

**Final list.**

**ADDITIONAL INFORMATION**

**Planning Act Matters**

- Item 7.1 Rezoning – HD Development Group – 1850 North Service Road – Z-021/22 ZNG/6784 - Ward 10
- a) Jackie Lassaline, Principal Planner, submitting the ***previously distributed*** correct Planning Rationale Report dated January 23, 2023 that includes notes on the revised site plan
  - b) Amy Grady, area resident submitting the ***previously distributed*** email received January 18, 2023 as a written submission
  - c) Maureen Rudowicz, area resident, submitting the ***previously distributed*** email dated January 31, 2023
  - d) Anna & Gina Sovran, area residents, submitting the ***previously distributed*** documents received February 2, 2023 as a written submission
  - e) Dora Ferro, area resident submitting the ***previously distributed*** email dated February 2, 2023 as a written submission
  - f) Kerry Shaw, area resident submitting the ***previously distributed*** email dated February 2, 2023
- Item 7.2 Rezoning - Damon & Kelly Winney - 966 California Ave - Z 041/22 ZNG/6926 - Ward 2
- a) Lynda Brien, area resident, submitting the ***previously distributed*** email received January 25, 2023
  - b) Christopher Dielt, area resident, submitting the ***attached*** email dated February 5, 2023 as a written submission
- Item 7.3 Rezoning – Hussain Alameri – 3857 Wyandotte Street East
- a) Paul Charbachi, Infrastructure Engineer, VIA Rail, submitting the ***previously distributed*** email received January 26, 2023
- Item 7.4 Official Plan Amendment and Zoning By-law Amendment for the southerly 1.295 ha portion of the lands municipally known as 2400 Banwell Road; Applicant Maple Leaf Homes Ltd
- a) Paul Charbachi, Infrastructure Engineer, VIA Rail, submitting the ***previously distributed*** email received January 26, 2023
  - b) Mark Robins, area resident, submitting the ***previously distributed*** email dated January 26, 2023

- b) Shouvik Raychoudhury, area resident, submitting the ***previously distributed*** email dated February 3, 2023
- c) Banwell Community Church, submitting the ***previously distributed*** letter dated February 3, 2023

Item 11.1     Downtown Windsor Enhancement Strategy and Community Improvement Plan – Grant Extensions, Ward 3  
a) Larry Horwitz, Owner of 511 Pelissier Street, submitting the ***previously distributed*** letter dated February 2, 2023 as a written submission

Item 11.7     Amendment to Sign By-law 250-04 related to Billboards and Electronic Billboards, File No. SGN-003/22 – City Wide  
a) Zelinka Priamo Ltd., on behalf of 1339536 Ontario Ltd., submitting the ***previously distributed*** letter dated February 3, 2023 as a written submission

#### **REQUESTS FOR DEFERRALS**

Item 7.1     Rezoning – HD Development Group – 1850 North Service Road – Z-021/22 ZNG/6784 - Ward 10  
a) Adriano Bertolissio, area resident, submitting the ***previously distributed*** request for deferral and comments from area residents, received February 2, 2023

#### **DELEGATIONS:**

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

Item 7.1     Rezoning – HD Development Group – 1850 North Service Road – Z-021/22 ZNG/6784 - Ward 10  
a) Adam Szymczak, Planner III, Zoning (powerpoint)  
b) Jackie Lassaline, Lassaline Planning Consultants (in person)  
c) Haider Habib, President/Applicant (in person)  
d) Amy Grady, area resident (in person)  
e) Grant Debroe, area resident (in person)  
f) Dora Ferro, area resident (via Zoom)  
g) Gino & Anna Sovran, area residents (in person)  
h) Kerry Shaw, area resident (in person)

Item 7.2     Rezoning - Damon & Kelly Winney - 966 California Ave - Z 041/22 ZNG/6926 - Ward 2  
a) Adam Szymczak, Planner III, Zoning (powerpoint)  
b) Tracey Pillon-Abbs, Principal Planner (via Zoom)

