/ks
Monday, September 11, 2023 4:30 p.m.
Development & Heritage Standing Committee

ADDITIONAL INFORMATION
***Planning Act* Matters**

Item 7.1 Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5
Clerk's Note: Robert Woodall, Linda Tietze, Bill (Vito) & Michelle Maggio, Dan & Betty Mazur, area residents submitted the ***attached*** letter dated July 28, 2023 as a written submission; Stephen Ducharme, area resident, submitted the ***attached*** email dated August 21, 2023 as a written submission; Tara Rabie, area resident, submitted the ***attached*** email dated August 29, 2023 as a written submission

Item 7.3 Rezoning – Meo & Associates Inc. – 1646 Alexis Road – Z-043/22 ZNG/6940 - Ward 5
Clerk's Note: Brad Brandt, area resident, submitted the ***attached*** email dated August 21, 2023 as a written submission; Robert Aiello, area resident, submitted the ***attached*** email dated August 30, 2023 as a written submission; William Linton, area resident, submitted the ***attached*** email dated September 4, 2023 as a written submission.

Item 11.1 Closure of north/south alley between Clairview Avenue & 8445 Riverside Drive East, and east/west alley between Dieppe Street and north/south alley, Ward 6, SAA-6844 (S 99/2023)
Clerk's Note: Carole Allison, area resident submitted the ***attached*** email dated September 8, 2023 as a written submission.

REQUEST FOR DEFERRALS:
***Planning Act* Matters**

Item 7.1. Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5
Clerk's Note: Stephen Ducharme, area resident is requesting a deferral of this matter to the November 6, 2023 Development & Heritage Standing Committee to allow more time for the surrounding residents to be notified.

DELEGATIONS:
***Planning Act* Matters**

Item 7.2 Zoning By-law Amendment Application for 3335 Woodward Boulevard, Z-021/23 [ZNG7066], Ward 9 (S 95/2023)
a) Brian Nagata, Planner II – Development Review (PowerPoint)

Item 7.1. Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 001-22 [ZNG-6653] Riverside Horizons 3251 Riverside Dr. E & 222 Belleview Ave - Ward 5
a) Jim Abbs Senior Planner (PowerPoint)
b) Melanie Muir, Dillon Consulting, on behalf of the Applicant, available for questions, in person
c) Stephen Ducharme, area resident (in person)

Item 7.3 Rezoning – Meo & Associates Inc. – 1646 Alexis Road – Z-043/22 ZNG/6940 - Ward 5
a) Adam Szymczak, Planner III – Zoning (PowerPoint)
b) Jackie Lassaline, Lassaline Planning Consultants (PowerPoint) (in person)
c) Ralph Meo, Meo & Associates, available for questions (in person)
d) Richard Gauvin, area resident (in person)
e) Joe Tanguay, area resident (in person)
f) Paul Michaud, area resident (in person)
g) Alan Hodare, area resident (in person)
h) Paul Bartolo, President, Windsor Soccer Club (in person)

Item 7.4 Revision to Zoning By-law 8600 – University Residential Land Corp. – 0 Huron Church – Ward 2 (S 101/2023)
a) Pablo Golob, Planner II – Development Review (PowerPoint)
b) Maneesh Poddar, Director of Planning & Development, Westdell Development Corp., available for questions (via Zoom)
c) Bryan Pearce, Principal Planner, Baird AE, available for questions (via Zoom)

DELEGATIONS:
Administrative Matters

Item 11.1 Closure of north/south alley between Clairview Avenue & 8445 Riverside Drive East, and east/west alley between Dieppe Street and north/south alley, Ward 6, SAA-6844 (S 99/2023)

a) Dan Karon, area resident (via Zoom)
b) Leo & Louisette Larochelle, area residents (in person)

Item 11.3 Closure of part of east/west alley located east of Perth Street, Ward 1, SAA-6765 (SCM 122/2023) & (S 28/2023)

a) James Maxwell, area resident (in person)

