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Monday, February 5, 2024
Development & Heritage Standing Committee

ADDITIONAL INFORMATION

11.1. Closure of Third Street R.O.W. between Continental Avenue and E. C. Row Expressway, Ward 2, SAS-6924 **(S 97/2023)**
a) Joshua Vitella, Vitella Plumbing, submitting the ***previously distributed*** figures dated February 2, 2024 as a written submission

11.4. Closure of north/south alley located between Vimy Avenue and Ypres Avenue, Ward 5, SAA-7093 **(S 4/2024)**
a) Ishpal Bains, property owner, submitting the ***attached*** email dated February 5, 2024 as a written submission

REQUESTS FOR DEFERRAL

11.4. Closure of north/south alley located between Vimy Avenue and Ypres Avenue, Ward 5, SAA-7093 **(S 4/2024)**
Clerk's Note: a) Brody Gosselin requesting deferral of this matter to a future Development & Heritage Standing Committee meeting to allow for them to be in attendance
b) Parmit Multani requesting deferral of this matter to a future Development & Heritage Standing Committee meeting to allow for further discussion to take place.

DELEGATIONS:

Planning Act Matters

7.1. Rezoning - City of Windsor - Housekeeping Amendment 2024-1 - Z-002/21 ZNG/6277 - City Wide **(S 8/2024)**
a) Adam Szymczak, Planner III – Development (PowerPoint)

7.2. Official Plan & Zoning Bylaw Amendments Z 008-23 [ZNG-6976] &OPA 169 [OPA-6977] 2830065 Ontario Ltd. (Alta Nota-Mariusz Buchcic) 1460 Lauzon Rd Multiple Dwelling Development – Ward 6 **(S 9/2024)**
a) Jim Abbs, Planner III – Development (PowerPoint)
b) Anthony Pipolo, NuFusion & Associates (in person)
c) Mariusz Buchcic, Alta Nota Construction, owner of property (in person)

d) Jackie Lassaline, agent on behalf of the owner (in person) (PowerPoint)

DELEGATIONS:

Administrative Item Matters

11.1. Closure of Third Street R.O.W. between Continental Avenue and E. C. Row Expressway, Ward 2, SAS-6924 **(S 97/2023)**
a) Joshua Vitella, Vitella Plumbing (via Zoom)
b) Amy Farkas, Agent for Landowner of 4575 Fourth Street (via Zoom)

11.4. Closure of north/south alley located between Vimy Avenue and Ypres Avenue, Ward 5, SAA-7093 **(S 4/2024)**
Clerk's Note: Please see deferral request.
a) Anthony Malandruccolo, Stipic Weisman LLP, solicitor for property owner (via Zoom)
b) Ishpal Bains, property owner (via Zoom)
c) Joey Gerry, property owner (in person)

Development & Heritage
Standing Committee
February 5, 2024
Item 11.4 – Written
Submission

-----Original Message-----
From: Ishpal Bains
Sent: Monday, February 05, 2024 2:12 PM
To: clerks <clerks@citywindsor.ca>
Cc: clerks <clerks@citywindsor.ca>; planningdept <planningdept@citywindsor.ca>; Parmit Multani
Subject: Re: FILE REF. #SAA7093

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,

We are the property owner of Windsor, ON. I oppose the closure of the north and south alley Chrysler centre and Cadillac, North of Ypres , south of Vimmy. Our reasons are as follows:

1. The entrance of this alley is the only way my tenants have access to the property from behind to park there vehicles, there is no other way for them to park.

2. It would be unjust to expect my tenants to park on the road should this closure take place as it would cause potential obstruction for emergency vehicles on the road.

3. It would be unsafe for my tenants to park on the road as it would cause a concern for snow plows and vice versa.

4. We are brining up the issue of easement, as my tenants use this alleyway as an entrance to enter the property from behind and park their vehicles. This is the sole purpose in using this alley. Hence, it is for a specific purpose.

My concerns are heavily for my tenants as this closure would cause disturbance to not only my tenants but also the neighbours. Based on my issues above, I am requesting this closure to be looked at again and focus primarily on the issues it would not only cause my my tenants but also to other civilians such as emergency response teams and city snow plows. I understand that there are rules and procedures in place however I should be given options of how my tenants can park there cars or enter the property from behind, should this closure take place.

Lastly, please advise if I can attend the meeting virtually via zoom or other platforms.

Thank you,

Ishpal Bains & Parmit Multani