/ks
Monday, November 6, 2023 4:30 p.m.
Development & Heritage Standing Committee

ADDITIONAL INFORMATION

Item 3.1 Closure of part of north half of Lillian Street right-of-way, between Vimy Avenue and Memorial Drive, Ward 4, SAS-6629 **(S 41/2023)**
Clerk's Note: Administration submitting the ***attached*** email providing Administration's responses to the resident concerns regarding this application.

Item 5.1 Adoption of the Development & Heritage Standing Committee (Planning Act matters) meeting minutes held October 3, 2023 **(SCM 275/2023)**
Clerk's Note: Memo from the Deputy City Planner dated October 20, 2023 ***(attached)*** regarding an amendment to the Development & Heritage Standing Committee (*Planning Act* matters) meeting minutes held October 3, 2023.

Planning Act Matters

Item 7.1 OPA & Rezoning – Passa Architects - 1235 Huron Church Road - OPA 166 OPA/6902 Z-039/22 ZNG/6901 – Ward 2 **(S 124/2023)**
Clerk's Note: Tanya Caza, area resident, submitting the ***attached*** email dated October 21, 2023 as a written submission; Muhsin Hamdoon, area property owner, submitting the ***attached*** emails dated October 23, 2023 and November 3, 2023 as written submissions; Dave Davis, area resident, submitting the ***attached*** petition received October 24, 2023 as a written submission.

Item 7.4 Zoning By-Law Amendment Z028-23(ZNG/7140) - 185 Randolph Place **(S 135/2023)**
Clerk's Note: Garfield Brush, area resident, submitting the ***attached*** email dated October 24, 2023 as a written submission; Yuhua Zhu, area resident, submitting the ***attached*** email dated November 2, 2023 as a written submission.

DELEGATIONS:
Planning Act Matters

Item 7.1 OPA & Rezoning – Passa Architects - 1235 Huron Church Road - OPA 166 OPA/6902 Z-039/22 ZNG/6901 – Ward 2 **(S 124/2023)**

a) Adam Szymczak, Senior Planner (PowerPoint))
b) Jackie Lassaline, Principal Planner (PowerPoint) (in person)
c) Joe Passa, PA Architects, available for questions (in person)
d) Flora Sabatini, area resident (in person)
e) Dave Davis, area resident (in person)
f) Kim Morianti, area resident (in person)

Item 7.2 Zoning By-law Amendment Application for the north part of the property known as 870 Wyandotte Street East; Applicant: Adiammu Real Estate Inc.; File No. Z-014-23, ZNG/7001; Ward 4. **(S 136/2023)**

a) Justina Nwaesei, Senior Planner – Subdivisions (PowerPoint)
b) Tracey Pillon-Abbs, agent (via Zoom)

Item 7.3 Official Plan Amendment and Zoning By-law Amendment - City of Windsor - Airport Employment Lands - OPA 177 [OPA-7118] Z 027-23 [ZNG-7117] - Ward 9 **(S 115/2023)**

a) Greg Atkinson, Manager, Development / Deputy City Planner (PowerPoint)
b) Karl Tanner & Amy Farkas, Dillon Consulting, available for questions (in person)

Item 7.4 Zoning By-Law Amendment Z028-23(ZNG/7140) - 185 Randolph Place **(S 135/2023)**

a) Frank Garardo, Senior Planner (PowerPoint)
b) Yuhua Zhu, area resident (in person)
c) Jack Federer, applicant, available for questions (via Zoom)
d) Michael Kaye, applicant, available for questions (via Zoom)

Item 7.5 Official Plan & Zoning Bylaw Amendments Z 022-23 [ZNG-7067] & OPA 173 [OPA-7070] 1027458 Ontario Inc. Banwell & Leathorne (North A) Multiple Dwelling Development - Ward 7 **(S 137/2023)**

a) Jim Abbs, Senior Planner (PowerPoint)
b) Karl Tanner and Theresa O'Neill agents Dillon Consulting, available for questions (in person)
c) Jeff Benedet, area resident (in person)
d) Kate Benedet, area resident (in person)

Item 7.6 Official Plan & Zoning Bylaw Amendments Z 023-23 [ZNG-7068] & OPA 174 [OPA-7071] 1027458 Ontario Inc. Banwell South of Leathorne (North B) Multiple Dwelling Development - Ward 7