Item 11.6 University Ave & Wyandotte CIP – Ali Ahmend, 1342 Wyandotte St. W.

a) Dawne Martens, Applicant representative, available for questions (via Zoom)

September 11, 2023
Development & Heritage Standing Committee
Item 7.1 - Written Submission

July 28, 2023

Attention: The City of Windsor Development and Heritage Standing Committee

Re: File #ZNG/6653 Z-001/22
Proposed Zoning Bylaw Relief for the Multi-Residential Building Development
3251 Riverside Dr E and 222 Belleview

Dear Members of the Development and Heritage Standing Committee:

We are writing this letter as long-time residents of Riverside Drive East who share the vision of a vibrant and flourishing Riverside Drive. While the efforts towards development and progress in our community are appreciated, this document is respectfully submitted to express opposition to the proposed zoning bylaw relief that would allow a significant increase in building height, reduced landscaped space, and expanded lot coverage for the proposed multi-residential building at 3251 Riverside Dr E and 222 Belleview.

First and foremost, the importance of development in our city to accommodate growth and address the needs of our growing population should be acknowledged. However, that development must be carried out responsibly and thoughtfully, with a keen understanding of the existing zoning bylaws and the impact it may have on the neighborhood's character, infrastructure, and environment.

1) Preserving the Current Zoning Bylaw Parameters: The proposed development is asking the committee to amend the zoning to go from RD2.2 (which allows a 20m maximum height for any building) and CD1.7 (parking lot designation), both to RD3.3. There is no opposition to this change to RD3.3. However, the proposed development is then asking to far overreach the parameters of a newly designated RD3.3 to build *to heights more than double the current zoning*, *to eliminate most of the green space requirements*, and *to drastically increase the lot coverage rules*. The subject property is simply too small to accommodate the structure that is being proposed. Current zoning bylaws were established to strike a balance between development and preservation of the existing character of the area. It is essential to adhere to these parameters to maintain a harmonious and cohesive environment that respects the needs of both residents and businesses. Granting excessive height and lot coverage exceptions as well as reducing minimum landscaped space would not only disrupt the existing urban fabric but will set a precedent for further deviations from the original vision.

2) Consideration for Setback from the Road: The proposed multi-residential building's proximity to Riverside Drive East is of significant concern. The current proposal is only set back a few feet from an extremely busy roadway and is asking permission to rise higher than any surrounding buildings. Combining these factors creates a looming structure that overshadows all else around it and detracts from the visual attractiveness of Riverside Drive East. By setting the building further back from the road, we can create

a more pedestrian-friendly environment, reduce traffic congestion, and improve safety for residents and visitors. Moreover, this setback will ensure the preservation of open spaces and views, contributing to the overall aesthetic appeal and enhancing the streetscape quality.

3) Alignment with Riverside Drive Vista Improvement Project Goals: The developer's submitted plan by Dillon Consulting makes reference to attempting to adhere to the Ford City Urban Design but clearly acknowledge that this proposed development is *outside* the area of Ford City. It would be more fitting for this project to align with the Riverside Drive Vista Improvement Project, which was designed with a comprehensive vision for enhancing transportation, aesthetics, civic, and residential functions along the corridor. To achieve these goals, any development should be carefully aligned with this project's principles and contribute positively to the community's well-being. Deviating from the established guidelines and parameters would undermine the project's vision and could potentially lead to missed opportunities for creating a thriving and cohesive neighborhood.

4) Sustainable and Responsible Development: As responsible citizens, sustainable development practices that minimize the environmental impact and consider the long-term consequences on our community's well-being must be prioritized. By changing to *but still maintaining the zoning bylaw parameters of RD3.3*, developers are encouraged to design projects that utilize eco-friendly technologies and support a sustainable lifestyle for future generations, while maintaining the aesthetic appeal and functionality of the area that is in line with Windsor's current zoning bylaws.

