

## **ADDITIONAL INFORMATION**

### **4. Communications**

- Item 4.1      **Clerk's Note:** Memo from the Commissioner of Economic Development and Innovation dated September 25, 2023 Additional information regarding Public Communications (**attached**)

### ***Planning Act Matters***

- Item 7.1      Official Plan Amendment and Zoning By-law Amendment for the vacant land located on the southwest corner of Wyandotte St. E. and Florence Ave. intersection; Applicant: Ganatchio Gardens Inc.; File Nos. OPA 162 [OPA/6731]; Z-026/22 [ZNG/6730]; Ward 7  
a) Chris Jolicoeur, area resident, submitting the **attached** email dated September 29, 2023 as a written submission
- Item 7.2      Official Plan & Zoning Bylaw Amendments Z 024-23 [ZNG-7069] & OPA 175 [OPA-7072] 1027458 Ontario Inc. Multiple Dwelling Development Banwell & McHugh (South) - Ward 7  
a) Lorna Barrow, area resident, submitting the **attached** email dated September 14, 2023 as a written submission  
b) D. Dupuis, area resident, submitting the **attached** email dated September 19, 2023 as a written submission  
c) Catherine Zold-Butcher, area resident, submitting the **attached** email dated September 21, 2023 as a written submission  
d) Sara Lehoux, area resident, submitting the **attached** email dated September 29, 2023 as a written submission

## **REQUESTS FOR DEFERRAL**

- Item 7.1      Official Plan Amendment and Zoning By-law Amendment for the vacant land located on the southwest corner of Wyandotte St. E. and Florence Ave. intersection; Applicant: Ganatchio Gardens Inc.; File Nos. OPA 162 [OPA/6731]; Z-026/22 [ZNG/6730]; Ward 7  
a) Melanie Muir, MCIP RPP, Dillon Consulting Limited, submitting the **attached** request for deferral

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

- Item 7.1      Official Plan Amendment and Zoning By-law Amendment for the vacant land located on the southwest corner of Wyandotte St. E. and Florence Ave. intersection; Applicant: Ganatchio Gardens Inc.; File Nos. OPA 162 [OPA/6731]; Z-026/22 [ZNG/6730]; Ward 7
- a) Justina Nwaesei, Planner III – Subdivisions (PowerPoint)
  - b) Janice Lazar, area resident, available for questions (via Zoom)
  - c) Shannon and Dan Porcellini, area residents (in person)
  - d) Melanie Muir, MCIP RPP, Dillon Consulting Limited, available for questions, (in person)
- Item 7.2      Official Plan & Zoning Bylaw Amendments Z 024-23 [ZNG-7069] & OPA 175 [OPA-7072] 1027458 Ontario Inc. Multiple Dwelling Development Banwell & McHugh (South) - Ward 7
- a) Jim Abbs, Planner III – Subdivisions (PowerPoint)
  - b) Karl Tanner, agent, Dillon Consulting, available for questions (in person) and Theresa O'Neill, agent, Dillon Consulting, available for questions (in person)
  - c) Joan Ennis, area resident (in person)
  - d) Kate Benedet, area resident (in person) and Jeff Benedet, area resident (via Zoom) (PowerPoint)
- Item 7.3      Draft Plan of Condominium with Exemption under Section 9(3) of the Condominium Act –CDM 008-23 [CDM-7134] Lankor Horizons Development Inc. 3290, 3320, 3340, 3370 STELLA CRESCENT Ward 7
- a) Jim Abbs, Planner III – Subdivisions (PowerPoint)
  - b) Melanie Muir, MCIP RPP, Dillon Consulting Limited, available for questions (in person)

**DELEGATIONS:**  
***Administrative Items***

- Item 11.1      Closure of north/south alley located between Joinville Avenue and Haig Avenue, and two intersecting east/west alleys located west of north/south alley, Ward 8, SAA-9822
- a) Saleh and Reyhandeh Yavari, applicants, available for questions (in person)

**COMMISSIONER OF ECONOMIC  
DEVELOPMENT AND  
INNOVATION  
MEMO**

**Item No. 4.1**

**TO: Development and Heritage Standing Committee**  
**FROM: Commissioner of Economic Development and Innovation**  
**DATE: September 25, 2023**  
**SUBJECT: Additional information regarding Public Communications**

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Dear Committee Members,

As follow up to discussions at September's DHSC meeting, we wanted to provide details regarding Administration's multi-pronged approach to public communication and notification about planning applications.