(S 138/2023)

a) Jim Abbs, Senior Planner (PowerPoint)
b) Karl Tanner and Theresa O'Neill agents Dillon Consulting, available for questions (in person)
c) Joan Ennis, area resident (in person)
d) Jeff Benedet, area resident (PowerPoint) (in person)
e) Kate Benedet, area resident (in person)
f) Nishnat John, area resident (in person)
g) Kim Friest, area resident (in person)

Development & Heritage Standing Committee
November 6, 2023
Item 3.1

Good afternoon Pat and Peter,

On October 3, 2023, the Development & Heritage Standing Committee Deferred the subject street closure application to their November 6, 2023 meeting. The reason for Deferral was to allow administration time to examine and respond to your concerns raised through previous correspondence.

The following represents the findings from administrations examination of the concerns raised:

1. **Alley Maintenance**

    a. 605 Vimy Avenue's half of the e/w alley is in a state of disrepair with a leaning fence and an overgrowth of vegetation
    b. The alley is currently impassable

    The residents can call 311 to have a folder created to address any property standard violations or maintenance concerns.

    (Public Works - Right-of-Way response)

2. **Fence Encroaching into Lillian Street R.O.W.**

    a. Why do I need to remove or enter into an encroachment agreement for a fence that has been encroaching for at least the past 50 years?

    There is no grandfather in the city right-of-way.

    (Public Works - Right-of-Way response)

    b. The encroachment would not have been flagged if it wasn't for an administrative mapping error that showed all of the Lillian Street R.O.W. being recommended for closure.

    There is a possibility that the encroachment would not have been flagged, however based on how small the right-of-way is there is a good chance that it would have been identified.

    As noted previously, the closure of the R.O.W. is not conditional on the encroachment being addressed. PUBLIC WORKS - OPERATIONS WOULD HAVE TO ADDRESS THIS MATTER INDEPENDENTLY.

    (Planning Department response)

    c. Why was the encroachment not dealt with when Lillian Street was removed as part of the Howard Avenue underpass project?

The Engineering Department has a new process in place to address encroaching objects on their projects.

(Public Works - Right-of-Way response)

3. **Notice**

    a. Notice of application was not received by impacted property owners.

    Our records indicate that Notice of the application was issued to all property owners within the block on November 1, 2022

    The Clerks Department would have issued a Notice of the Development & Heritage Standing Committee meeting prior to the date of October 3, 2023. I issued the mailing addresses to the Clerk's Department on August 22, 2023.

    Please note these are courtesy Notices as current legislature does not require Notice of a street or alley closing to be provided.

    (Planning Department response)

4. **Parking**

    a. Driveway off of Lillian Street R.O.W.

        i. Will a driveway off of the R.O.W. be permitted from the buildable lot?

        The design of the house and setbacks will regulate the driveway.

        (Public Works - Right-of-Way response)

    b. Illegal parking in the Lillian Street R.O.W.

        i. Creation of a new buildable lot will make the current situation worse, as it is anticipated that residents of the buildable lot will park in the R.O.W.

        I brought this matter to the attention of the Coordinator of Parking Services on October 5, 2023. The Coordinator of Parking Services confirmed that this area will be regularly enforced moving forward.

        (Planning Department response)

        ii. Lillian Street and no parking signage would assist in informing people that parking is not permitted in the R.O.W.

        As far as signage, that would be handled by Signs & Markings department to decide. Parking enforcement is always an option as well, weather it is signed or

not, you cannot block access to the right of way. This would apply during construction as well.

(Traffic Operations response)

iii. R.O.W. becomes congested with illegally parked vehicles

I brought this matter to the attention of the Coordinator of Parking Services on October 5, 2023. The Coordinator of Parking Services confirmed that this area will be regularly enforced moving forward.

(Planning Department response)

iv. Parking Enforcement is nonexistent

I brought this matter to the attention of the Coordinator of Parking Services on October 5, 2023. The Coordinator of Parking Services confirmed that this area will be regularly enforced moving forward.

(Planning Department response)

v. Contractors will park in the R.O.W. during the development of the buildable lot

Parking enforcement issue.

(Public Works - Right-of-Way response)

5. Snow Removal on Lillian Street R.O.W.

a. Why does the City not clear snow from the Lillian Street R.O.W., being that it is not an alley?

The approach and asphalt are considered part of the alley.