In conclusion, it should be reiterated that the opposition is **not** against development itself, nor the zoning change to RD3.3, but **opposition is firmly against the request for relief from RD3.3 zoning bylaws**. We all support responsible and well-planned development that aligns with the existing zoning bylaws and maintains the aesthetic and functional appeal of Riverside Drive East. The Development and Heritage Standing Committee is requested to carefully consider these concerns and promote a collaborative approach that respects the aspirations of the community while fostering growth and prosperity.

Thank you for your attention to this matter. We hope these factors will be taken into close consideration in order to create a future that all residents can be proud of.

Sincerely,

Robert Woodall
Linda Tietze
Bill (Vito) Maggio
Michelle Maggio
Dan Mazur
Betty Mazur

September 11, 2023
Development & Heritage Standing Committee
Item 7.1 – Written Submission

From: Stephen Ducharme
Sent: August 21, 2023 3:46 PM
To: Stuart, Kelly <kstuart@citywindsor.ca>; Abbs, James <jabbs@citywindsor.ca>; clerks <clerks@citywindsor.ca>
Subject: Re: FILE NUMBER ZNG/6653 Z-001/22

Hi Kelly,

Thank you for your email. The problem is that I am scheduled to be in Central America that week of September 11. Even though all neighbours that I have spoken to are against this proposed development, the crucial challenge would need to be addressed by me as I am the closest property owner that has already been impacted by the increased traffic congestion on Pratt and Riverside. It is the historical Damase Pratt House, 3336 Riverside Drive East that I own where it has now been multiple times that I have had to re-build my historical fence on Riverside Drive from cars hitting this from increased car traffic in just the past few years alone. It is my property that would be most severely impacted by this proposed development.

I am strongly opposed to this proposed zoning change after having invested so heavily in this specific area. Not only I am opposed of the change of the historical character of this very unique neighbourhood that I have invested so heavily in, but most importantly, the proposed building proximity to Riverside Drive is of grave concern to all residents. This specific intersection is already one of the busiest in the city with extreme traffic congestion. I have witnessed severe traffic accidents including head-on collisions resulting in severe injury. There is also a senior living retirement home with over 135 senior Windsor residents that live only a few feet from this proposed development site that I watch many of them carefully with limited mobility as well as now possibly an unsafe proposed pedestrian set back from Riverside Drive. I strongly believe someone should speak on their behalf as well as those in the community have the obligation to look after their interest.

Both increased density as well as unsafe setback from Riverside Drive as proposed, to all pedestrian traffic is dangerous. This specific issue is important enough that if I am able to, I would be willing to fly all the way from Central America to be able to be addressed. It will be very difficult for me to be given such short notice of only August 29th for me to change my schedule and cancel my other meetings to make arrangements to fly all the way back. It would be very helpful if this file could be added to the following standing committee meeting after September 11th to ensure that I can attend as September 11th is already extremely short notice for me and will be very difficult for me to attend. Please do let me know if this could be added to the next meeting after September 11th, along with as far in advance notice as possible so that I can have a voice in a community that I have invested in and love so much.

Thank you,
Stephen P. Ducharme

September 11, 2023
Development & Heritage Standing Committee
Item 7.1 – Written Submission

From: Tara Rabie
Sent: August 29, 2023 9:19 AM
To: clerks <clerks@citywindsor.ca>
Subject: Written Submission RE: OPA/171 and ZNG/6653

I'm writing in regards to OPA/171 and ZNG/6653 - Application Riverside Horizons - 3251 Riverside Drive E and 222 Belleview. I'm strongly opposed to the amendment to the zoning by-law 8600.

This original plan was for a 4 storey building. 12 storeys would overshadow our neighbourhood and the traffic would be a nuisance to residents on Pratt and Belleview. The proposed building would be larger than the Ford Powerhouse building, which is a beautiful landmark in our area, as well as the Holy Rosary Church / Water's Edge Event Centre building. Our neighbourhood block consists of 2 storey homes built mostly between 1910 - 1921.