In accordance with the Ontario Regulation 545/06, notice of *Planning Act* applications are placed in the Windsor Star a minimum of 20 days prior to DHSC meetings. Administration keeps a detailed table based on the Standing Committee schedule that highlights the deadlines and timeframes in which to provide the legislated notice. Planning staff send any required notices to the Clerk's Office, who in turn works with the Windsor Star to ensure that the notice is published within the prescribed timelines. Notices placed in the newspaper and meeting the minimum 20-day timeframe fulfill the required statutory notice under the Regulation.

Although not required by the Planning Act, the Planning department has adopted the best practice of mailing a notice of *Planning Act* applications directly to property owners and residents within 120 metres (400 feet) of the subject property to inform the public about a development application in their neighbourhood. Application information is provided to the Clerk's Office for mailing concurrent with the newspaper notice (i.e. more than 20 days prior to the DHSC meeting). The intent is that mailed notices are received 20 days prior to the DHSC meeting.

The notice placed in the Windsor Star and mailed to neighbours indicates that, "*The Council Report is available ten days before the public meeting on the City of Windsor website at <http://www.citywindsor.ca> - search "Development & Heritage Standing Committee Agenda" and click on the meeting date stated above.*"

*Planning Act* applications, along with supporting reports and studies, are posted on the City's Current Development Applications web page when a complete application is received (i.e. in advance of issuing the notice of public meeting). The information remains on this web page until Council considers the application for final approval.

## COMMISSIONER OF ECONOMIC DEVELOPMENT AND INNOVATION MEMO

In February 2023, City Council approved a new pre-consultation process to address the impacts of Bills 108 and 109. The new process now requires developers to hold a public open house to introduce the development concept and gather feedback from the neighbourhood. A report summarizing the open house and feedback received must accompany a complete development application. Planning staff provide developers (or their consultants) with a mailing list of all property owners and residents within 120 metres (400 feet) for the purpose of notifying the neighbourhood of the open house. The process improves opportunities for public consultation and is intended to increase the level of awareness in the areas where a development proposal is being considered. Attendees are to have the option to provide an email address to enable ongoing communications, including scheduling details of the DHSC and Council meetings.

Administration strives for continuous improvement and implementation of appropriate best practices and will reach out to other municipalities to determine if any additional best practices can be replicated in Windsor. Further methods to enhance communication and engagement will be forthcoming to Council later this fall.

### Approvals:

Name	Title
Jelena Payne	Commissioner, Economic Development and Innovation
Anna Ciacelli on behalf of Steve Vlachodimos	City Clerk
Joe Mancina	Chief Administrative Officer

**Development & Heritage Standing Committee**  
**Tuesday, October 3, 2023**  
**Item 7.1 – Written Submission**

**From:** CHRIS JOLICOEUR  
**Sent:** September 29, 2023 2:21 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Cc:** chris Jolicoeur  
**Subject:** RE: Files OPA/6731 & ZNG/6730

**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, Standing Committee:

Thank you for allowing my input to be heard.

My name is Chris Jolicoeur I reside @ 851 Elinor St. N8P-1E3. I own the 2 large parcels directly east of the proposed changes.

I am all for the development of this area, that was a large factor in my purchasing these 6 lots. I planned to build some single-family homes once Florence was extended. Or several tiny-homes.

To my shock this proposed development, will have a Very substantial & negative impact on the value and use of my properties.

If this concrete monolith is actually allowed to be created. It will destroy any privacy that I and many other neighbors have enjoyed and expect, as residents of Windsor. Imagine hundreds of prying eyes staring at you from the shadows, anytime you walk outside in your own yard.

If we dare walk out onto my back deck in a robe to enjoy a morning coffee. That feeling of people lurking above and staring at us could never be escaped.