(Public Works - Right-of-Way response)

b. City sidewalk plows dump snow in the R.O.W, subsequently blocking access to 620 Memorial Avenue's driveway and the alley

If at anytime snow is placed on the ROW and is blocking private property or an alley entrance, residents are advised to call 311 to report it so it can be moved.

(Public Works - Operations response)

6. Status Quo

a. Would the City consider leaving the Lillian Street R.O.W. open and continuing to maintain it as a greenspace?

No we don't want to keep it.

(Parks Development & Design response)

Notwithstanding, The Real Estate Services Department at the request of the Planning Department formally WITHDREW their street closure application today

The Clerks Department has been advised that the street closure application has been WITHDRAWN

7. **Traffic**

   a. Driveway off of Vimy Avenue will:

      i. Conflict with the existing commercial driveway to the Windsor Professional Centre at 2462-2464 Howard Avenue

      As we discussed earlier, a single driveway of a SDU will not cause any trouble, moreover if in future the resident of 605 Vimy decides to make multiple dwelling units on that property then we can point it out. Looking at the situation at the entrance of 2462-2464 Howard Ave., is caused by their own driveway design. The booth at the entrance of 2462-2464 Howard Ave. is just 19m away from the Vimy Ave. which can only accommodate 2 cars, due to which there is traffic congestion.

      (Transportation Planning response)

      ii. Conflict with the high volume of traffic on Vimy Avenue

      I did a sight line review with the driveway location as proposed in the attachment from Brian. According to this sketch (rough estimate) there are no sight-line issues with this proposal and it appears to be at a sufficient distance from the intersection.

      However, I'm not certain on how many accesses would be allowed or if they need to be limited to one per any by-laws/regulations.

      The OP does have some language about limiting the accesses of properties, ideally we would not want to allow multiple driveways. OP Section 7.2.1.12 – Protect Roadways from Driveway Proliferations; To restrict driveway access based on road classification and minimize the number of driveway access points. Vimy is however a local road, and the alley does not appear to be maintained so it wouldn't be a major concern from our point of view if they were allowed the additional access.

      (Transportation Planning response)

b. Residents of buildable lot will likely use the Lillian Street R.O.W.

Since this is now considered an alley, Public Works will recommend that the buildable lot fronts Vimy with access off of Vimy.

(Public Works - Operations response)

Please feel free to contact me if you have any questions.

Regards,

BRIAN NAGATA, MCIP, RPP, B.A.A., Dipl.URPl|PLANNER II – DEVELOPMENT REVIEW

THE CITY OF WINDSOR
ONTARIO, CANADA

Planning & Building Services
350 City Hall Square West | Reception - 2nd Floor | Windsor, ON | N9A 6S1
(519) 255-6543 ext. 6181

Proposed Garage
Size TBD
Proposed
Driveway
40'
Proposed
Pool
REAR YARD
ALLEY WAY
VIMY AVE
SIDE PROPERTY LINE
FRONT YARD
PORCH
9.73 M
30.5 M
WINDSOR
ONTARIO, CANADA
2020-04-12
Water Service
1" Water service required
as per OBC 7.6.3.4.
Address 605 Vimy
Plan 1229
Lot 282

ADDITIONAL INFORMATION MEMO

Development & Heritage Standing Committee
November 6, 2023
Item 5.1

TO: **Members of the Development & Heritage Standing Committee Meeting**

FROM: **Ashley Porter**

DATE: **October 20, 2023**

SUBJECT: **Additional information to Development & Heritage Standing Committee—Planning Act Minutes**

Re: Item No. 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—Minutes from the October 3, 2023 Development and Heritage Standing Committee meeting.

The following section of the minutes:

Jeff Benedet (via zoom), area resident –mentions an error on the website showing an incorrect shadow study. Mr. Benedet has various questions such as; tree removal, landfill being within 800 meters, EV charging stations and construction fencing. Mr. Benedet also has concerns with the height of the building.

Have been corrected as follows:

Jeff Benedet (via zoom), area resident –notes that the posted Planning Justification Report referred to the incorrect shadow study. Benedet has various questions such as; tree removal, landfill being within 500 meters, EV charging stations and construction fencing. Mr. Benedet also has concerns with the height of the building.