We have had issues with nearby Lifetimes staff and guests and other nearby apartment residents taking up street parking and parking on the boulevard in front of our homes (no curbs), despite having adequate parking, which now causes flooding in some areas on our street and sidewalks. Belleview residents also have issues with street parking and the apartment on their street. Should the building's parking not be used by tenants or guests, it would cause more stress and I am concerned about the added traffic when leaving our driveways. If cars properly park, the street is narrow and our driveways are small, offering little warning when cars are driving or speeding down the street. Other apartment buildings in the area have driveways from Riverside Drive / Erskine / Wyandotte, separating them and offering traffic relief. This building would only have access from Belleview and Pratt. I'm also concerned about the future changes to our street to accommodate this building (possible one way). The proposed driveways for the building are located on Pratt are closely located where the emergency vehicles (fire trucks) park when called for the nursing home. I've seen as many as 4 fire trucks parked on that corner. Turning left onto Riverside or Wyandotte would be difficult during busy times, potentially backing up traffic. Had this issue when Strabane was being worked on and traffic was detoured to our street. It made coming and going very difficult, and I would not want this on a daily basis. The nursing home frequently has a large Sysco truck that makes deliveries, and garbage / recycling trucks for them and the Skyline apartment.

The apartment buildings in the neighbourhood are currently surrounded by landscaped open space, this building would have a reduced area offering little separation from the residential homes. Green space and trees currently offer a nice buffer between our homes and buildings. I often sit in my living room where my north facing windows show the bright blue sky, and the sun is reflected from the Lifetimes windows / building towards my home, this would negatively affect this building according to the shadow report. We would be almost completely surrounded by oversized apartment buildings, decreasing the enjoyment / views from our homes. No one wants to feel like they're being watched all the time while trying to enjoy their own space.

Also the lack of green space for pet owners. I don't want my yard used as a replacement. I've had people in apartments using my garbage to dispose waste, and renters without yards using our front yards, killing some of my garden plants and not cleaning up frequently down the block. This would be multiplied. https://www.theglobeandmail.com/real-estate/toronto/article-torontos-condo-communities-have-a-dog-poo-problem/

My home was built in 1921, I spent a significant amount of money repointing my bricks and improving my home and am very concerned about the proximity, and the negative effects the construction may have on our properties.

I'm not opposed to the development, but I'm strongly opposed to the size and negative impact it would have in our neighbourhood. Buildings of this size, in this close proximity negatively impact our homes. This would be better suited for Drouillard and Riverside. Our neighbourhood needs something complementary to our neighbourhood.

Thank you,

Tara R.

From: Brad Brandt
Sent: August 21, 2023 3:04 PM
To: clerks <clerks@citywindsor.ca>; Szymczak, Adam <aszymczak@citywindsor.ca>; Atkinson, Greg (He/Him) <gatkinson@citywindsor.ca>
Subject: Urgent Concerns Regarding Proposed Apartment Structure by MEO and Associates Inc. File ZNG/6940 Z-043/22

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 Members, Mr Adam Szymczak, and Me Greg Atkinson,

I hope this email finds you well. I am writing to express my deep concerns regarding the proposed apartment structure by MEO and Associates Inc., which is planned to be built down the block from my residence. While I understand the importance of development, I believe it is crucial to address the potential negative impacts this project may have on the neighborhood and its residents.

1. Pre-Construction Noise Pollution: The construction process is likely to involve heavy machinery, drilling, and other activities that generate significant noise levels. This pre-construction noise could have a detrimental effect on the tranquility of our community, disrupting our daily lives and affecting our overall well-being.

