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Monday, January 9, 2023 4:30 p.m.  
**Development & Heritage Standing Committee**

***Preliminary list only. The final list may not be in this order:***

**ADDITIONAL INFORMATION**

- Item 11.7 Closure of portion of north/south alley between Seneca Street & Essex Terminal Railway corridor, and all of east/west alley between Lincoln Road & north/south alley, Ward 4, SAA-6740
- a) Kelly Stacey & Benjamin Fossen submitting the ***attached*** email dated December 28, 2022 as additional information.
  - b) Atilla Kovats, area resident, submitting the ***attached*** email received January 6, 2023 as additional information
  - c) Karoly Biro, area resident, submitting the ***attached*** email received January 6, 2024 as additional information
  - d) Haris Radoncic, area resident, submitting the ***attached*** email received January 6, 2024 as additional information

**DELEGATIONS:**

***Planning Act Matters***

- Item 7.1 Zoning By-law Amendment Application for property known as 1247-1271 Riverside Dr. E., at the S/W corner of Hall and Riverside Dr. E; Applicant: St. Clair Rhodes Development Corporation; File No. Z-044/21, ZNG/6633; Ward 4
- a) Justina Nwaesei, Sr. Planner (**powerpoint**)
- Item 7.2 Zoning By-law Amendment – Z022-22 [ZNG-6787] & OPA 161 [OPA-6788] Passa Assoc 3821 King St – Ward 2
- a) Jim Abbs, Planner III, Subdivisions
  - b) Joe Passa, Architect, (in person)
  - c) Kevin Kelly, VP Sales and Eng., Shurlok Products (via Zoom)
  - d) John Elliott, Sandwich Teen Action Group (in person)
  - e) Myriam Faraj, area resident (in person)

10. **HERITAGE ACT MATTERS**

- 10.1. Request for Heritage Permit – Art Windsor-Essex temporary public artwork, various Sandwich Heritage Conservation District locations (Ward 2) **(S 146/2022)**
- a) Terry Kennedy, area resident, in person
  - b) Nadja Pelkey, Associate Curator, Projects & Partnerships, Art Windsor-Essex (in person)

**Administrative Matters**

- Item 11.1 Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by 731 Goyeau Ltd. And 785 Goyeau Ltd. for property located at 0 and 785 Goyeau Street (Ward 3)
- a) Joe Passa, Architect, available for questions (in person)
- Item 11.2 Economic Revitalization Community Improvement Plan (CIP) application submitted by DS C&K Inc. for a Manufacturing Facility located at 3475 Wheelton Drive (Ward 9)
- a) Joe Goncalves, Invest WindsorEssex, available for questions (in person)
  - b) Sanghyuck (Stephen) Park, DS C&K Inc., available for questions (via Zoom)
- Item 11.7 Closure of portion of north/south alley between Seneca Street & Essex Terminal Railway corridor, and all of east/west alley between Lincoln Roan & north/south alley, Ward 4, SAA-6740
- a) Zeena Biro, area resident (in person)

**January 9, 2023**  
**Development & Heritage Standing Committee**  
**Item 11.7 – Written Submission**

**From:** Kelly Stacey  
**Sent:** Wednesday, December 28, 2022 2:50 PM  
**To:** Matthews, Meghan  
**Subject:** Re:SAA/6740 - 1662 Lincoln Road

**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 Afternoon Meghan,

In response to a Public Meeting Notice regarding **Closure of portion of north/south alley between Seneca Street & Essex Terminal Railway corridor, and all of east/west alley between Lincoln Road & north/south alley, Ward 4, SAA-6740**

Yes, we will certainly be attending the meeting on January 9, 2023.

Included with the Notice just received, are numerous emails directed to the City of Windsor regarding the closure. We would like to add our comments below to those already received.

As recent homeowners, we were very disappointed to learn that although we have a garage on our premises, it is virtually useless. Mere month(s) before we purchased our house, access was removed.

Although, we appreciate the upgrades to the public park, it is unacceptable that basic access to our property has been eliminated.

All residents and taxpayers would feel the same. It is inconvenient and housing values will suffer as a result. Access to your entire property is critical.

Even simple activities such as washing the car or changing a tire are now impossible. It is simply not fair and must be rectified.

Lincoln Road is a busy and narrow street. It is a bus route and parking is limited. By reopening the alleyway and thus allowing residents to access/park in their garages, you are helping to relieve the strain on street parking. This is common sense and a benefit to all.

Please reinstate alley access! It is necessary!!