Approvals:

Name	Title
Greg Atkinson	Mgr. Development/Deputy City Planner
Neil Robertson	Acting City Planner/ Mgr. Urban Design
Jelena Payne	Commissioner, Economic Development & Innovation

Development & Heritage Standing Committee
November 6, 2023
Item 7.1 – Written Submission

From: Tanya Caza
Sent: October 21, 2023 4:22 PM
Subject: Rezoning and Official Plan Amendment - 1235 Huron Church

Good afternoon Planning Committee:

Regarding the rezoning application for 1235 Huron Church Road being heard on Monday, November 6, 2023.

I would like it on record that this is a horrible planning idea for the following reasons. This is not a case of NIMBY, it does not make sense to put a 4 storey building on the 2nd busiest road in Windsor where there are no other housing units at all along this stretch. There is plenty of opportunity to house people on less busy streets. What quality of life are these new residents going to have?

TRAFFIC:

-Almost 4**0,000** vehicles travel on Huron Church daily - at a high rate of speed I may add.

I got this number from the following Windsor Star article in 2019 - it could be more by now.

"Huron Church sees about 39,000 vehicles a day and is the main feeder for truck traffic using the Ambassador Bridge. It is the second busiest road in the city behind E.C. Row Expressway. " Dwayne Dawson, City of Windsor

https://windsorstar.com/news/local-news/total-revamp-of-huron-church-road-to-start-this-spring-traffic-delays-expected#:~:text=Huron%20Church%20sees%20about%2039%2C000,Row%20Expressway.

Has a traffic study been done? How can you put 30+ apartments on the 2nd busiest street in Windsor?

The development that was recently approved a 0 Huron Church is near a grocery store and not near any other homes and will be set back further from the busy road. There is no room for this four-storey building on such a narrow strip of land. I urge you to pay a visit to the site and see for yourselves.

NOISE

The Planning Rationale Report posted on the City website says on page 13:

https://citywindsor.ca/residents/planning/Land-Development/Development-Applications/current-development-applications/Documents/1235%20Huron%20Church%20Road%20-%20Planning%20Rationale%20Report%20Revised.pdf

NOISE ASSESSMENT Akoustic Engineering, 138 Angstrom Cres, Amherstburg ON, is a qualified, licensed acoustical engineering firm with extensive experience and local knowledge, undertook a Noise Assessment of the subject property with the following conclusion: “The noise impact on the proposed development has been shown in this report to **exceed the limits set by the Ontario Ministry of the Environment, Conservation and Parks**. However, given that the noise impacts can be mitigated through appropriate building material design (STC), the installation of central air conditioning and warning clauses, it is recommended that the development be given approval with the understanding that the stated noise control measures are implemented.

So adding central air and warning residents of the excessive noise is OK for west Windsor residents???

Also, how is adding an automotive repair garage on the other end of the development going to affect the nearby residents? The noise from that is going to make a poor quality of life for the residents that are currently there.

HURON CHURCH URBAN DESIGN MASTER PLAN

https://www.citywindsor.ca/residents/planning/Plans-and-Community-Information/Know-Your-Community/Urban-Design/Windsor-SEEN-Urban-Design-Agenda/Pages/Huron-Church-Road-Urban-Design-Master-Plan.aspx

Under the page "Development Guidelines" 5.3.4:

5.3.4 Traffic Mitigation T**he vehicular traffic on Huron Church Road can have a negative impact on the surrounding areas**. (Yet it's ok for this housing development??) The following traffic mitigation techniques are recommended: • Contrasting and textured concrete or paving should be used to signal to motorists to slow down and inform pedestrians where to cross. • All buildings that front onto the street should have articulated façades with pedestrian scale detailing such as to further contribute to an active street edge. • Street trees are to be located within the boulevard adjacent to Huron Church Road

This plan also calls for a tree canopy yet this development would have the removal of several trees!!

EFFECT ON SURROUNDING NEIGHBOURS/OTHER POINTS

-the noise from having a parking lot (car doors slamming, horns beeping, etc, headlights), increased rodents due to more garbage, noise from tools in the proposed automotive service station

-it is very difficult right now to ride our bicycles or go for walks as it is not safe to do so with the speed at which the traffic travels on Huron Church, how is an apartment building going to help that?

-with climate change being a REAL issue, why would you remove that beautiful patch of grass/greenspace and the lovely old pine trees? I think four to six will be removed. Planting new ones isn't an answer as it takes a long time for them to grow - seems the province tried to build on the greenbelt and look how well that turned out?