2. Post-Construction Noise Pollution: Once the apartment structure is complete and occupied, there are concerns that the increased population density could lead to higher levels of noise from everyday activities. This includes the movement of residents, potential gatherings, and an overall increase in urban sounds that are not currently characteristic of our neighborhood.

3. Air and Environmental Pollution: Construction activities can release dust, pollutants, and emissions into the air, potentially affecting the air quality in our neighborhood. Furthermore, increased vehicular traffic associated with the apartment structure may contribute to higher levels of air pollution.

4. Increased Traffic Congestion: The addition of an apartment structure will inevitably lead to more vehicles in the area, exacerbating traffic congestion on our already busy streets and potentially causing safety concerns for pedestrians and cyclists.

5. Strain on Local Resources: The introduction of a larger population through the new apartment structure may place a strain on local resources, including water, sewage, waste management, and public services.

6. Aesthetic Impact: The proposed apartment structure should be designed to harmonize and elevate with the existing architecture and aesthetics of our neighborhood. It is essential that the

developers consider the visual impact the structure will have on the community's character and charm.

7. Low Quality of Build: We are particularly concerned that the apartment structure may be developed as low-quality housing or as fixed-income housing. Our community values the quality of life, and it's imperative that any construction adheres to high standards of construction quality and maintenance, and aesthetic appeal.

8. Heritage Designation: Additionally, we would prefer if the land in question could be designated as a heritage site, as it holds historical and cultural significance to our neighborhood.

9. Community Engagement: It is important that residents are adequately informed and engaged in the decision-making process for such a significant development project that will directly affect their quality of life for years to come.

I kindly request that you provide additional information regarding the project, including the specifics of the proposed construction timeline, mitigation measures for noise and pollution, traffic management plans, steps taken to address the concerns of the community, and details about the quality assurance processes for the construction itself.

Transparency, clear communication, and a commitment to maintaining and elevating the aesthetic integrity of the neighborhood are essential in ensuring that the voices of the residents are heard and that their concerns are taken into account.

I urge you to thoroughly evaluate the potential negative impacts of this project on the neighborhood and its residents. It is vital that any development aligns with the best interests of the community and contributes positively to the overall well-being of its residents.

Thank you for your attention to this matter. I look forward to receiving additional information and assurance that our concerns will be taken seriously and addressed appropriately.

Sincerely,

Brad Brandt
Resident for nearly 40 years on the Alexis block.

Development & Heritage Standing Committee
September 11, 2023
Item 7.3 – Written Submission

From: Robert Aiello
Sent: August 30, 2023 5:38 PM
To: clerks <clerks@citywindsor.ca>
Subject: FileNO,:Z-043/22, ZNG/6940

Hello,

I have received your "Notice of Public Meeting To Consider Amendment To Zoning By-Law 8600
and would like to submit written comments.

As a homeowner nearby I am opposed to the project. It would create traffic and environmental issues. As well it would decrease the values of the existing properties in the area, destabilizing people's life savings.
There are studies and newspaper articles that show that increased problem interaction with police is inevitable with such a project. There are children living in this neighborhood that would be put at risk if this moves forward.
The space would be better suited to serve the neighborhood in the form of a park with open space. There are plenty of options to add and improve this site location.

Yours truly,
Robert Aiello

Development & Heritage Standing Committee
September 11, 2023
Item 7.3 – Written Submission

Zoning By-Law 8600 Amendment

File Number ZNG/6940 Z-043/22

4 September 2023

Mayor & City Council,

Thank you for the opportunity to address the council regarding the proposed Amendment to Zoning By-Law 8600 for MEO & Associates Inc. at 1646 Alexis Road.

I am opposed to the requested amendment for the following reasons.

1) Building Height: I have lived on Alexis for over 33 years and a building of 6+ storeys will mean even in the summer months the front of our houses will receive no more than a couple of hours of sunlight. During the winter months when the sun does not rise above the Gorden McGregor School building, which is only 2.5 storeys, until after 11:00am. A 6+ story building will leave us with virtually no frontal sunlight before the sun passes past the building and our fronts are in the shadow of our own houses. Also, this is an unpresented request as there are currently no buildings taller than 3 storeys in any residential area covering the Windsor area from Wyandotte to Tecumseh Rd. from Howard Ave. to Lauzon Road.

