
<b>PERMITTED USES</b>	MULTIPLE DWELLING	
<b>PROVISIONS</b>		
<b>LOT AREA -FOR A CORNER LOT</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>FRONTAGE</b>	30m	62.9m
<b>LOT AREA</b>		
a-For the first 5 dwelling units	2,081sq.m	3,622 sq.m
b-For each additional dwelling unit	67.0 sq.m	
<b>FRONT YARD DEPTH</b>	6m	6m
<b>REAR YARD DEPTH</b>	7.5m	7.5
<b>SIDE YARD DEPTH</b>		
a- Where a habitable room window of any dwelling unit faces a side lot line	6.0 m	NA
b- Any other side yard	3.0 m	NA
<b>MAIN BUILDING HEIGHT</b>	14m	15m
<b>COVERAGE -MAX</b>	35%	31.7%
<b>LANDSCAPE OPEN- MIN</b>	35%	36%

**PROPOSAL**

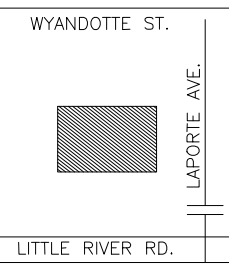
ARE LOT .....3,622 sq.m  
 MAIN BUILDING HEIGHT .....4 (storeys) 29'-0"  
 BUILDING 4FLOORS@ 1,150 sqm  
 TOTAL (4 FLOORS) ..... 4,600 sq.m

14 RESIDENTIAL UNITS 2 BEDROOM @  
 14 RESIDENTIAL UNITS 3 BEDROOM @

**TOTAL RESIDENTIAL AREA**

<b>REQUIRED PARKING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
PARKING SPACE (2.5X5.5) 1.25/ UNIT	35	35
ACCESSIBLE PARKING SPACE	2	2
BICYCLE PARKING SPACE	3	4

**Item 7.6**



KEY PLAN

- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS.
  - VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED PRIOR TO BIDDING AND COMMENCEMENT OF WORK.
  - COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE, NOTIFY THE ARCHITECT / ENGINEER IMMEDIATELY, IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.
  - ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE AND LOCAL BY-LAWS.

19 MAY '23	REVISION
22 MAR. '21	CLIENT REVIEW
<b>DATE</b>	<b>NO.</b>
	<b>ISSUED FOR</b>

**PROJECT**  
 SITE PLAN  
 3401 RUSSET ST.  
 WINDSOR, ONTARIO

**DWG. TITLE**  
 SITE PLAN AND DATA MATRIX

<b>DATE</b>	: FEB. 2021
<b>SCALE</b>	: AS NOTED
<b>DESIGNED BY</b>	: MH
<b>DRAWN BY</b>	: MH
<b>CHECKED BY</b>	: MH
<b>APPROVED BY</b>	: MH
<b>PROJECT NO.</b>	: 20-036
<b>DWG. NO.</b>	

SP-1R1

1 DATA MATRIX  
SP-1/NTS



**Development & Heritage Standing Committee**  
**June 5, 2023**  
**Item 7.2 – Written Submission**

**From:** Cynthia Williams

**Sent:** June 2, 2023 9:26 AM

**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>

**Subject:** Amendment to Zoning By-Law 8600 for 1466 St Patrick's Windsor Ontario N8X 3P7

**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.

Good morning:

We would like to communicate our concerns for this proposed development.

First we would like comment that building new homes on this proper, would be preferable to the abandoned lot and shack that that is current their. However, we have concerns about the multiple dwelling (8 unit) rental properties being proposed for this space.

Here is a list of some of our concerns:

**Financial Burden due to a new sewer connection that would be required for the current residents**

- Many of the residents in this neighbourhood are retired and on a fixed income. The cost of connecting to the sewer system would be a financial burden for many. Currently some of the residence are on septic systems or Sewer to storm drain connections.
- The cost of the connection and interest would overwhelm many of the residence

**Parking Congestion on the Street**

- Street parking is already congested at times due to Tecumseh Rd businesses/restaurant overflow
- These proposed additional 8 units in this very small lot space would create additional burden to an already taxed parking situation

**Green Space**

- The volume of land consumption on this lot due to the proposed dwellings will greatly diminished the current green space

**The Overall Aesthetic of the neighbourhood**

- Most homes in this neighbourhood are single family range style homes that are privately owned, occupied and maintained.
  - Building rental properties in this neighbourhood will diminish the overall aesthetic of the neighbourhood
  - I have additional concerns of the care and maintenance of the property by renters:
    - Snow removal
    - Grass and Landscaping maintenance
    - Property repair and maintenance

Please submit our concerns to Standing Committee for the hearing on June 5<sup>th</sup>. In addition, we had a neighbourhood meeting yesterday, and to respect Standing Committee's time we have assigned two delegates on behalf of our group to speak to our collective concerns.

Your consideration on this matter is appreciated. Also can you advise do I have to register to attend the zoom meeting or just log onto the link provided in the communication?

Regards. Donald and Cynthia Williams  
1498 St Patrick's Ave  
Windsor Ontario N8X 3 P7

**June 5, 2023**  
**Development & Heritage Standing Committee**  
**Item 7.2 – Written Submission**

**From:**  
**Sent:** June 2, 2023 9:10 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** amendment to zoning by-law8600

**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.

I am completely opposed to amending the zoning by-law 8600 which would allow for the construction of two(2) two?(2) story semi-detached dwellings with an accessory additional dwelling unit within each semi detached dwelling unit which is now zoned as a low profile residential.

By allowing this, it would alter the character of the neighborhood as it would be for many renters, not homeowners. It would also cause street congestion and lack of parking. This would also put a financial burden on homeowners who would have to put in sewers to city connections who are now on septic systems or sewer to storm drain connections. Please leave our peaceful, well maintained , long-established neighborhood as is.

Respectfully Mrs.W Robertson  
1501 St.Patrick's