AIR QUALITY

It is terrible enough for current homeowners in the area to breathe in that pollution but why expose more people to it? With a rooftop terrace no less. How would a rooftop terrace be enjoyable for these residents?

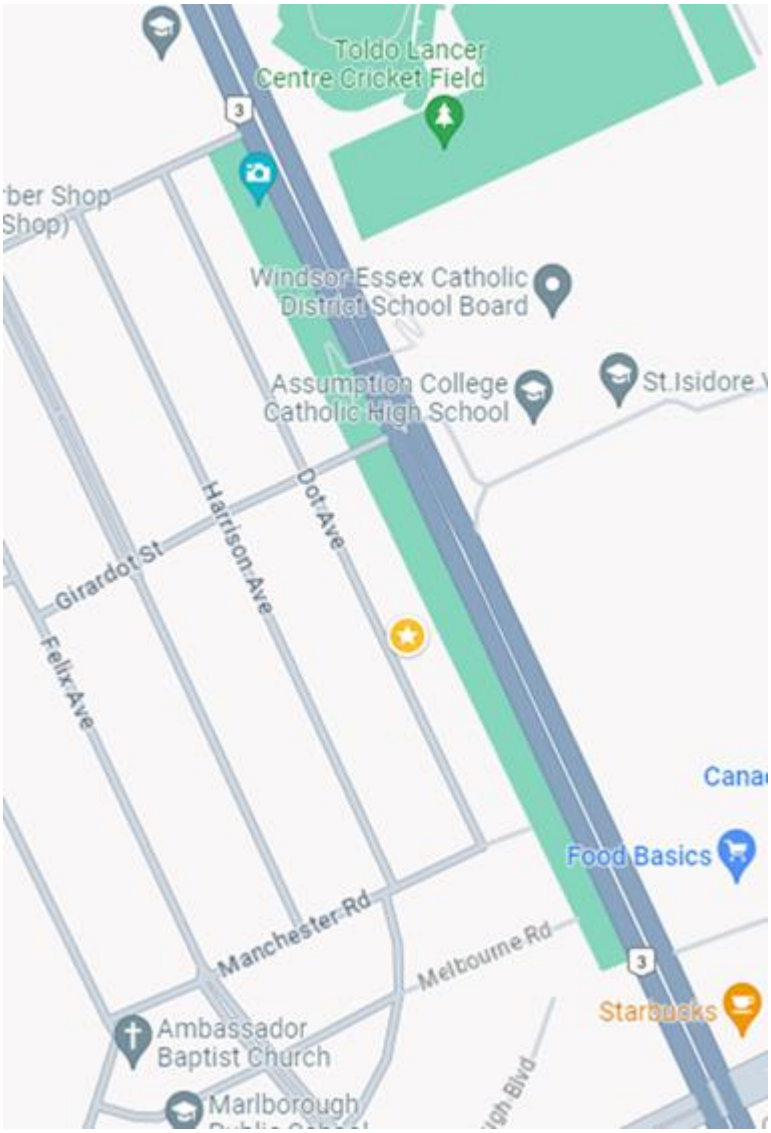
https://scholar.uwindsor.ca/etd/5069/ - an article on air quality in the neighbourhood

https://windsorstar.com/news/local-news/noise-mapping-study-confirms-serious-health-concerns-for-huron-church-corridor-residents

Please don't use the new bridge as an excuse that the traffic will be lessened for these residents. The Gordie Howe bridge will not have duty free or fuel like the Ambassador Bridge will have so truck traffic will still be an issue. It's almost unbearable to hear the constant roar of trucks going by non-stop. The houses shake all the time.

My parents are elderly and have lived in the area for almost 50 years. The traffic/noise/pollution has increased over the years and I cannot understand what good planning puts more people at the edge of this extremely busy corridor. The developer has not invited the nearby residents to any type of meeting out of courtesy to try and mitigate our concerns.

Maps show it as greenspace and that will be gone.



Thank you for reading and I hope that you re-consider allowing this development to happen. I believe it is too large for the narrow strip of land and in a terribly busy location which would make a bad quality of life for the residents of this building.