2) Parking: 123 parking spaces are not adequate for the proposed 92 dwelling units. Realistically every household has two cars. Unless both partners living in an apartment work at the same place and share the same hours of work. Or maybe developers don't expect to rent out more than 75% of the apartments at any one time. This parking proposal also does not consider that these 92 units have friends and family that will visit. Where is all this overflow parking expected to take place? We all know the answer is the adjacent streets. Which brings us to the current parking scenario on Chandler, Alexis and Cadillac. This is an older area where numerous houses were built without off road parking and with the alleys being closed this leaves these homeowners with no option but street parking. Then there is the Ford Test Track which for the most part has been made into soccer fields and rightfully so. On some nights the aforementioned streets are literally filled with overflow parked cars from parents and spectators at these games.
3) Traffic: The City of Windsor has refused to make the corner of Alexis and Reginald a four way stop, it is already perilous for the children, bicyclers and dog walkers going to and from the

park. Adding a couple of hundred cars daily going to and from this proposed tenement along with the current non-residential traffic who like to use Alexis to go south from Seminole because they don't want to wait at for the light at Douillard is irresponsible. There is also the increase of large truck traffic, as proposed tenants rent moving trucks to move in and out the rental units.

4) Rental Units: I am not opposed to rental units being included in a new subdivision's proposed planning, but to impose one on an established community of single and semi-detached housing with as much historical value as the Gordon McGregor School itself is ridiculous. How can you claim a school, which has 2/3 of it boarded up and only a couple of dozen students when it can house 800 has historical value but not the surrounding neighbourhood! Also, there is the future value of the surrounding neighbourhood. Everyone may think that initially apartments may not affect the value of surrounding properties and that maybe true. But not over time. Two or three-bedroom condominiums may increase the value of a neighbourhood as was proven with the conversion of St. Geniveve School on Irvine Avenue. Rental units are for the most part filled with transient tenants, who are living there until something better comes along with absolutely no investment or care within the community. As of June 2023, the current average single bedroom apartment price in Windsor is $1350.00/month, no single person making $15.00 an hour can afford this, unless the don't want to eat. If they are making $25.00 or more an hour, why would they settle on a single, when as of June 2022 the average two-bedroom apartment is going for $1200.00 per month.

With the City and Province claiming a housing shortage, I cannot believe the City of Windsor planning did not put conditions in the purchasing agreement. How short sighted can it be not to put any effort into proposing a piece of land as large as this school sits on without a little effort into future use by developers.

How about the City extend Chandler from Reginald to Alice, it already owns the property. The developer tear down Gordon McGregor and build semi-detached houses like those just built on the 1400 block of Drouillard. They recently completed the first one and both units are already occupied. If the City pushed through Chandler at least 20 of these double units could be built on both streets. That would be 80 brand new houses with off street parking. This would have to be a much bigger profit to the developer than trying to maintain an apartment building, constantly trying to rent units and collect rents. It would also be an investment for the City of Windsor with an increased tax revenue of at least $150.000.00/year. Which would pay back the expansion of Chandler Road.

In conclusion, I wish to thank the Mayor and City Council for the opportunity to address them and voice my opinion on the proposed zoning change.

William K. Linton

1603 Alexis Road

Windsor, ON

N8Y 4P3

From: Carole Allison
Sent: September 8, 2023 12:15 PM
To: clerks <clerks@citywindsor.ca>
Subject: Alley closer Clairview, Riverside Dr

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'm the owner of 274 Dieppe, I have no objection to the closure of the alley, and will not attend the mtg. Thank you for the information.

Carole Allison

274 Dieppe.