Alas with a simple pair of binoculars they could easily see if we take cream in our coffee or even read our iPhone screens.

Sunbathing would be all but impossible. Not only from the audience my female family members would attract. But from the fact this 177' (54m) concrete observatory, will wipe out the sunshine in my yard by 1or 2:00 every afternoon.

A sunset would never be seen again, gardens would suffer and the possibility of a solar generating system on my property would be rendered futile.

Aside from the obvious & detrimental effects, this over reaching project would unreasonably straddle myself and my neighbors with. This area is at the virtual heart of the absolutely magnificent, Ganatchio Trail lands.

This area is a peaceful refuge for all residents not only in this area, but from all over the city. People use this area to temporarily escape back to nature and its tranquility . Should this

gigantic project be erected. This area that was so well designed & protected, will become an awkward & uncomfortable place for people to try and enjoy, because their every step will feel as if it's being watched by hundreds of unseen eyes and the natural beauty will be destroyed.

All the creepy lurking feelings aside, this monster building does not belong in such a pristine area. It would look absolutely out of place and I assure you most people already do not approve.

As far as the actual financial harm I will suffer personally. It will be immeasurable, because no one will want to build or "live in the literal shadow" of a giant apartment building.

My property value and that of my neighbors would plummet. So, if this builder's fantasy is allowed to proceed, I hope there is a fund set up to generously compensate us all.

Also, if by chance this nightmare becomes a reality. I want, demand & expect the same gratuitous leniency of the zoning bylaws for my property. As this would now become the precedent and would only be fair.

So, in closing I submit that some development will be beneficial to the builder, the city and the neighborhood. But to allow such an elaborate zoning change and enormous structure in this area, would be an epic disservice to the residents who will be forever impacted.

Thank, You  
Chris Jolicoeur

**Development & Heritage Standing Committee**

**October 3, 2023**

**Item 7.2 – Written Submission**

-----Original Message-----

From: Lorna Barrow

Sent: September 14, 2023 5:32 PM

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

Subject: Amendments to Official Plan and Zoning By-law 8600

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.

Re: file # OPA/7072 and ZNG/7069

As suggested in the notice we received regarding the above amendments, we wish to voice our objections to these changes. Because of the expected development in other areas of this neighbourhood, we feel these amendments will only make congestion of the area even worse. We realize more housing is needed but this is too much within a condensed area.

We ask that you turn down the request by the developer to amend the bylaw.

Robert and Lorna Barrow

11185 Leathorne St.,

Windsor On

Sent from my iPad

**Development & Heritage Standing Committee**  
**October 3, 2023**  
**Item 7.2 – Written Submission**

**From:** D Dups  
**Sent:** September 19, 2023 2:31 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Cc:** Abbs, James <[jabbs@citywindsor.ca](mailto:jabbs@citywindsor.ca)>  
**Subject:** File Numbers OPA/7072 and ZNG/7069 - Banwell and McHugh Zoning By-law 8600 Amendments

Hello

I am a resident near the proposed building site of several high-rise buildings at or near the corner of Banwell and McHugh in East Windsor. I received a letter from Anna Ciacelli, Deputy City Clerk of Windsor Ontario outlining that there was a proposed zoning change to accommodate a development of that plot to include a 6-story building, an 8-storey building, two 10-storey buildings and two 2-storey buildings. 408 residential units in total and 603 parking spaces.

This proposed development will result in vastly increased traffic. The expansive parking lots will pave over green-spaces. The tall buildings will disrupt views and cast shadows down upon the homes of resident who have lived in this neighbourhood for decades. The intrusive and stark contrast of these multiple of tall buildings will clash with the suburban nature of this neighbourhood. The out of place, excessively tall buildings will result in current residences being peered down upon, a violation of the current residents' privacy.

These buildings are not in keeping with the character and nature of this established suburban neighbourhood. There is too much paving, too much parking, too many housing units, and at too tall a height to be built in this already established suburban neighbourhood.

Therefor I object to the proposed zoning change, the request to increase the permitted height to 35m, and the reduction in landscaped open space from 35% as required down to 24.5% as found in File Numbers OPA/7072 and ZNG/7069.