Tanya

From: muhsin aljubori
Sent: October 23, 2023 11:59 AM
To: clerks <clerks@citywindsor.ca>; Abdulrahman Son <[redacted]
Subject: Huron Church Re-Zoning OPA /6902 and ZNG/6901

Hi,

My name is Muhsin Hamdoon, the owner of HAMDOON ENGINEERING LTD with my wife and son. Our family owned company is the owner of a building lot next to a house address 1176 Dot Ave, N9C 3J1, in Windsor.

We received a letter from the City of Windsor regarding re-zoning request (file number OPA /6902 and ZNG/6901) for a building lot close to our building lot. This request if it's passed will allow the requester who own the subjected area to build a four story building of 13.25 m height.

There will be a meeting on November 3, 2023 at 12:00 noon regarding this request. I will not be able to attend this meeting because I have a medical test procedure at Windsor Regional Hospital close to the meeting time. I called the City and one of the clerks suggested send this email.

As this Four story building is too close our building lot which will be built later as a residence house. We decided to:

1) REJECT this zoning request because it will block the view of our anticipated house to Huron Church road, affect privacy of the back yard, and change the area overall view as a single houses residence area. As a results the value of our building lot/Future house will go down.

2) Be notified if this zoning request passed or not after November 3 City meeting.

3) Ensure that We have the right to appeal city decision if this request re-zoning request passed.

Please let me know if you received my email, and the above three points are considered.

Thank you, and have a good day.

Muhsin Hamdoon

HAMDOON ENGINEERING LTD

2806 Mangin Cres

Windsor ON

N9E 4K7

November 6, 2023
Development & Heritage Standing Committee
Item 7.1 – Written Submission

From: muhsin aljubori
Sent: November 3, 2023 11:01 AM
To: clerks <clerks@citywindsor.ca>
Subject: Notice of Standing Committee Meeting - Item 7.1 - OPA & Rezoning - Passa Architects - 1235 Huron Church Road - OPA 166 OPA/6902 Z-039/22 ZNG/6901 - Ward 2

Hi,

I would like to provide this written submission to the Development & Heritage Standing Committee Meeting which will be held on Monday November 6, 2023 at 4:30PM. This submission is regarding item 7.1 in the meeting agenda (1235 Huron Church Road - OPA 166 OPA/6902 Z-039/22 ZNG/6901-Ward 2).

Written Submission:

" I am the owner of family business company "HAMDOON ENGINEERING LTD" who own a building lot next to 1176 Dot Ave., Windsor.

As the rezoning of 1235 Huron Church Road, if it's passes, will allow for multi story building, the privacy of my anticipated future house will be jeopardize. This new multi story building will change the area overall view as a single houses residence area. As a result the value of this area will go down, means personal financial loss. Therefore, I am urging your committee to reject this re-zoning request."

Thank you

Muhsin Hamdoon

HAMDOON ENGINEERING LTD

November 6, 2023
Development & Heritage Standing Committee
Item 7.1 - Written Submission

PETITION RE: AMENDMENTS TO THE CITY OF WINDSOR OFFICIAL: PLAN AND ZONING BY-LAW 8600

CITY OF WINDSOR
COUNCIL SERVICES

OC 2 4 2023

RECEIVED

FILE NUMBERS OPA/6902 & ZNG/6901

Submitted by Petitioner: Mr. Dave Davis
Address of Petitioner: 1176 Dot Ave.
Windsor, ON N9C 3J1

We, the undersigned residents, reside at the addresses listed beside our names as attached. We are concerned about the risks associated with the amendment of the by-law to allow the construction of a Multiple Dwelling and a workshop/repair garage at 1235 Huron Church Rd. Windsor, Ontario.

We are requesting that the by-law **NOT** be amended for the following reasons:

1. Quality of life will be impacted.

2. There will be increased noise in the area along with pollution from the vehicles for repairs. Noise will be mainly due to the pneumatic and other tools being used in the garage.

3. Increased traffic.

4. Due to more residents in the neighbourhood,, vandalism/theft will be an issue.

5. High buildings will cast shadows on single family homes.

6. Multiple dwelling units will house more people in the neighbourhood who will require more parking spaces and the concern is that they will occupy those spaces that are used by the current residents.

7. Dangerous situation for the vehicles pulling into parking lot off Huron Church Rd. Also, vehicles coming from Huron Church Rd. South, will not be able to turn left into parking lot resulting in many having to do a U-Turn at Girardot and Huron Church Rd.