- Item 7.3 Rezoning – Hussain Alameri – 3857 Wyandotte Street East - Z-033/22 ZNG/6868 - Ward 5
- a) Frank Garardo, Planner III, Policy & Special Studies (powerpoint)
  - b) Hussain Al Ameri, applicant, available for questions (in person)
  - c) Wael Kareem, Best Auto Service Manager, available for questions (in person)
  - d) Paul Peterson, BCIN Designer, available for questions (in person)
- Item 7.4 Official Plan and Zoning By-law Amendments – South portion of 2400 Banwell Rd
- a) Justina Nwaesei, Planner III, Subdivisions
  - b) Tracey Pillon-Abbs, Principal Planner (PowerPoint) (via Zoom)
  - c) Tony Chau, Bruno Cacilhas and Peter Valente, available for questions (via Zoom)
  - d) Mark Lalovich, available for questions (via Zoom)
  - e) Safaa & Warda Boulis, area residents (in person)
  - f) Gwen Pawloski, area resident (in person)
  - g) Russell Pearson, area resident (in person)
  - h) Shouvik Raychoudhury, area resident (in person)
  - i) Monika Kurti, area resident (via Zoom)
  - j) Aaron D. Blata, Associate / Professional Traffic Operations Engineer, RC Spencer Associates Inc. (via Zoom)
  - k) Thamir Roufai, area resident (via Zoom)
  - l) Kim Anber, Chair, Building Committee Banwell Community Church (via Zoom)
  - m) Karen Sereres, area resident, available for questions (in person)

## **PRESENTATIONS**

### Item 9 ***HERITAGE ACT MATTERS***

Heritage Planner will provide brief introduction before screening of two heritage videos

## **DELEGATIONS:**

### **Administrative Items**

- Item 11.1 Downtown Windsor Enhancement Strategy and Community Improvement Plan – Grant Extensions, Ward 3
- a) Larry Horwitz, Owner of 511 Pelissier Street, (via Zoom)

- Item 11.2      Closure of east/west alley between Chilver Road and north/south alley, Ward 4 SAA-6884  
a) David Mady, V.P Real Estate Development, Rosati Group, Available for questions (via Zoom)
- Item 11.5      Brownfield Redevelopment Community Improvement Program (CIP) applications submitted by 2798315 Ontario Inc. and 1068414 Ontario Inc. for property located at 1969 Wyandotte Street East, 626 Argyle Road, 2090 Brant Street, 420 Devonshire Road nad 480-500 Argyle Road (Ward 4)  
a) David Mady, V.P Real Estate Development, Rosati Group, Available for questions (via Zoom)
- Item 11.7      Amendment to Sign By-law 250-04 related to Billboards and Electronic Billboards  
a) Nathan Jankowski, Manager, Permits & Legislation, Pattison Outdoor Advertising, available for questions (via Zoom) and Scott Stover, Leasing Representative, Pattison Outdoor Advertising, available for questions (via Zoom)  
b) Davidk Meikle, President, Signal Out of Home, available for questions, (via Zoom)  
c) Shawna Petzold – General Manager – Permit World Consulting Services Inc., Applicant/Interested Party (via Zoom)  
d) Lee A. Beekman, Real Estate Development Manager, Outfront, available for questions (via Zoom)
- Item 11.8      North Neighbourhood Development, Phase 7 – 1027458 Ontario Ltd. – Cost Sharing for Sanitary Sewer Oversizing – Ward 7  
a) Karl Tanner, Partner, Dillon Consulting Limited, available for questions (in person)

**February 6, 2023**  
**Development & Heritage Standing Committee**  
**Item 7.2 – Written Submission**

**From:** Christopher Dieltz  
**Sent:** February 5, 2023 12:16 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** File# ZNG/6926 Z-041/22

With regards to the future dwelling to be constructed at 966 California Ave.

I ask: HOW can a pre-existing single dwelling piece of land be converted over to a 5 dwelling unit without subsequent parking problems?

Currently there is only one entrance to the land off of California, thus making additional entryway on to David St. would take away VALUABLE parking spaces.  
When buildings are built, do they not have to also provide on-site parking? Behind them is only an OPEN alley way.

There is no land on the site that can accommodate cars, vans or trucks, and there is very little parking spaces available on either California and/or Davis Street due to the vicinity to the University of Windsor.

I am AGAINST the proposal due to the increase in traffic at an already busy intersection, and the parking implications.