Sincerely,

Benjamin Fossen & Kelly Stacey

Residents of 1662 Lincoln Road

**January 9, 2023**  
**Development & Heritage Standing Committee**  
**Item 11.7 – Written Submission**

Dear Meghan,

I am contacting you because I would like to submit additional photos and information regarding the upcoming meeting on Jan 9th. In the copy of the report and recommendations of the planner provided to us by the clerk's office, there was a statement that said the driveway on my property, 1634 Lincoln Rd., had a gate covered in vines that formerly served as vehicular access to my backyard. This is not accurate. As you can see in the pictures I provided in the attachments, the gate is not covered in vines and can be opened for access. Closing the east-west alley would cut off the main vehicular access to my rear parking area, which I intend to clear of debris and use as the number of cars parked on Lincoln Rd has significantly increased recently. My plot is too narrow for a driveway or parking in the front, so I must use my rear parking area if I wish to park a car, boat, or any other vehicle, now or in the near future. Therefore, I believe that this alley is not 'dispensable', and ask that the planner to update his report and recommendations to the Development and Heritage Standing Committee.

I may not be able to make it to the meeting on Monday since I finish work at 4pm, but I have asked Zeena Biro to speak on my behalf.

Sincerely,

Attila Kovats

1634 Lincoln Rd.

**From:** Aliz  
**Sent:** Tuesday, May 24, 2022 10:03 AM  
**To:** Matthews, Meghan <[MMatthews@citywindsor.ca](mailto:MMatthews@citywindsor.ca)>  
**Subject:** Re: Closing alley - File No. SAA/6740

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Hello Meghan,

Yes, I use the alley for access. I would like to point out that the eastern side of the alley is bordering a park so it should be the city's responsibility to properly maintain that side. When they cut the grass in the park it would not take much effort, time and energy to cut the grass in the alley as well as it was done some time ago but not anymore.

Attila Kovats

On 5/23/2022 1:30 PM, Matthews, Meghan wrote:  
Hello Attila Kovats,

Thank you so much for providing your comment. I will add your comment to our file for the planner to review. In due course you will receive a letter from the city inviting you to participate at the Standing Committee to voice your concerns about the closure. At this time I do not have a date.

However, I do want to inform you that if the Seneca entrance is not properly maintained please call 311. It is the abutting owners responsibility to properly maintain the alley, especially if the alley is being used for access. Attila, do you currently use the alley for access?

-Meghan

**MEGHAN MATTHEWS | STREET & ALLEY LEGAL CLERK**



Planning and Building Department  
350 City Hall Square West | 210 | Windsor, ON | N9A 6S1  
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-----Original Message-----

From: Aliz  
Sent: Sunday, May 22, 2022 9:43 PM  
To: Matthews, Meghan <[MMatthews@citywindsor.ca](mailto:MMatthews@citywindsor.ca)>  
Subject: Closing alley - File No. SAA/6740

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File No. SAA/6740

Re: To partially close N/S alley and close E/W alley between Lincoln & Kildare; North of Seneca & South of Shepherd

Hello,

I am opposed to the idea of closing the alley on the north side. The closure would create a one way alley where every vehicle entering would have to back out in reverse. The alley is very narrow and not maintained so this would create a dangerous situation. This would also probably negatively impact the value of my property.

It is a very bad idea that does not serve the interest of the people living in this neighborhood.

Sincerely,

Attila Kovats  
1634 Lincoln Rd.





1634





**January 9, 2023**  
**Development & Heritage Standing Committee**  
**Item 11.7 – Written Submission**

Dear Meghan,

I want to provide you with some photos and documentation that I think will be very important for the meeting on Monday. From the pictures you can see that my parking garage is completely accessible to vehicles, and is not blocked by fences or planters of any kind.

According to Appendix "E" of the planner's report and recommendations that we have received, "alleys which serve as the only vehicular means of access to rear parking areas and garages where the property has insufficient lot width for a side drive" are to be deemed **indispensable**.

My property is not wide enough to put in a driveway or garage in the front. Therefore, our garage is necessary to access or park a vehicle on our property. The east/west alley serves as my main point of access. This alley closure would cut off the main vehicular access to my property. I request that the Planning Department reconsider their recommendation and classify the east/west alley as '**indispensable**' according to the Classification of Public Right-of-Ways because it meets the criteria as explained above.

Sincerely,

Karoly Biro

1628 Lincoln Road







**January 9, 2023**  
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**Item 11.7 – Written Submission**

Hello Meghan,

Unfortunately I will be out of town on the 9<sup>th</sup> and unavailable to be present.  
The package you sent had what I believe to read as positives towards closure.(Partial)

There were some points of devalue in property which I disagree with, if anything it will increase the value of everyone's property as they are gaining land value.

My points for wanting closure, that I want stated are:

- 1- Vandalism(Graffiti) on my garage and Railway buildings.
- 2- Transients (meth clinic) 20 yards away leave bikes on our property and peer into house.(Living room and back yard)
- 3- Garbage-This area is used for dumping.-Ex: Roof shingles, Pool liner and accessories, furniture , needles, bottles, dog waste..(We clean all that up)
- 4- Vehicles that have gone through create long deep tracks and get stuck creating possible liabilities.

Pro's- We all get more property for an increase in value I believe.

Thanks,  
Haris