Thank you for your attention to our concerns.

Yours truly,

.....

Dave Davis

c.c. Drew Dilkens, Mayor - City of Windsor
c.c. Fabio Costante, City Councillor - Ward 2

PETITION

DATE	PRINTED NAME	ADDRESS	SIGNATURE	TEL. #
Oct. 20/23	SATISH GEORGE	2871 MANCHESTER RD		
Oct 20/23	DIXIE GEORGE	2871 MANCHESTER RD.		
OCT 20/23	DAVID DAVIS	1176 DOT AVE		
Oct. 20/23	KEVIN SABY	1185 DOT AVE		
Oct. 20/23	Sara Saby	1185 DOT AVE		
OCT 20 23	CATHY FORTIER	1175 DOT AV.		
OCT 20	Kim Marcotte	1236 Dot		
Oct 20	Dawn Wilson	1254 Dot		
Oct 20	Sherry Ridley	1274 Dot		
Oct 20	JAMES KEMSK	1274 DOT		
OCT 20	GEORGE TALW	1216 DOT		
oct 20	Justin Doquis	1207 Dot		
Oct 20	KELLY SMART	1186 Dot		
Oct 20.	Chelsie Stuart	1186 DOT AVE		
oct 21	Grage Tocfoot	1244 Dot ave		
oct 21	Rebecca Brookmire	1244 Dot Ave		
Oct 21	Robert Brookmire	1244 Dot Ave		
Oct 21	SAM MINOVSKI	1265 Dot AVE		
Oct. 21	Rick Wilson	1254 Dot		
Oct 21	Flora Sybatin	1226 Dot Ave		
Oct 21	Joe Fazio	1193 Dot Ave		
Oct 22	Steven Davis	1176 Dot Ave		

From: Garfield Brush
Sent: October 23, 2023 1:31 PM
To: clerks <clerks@citywindsor.ca>; fgarado@citywindsor.ca
Subject: file ZNG/7140 Z028/23

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 AMENDMENT TO ZONING BYLAW 8600

12 units with 48 bedrooms. This building will probably be for university students, which will end up having 6 or 8 students per unit (2 each bedroom) --up to 96 people ???? This kind of overpopulating a neighborhood is insane. This would definitely be a very negative impact on the property value of all the homes in this area.

I find it unbelievable that the city would even consider this type of building in an area designated RD2.

--

Garfield Brush
2215 Riverside Dr W. N9B 1A9

Development & Heritage Standing Committee
November 6, 2023
Item 7.4 – Written Submission

From: kkm kkm
Sent: November 2, 2023 6:28 PM
To: clerks <clerks@citywindsor.ca>
Subject: RE: amendment to Zoning By-law 8600 for 185 Randolph Pl. Windsor ON

Dear Development & Heritage Standing Committee,

We have received a letter about the council meeting WRT subject above, and as a neighbor next to this lot we strongly object the zoning amendment and the building plan based on the following reasons -

1. The Randolph Place, unlike the University Ave, is still a residential street with mix of home owners and tenants living here. The planned building with 3 storeys 12 units, and totally 48 bedrooms is completely a student dorm, which will make significantly higher density of population than current level, totally change the residential nature of the street to commercial-like, and adversely impact the living environment of the neighborhood;
2. 48 bedrooms means 48+ additional student residents (including their visitors), which will make the street or side walk much crowded than usual, create much more noise to the neighbors (especially direct next to it like us), and thus impact our living;
3. 48-bedroom building has only seven(7) parking spaces, which will make the street parking significantly busier while current street parking is already almost full;
4. 10m maximum height is ACTUALLY not its highest height but mid of its roof slop, meaning its actual maximum height (peak roof) will be much higher than all neighbors including our house and block our view;
5. The building is planned to be built without leaving any green space at back at all, but with many windows facing my side, which will make my backyard no privacy at all;

All in all, this is not a good plan at all and we strongly object it! We want to keep a quiet, peaceful, and non-commercial environment for this street and neighborhood.

If city wants to improve the house shortage issue around the University campus, obviously there are better plan or options. For example, City or University could convert one or two streets right next to campus into dedicated dorm streets, instead of building dorms here and there in the residential neighborhood.

BTW would you please confirm the council meeting with this agenda will be held in Council Chambers room 4:30PM on Nov 6, next Monday, at City Hall?

Thank you,
York