I submit this email on record and in opposition to any amendments to Zoning By-Law 8600 pertaining to File Numbers OPA/7072 and ZNG/7069.

We have Zoning By-Laws to govern our city. There should be no allowance, amendments, or exceptions to them in this case to injure this long-established suburban neighbourhood.

Yours,  
D. Dupuis  
Resident of East Riverside near McHugh and Banwell



**From:** [Catherine Zold](#)  
**To:** [Stuart, Kelly](#)  
**Subject:** Re: Zoning comments  
**Date:** September 21, 2023 11:09:39 AM

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**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.

This email is to give reasons for my objecting the amendment to allow condos being built on Banwell. Re: Meeting October 3, 2023, at 4:30 p.m.

.. not enough parking. People already parking on Questo from condos already built.  
.. traffic will be problematic...too heavy. == congestion, congestion and more congestion  
.. flooding is already a problem on Chateau and surrounding streets. This will only get worse.  
Sewers won't be able to handle in heavy rain or multiple days of rain. I do not believe  
promises of better sewers that will accommodate residents. Builders always make promises.  
.. the land is just too small to accommodate these buildings.

Catherine Zold-Butcher  
2252 Chateau Ave  
Windsor, On  
N8P 1N6

Sent from my iPad

**Development & Heritage Standing Committee**  
**Tuesday, October 3, 2023**  
**Item 7.2 – Written Submission**

**From:** Sara Lehoux  
**Sent:** September 29, 2023 12:01 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Fwd: Development & Heritage standing committee meeting

**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.

Hello,

I am a resident in the area where the new condos are proposed, Multiple Dwelling Development Banwell & McHugh (South) Ward 7.

I don't want to attend the meeting to speak, but if someone can bring up one issue that is not mentioned on the documents I received in the mail (Report S 121/2023).

Sara Lehoux

Area resident

My concern is the amount of traffic using the one access point that will be the entrance to the 4 condos, business office and respite home. Given the fact that Banwell and McHugh intersection is busy for the majority of the day and into the night, there are multiple vehicle collisions throughout the year. Being that the traffic in the area will increase, my concern will be vehicles entering and leaving the driveway as it will not have a stop sign, traffic light or any other form of controlled access. This is a concern, considering the amount of traffic in the area already, the closeness to a school bus zone with children 100 metres down from the entrance.

Can someone speak on our behalf about this issue please.

Another neighbour had concerns of where all the new children from these condos will be attending and are there enough schools in the area to house them.

Thank you for your time.

Sara Lehoux



**Our File:** 21-1691

September 26, 2023

The Corporation of the City of Windsor  
Council Services Department  
350 City Hall Square West, Room 530  
Windsor, ON  
N9A 6S1

**Request for Deferral  
Ganatchio Gardens Development  
Florence Avenue at Wyandotte Street East  
City of Windsor**

On behalf of our client, Ganatchio Gardens Inc., we request that the application being brought forward to the Development and Heritage Standing Committee on Tuesday October 3, 2023 (Item 7.1) for an Official Plan and Zoning By-Law Amendment approval be deferred until a later date.

Upon a review of the report to the Committee, as well as a discussion with the Planner on file, the applicant would like to further review the report and comments against their proposed applications. The applicant would like to work on bringing forward a development that meets the intent of the policies to the best of their ability, while allowing for the introduction of new residential dwelling units in an area that could benefit from the increase in density. Further discussions with the municipality and our team will need to be conducted prior to moving forward with the application.

Should you have any questions, please contact the undersigned at (519) 791-2221 or mmuir@dillon.ca.

Yours sincerely,

**DILLON CONSULTING LIMITED**

A handwritten signature in blue ink, appearing to read "mmuir".

Melanie Muir, MCIP RPP  
Associate

MAM:ldm

cc: Wing On Li – Lankor Horizons Development Inc.  
Neil Robertson – City of Windsor, Planning Department  
Justina Nwaesei – City of Windsor, Planning Department  
Greg Atkinson – City of Windsor, Planning Department

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