

Consolidated Development & Heritage Standing Committee Meeting Agenda

Date: Monday, December 5, 2022

Time: 4:30 o'clock p.m.

Location: Council Chambers, 1st Floor, Windsor City Hall

All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. Any delegations have the option to participate in person or electronically.

MEMBERS:

Ward 1 – Councillor Fred Francis

Ward 4 – Councillor Mark McKenzie

Ward 7 – Councillor Angelo Marignani

Ward 9 – Councillor Kieran McKenzie

Ward 10 – Councillor Jim Morrison

Lynn Baker

Andrew Foot

Joseph Fratangeli

Anthony Gyemi

John Miller

Dorian Moore

Jake Rondot

ORDER OF BUSINESS

- | Item # | Item Description |
|---------------|---|
| 1. | CALL TO ORDER – Election of Chairperson

READING OF LAND ACKNOWLEDGEMENT
We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomie. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land. |
| 2. | DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF |
| 3. | REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS |
| 11.4. | Downtown CIP Grant Application made by 304830 Ontario Limited for 176 University Avenue West, Ward 3 (C 198/2022)
Clerk’s Note: The applicant is requesting a deferral of this matter to allow for more time for them to define the scope of their project. |
| 4. | COMMUNICATIONS |
| 5. | ADOPTION OF THE <i>PLANNING ACT</i> MINUTES |
| 5.1. | Minutes of the Development and Heritage Standing Committee Meeting (<i>Planning Act</i> Matters) held November 1, 2022 (SCM 311/2022) |
| 6. | PRESENTATION DELEGATIONS (<i>PLANNING ACT</i> MATTERS) |
| 7.1. | Zoning Bylaw Amendment Z 028-22 [ZNG-6846] WinValco Ltd, 1235 St Luke Rd to add “outdoor storage yard” as an additional permitted use - Ward 5 (S 134/2022)
a) Jim Abbs, Senior Planner, Subdivisions (PowerPoint)
b) Jack Ramieri, Solicitor for the applicant, and Nick Sauro, applicant, (via Zoom) |

- 7.2. Rezoning – Gansil Inc. - 0 Campbell Avenue - Z-031/22 ZNG/6866 - Ward 2
(S 130/2022)
a) Adam Szymczak, Senior Planner (PowerPoint)
b) Quoc Tran, area resident (via Zoom)
- 7.4. Rezoning – HD Development Group – 1850 North Service Road – Z-021/22 ZNG/6784 - Ward 10 **(S 105/2022)**
Clerk’s Note: Administration submitting an Additional Information Memo dated November 14, 2022 **(previously distributed) (AI 15/2022)**
Patricia Mattiuz, area resident, submitted the **attached** email received November 16, 2022 as a written submission.
a) Adam Szymczak, Senior Planner (PowerPoint)
b) Jackie Lassaline, Principal Planner (PowerPoint) (in person)
c) Haidar Habib and Steve Habib, HD Development Group, available for questions (in person)
d) Steve Berrill, Owner & Principal Architect, Architectural Design Associates, on behalf of owner, available for questions *(via Zoom)*
e) Adriano Bertolissio, area resident (in person)
f) Kerry Shaw, area resident (in person)
g) Amy Grady, area resident (in person)

7. **PLANNING ACT MATTERS**

- 7.3. Rezoning - Stoyshin Enterprises (Windsor) Ltd. - 849 Walker Road - Z-034/22 ZNG/6870 - Ward 4 **(S 133/2022)**
Robert Reynolds, area business owner, submitted the **attached** letter received November 16, 2022 as a written submission
Lee McCay, area resident, submitted the **attached** email received November 16, 2022 as a written submission.
a) Adam Szymczak, Senior Planner (PowerPoint)

8. **ADOPTION OF THE MINUTES**

- 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held November 1, 2022 **(SCM 303/2022)**
Clerk’s Note: The adoption of these minutes will be deferred to a future meeting of the Development & Heritage Standing Committee.

10. **HERITAGE ACT MATTERS**

N/A

9. **PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)**

- 11.3. Downtown CIP Grant Application made by Bay 20 Inc. for 880 Ouellette Avenue Ward 3 **(S 128/2022)**
a) Samuel Switzer, Planning Assistant (PowerPoint)
b) Hensey Khan and Hitesh Jhaveri, applicants, available for questions (via Zoom)

11 **ADMINISTRATIVE ITEMS**

- 11.1. Closure of east/west alley between Aubin Road and north/south alley between Seminole Street and Reginald Street, Ward 5, SAA-6751 **(S 129/2022)**
- 11.2. Closure of north/south alley between Alice Street & Milloy Street, Ward 5, SAA-6652 **(S 131/2022)**
- 11.5. Brownfield Community Improvement Plan (CIP) application submitted by Agri-Box Inc Inc. for 3324 Marentette Avenue and 3350 Devon Drive (Ward 9) **(S 132/2022)**

12. **COMMITTEE MATTERS**

13. **QUESTION PERIOD**

14. **ADJOURNMENT**

December 5, 2022
Development & Heritage Standing Committee Meeting
Item 7.4 – Written Submission

From: Patricia Mattiuz
Date: November 16, 2022 at 8:54:08 AM EST
To: clerk@citywindsor.ca
Subject: Amendment to zoning by-law

This letter is to the Development & Standing Committee regarding the amendment to rezone the lands at 1850 North Service Rd. Windsor Ontario. I am a homeowner at 2997 Byng Rd. and attended the meeting in May 2021 at the Fogolar Club with the developer HD Development Group and at that time was advised of the proposed 5 building 6 story units on the land. Myself as others also on Byng Rd. made suggestions of perhaps several 3 story units or townhomes be built at which time were told are not profitable. I believe there are better uses for this land perhaps a senior residence or individual homes or townhomes to accommodate all those who will be employed and searching for homes with the new battery plant the new hospital or the bridge in the near future. The proposal of 387 units on this land would make this area very congested in my view and cause considerable traffic problems. There is very little land for development in the core city and this should be considered when rezoning this area. The developer has another similar project being built on Walker Rd. less than 5 km. from this area that will accommodate those wishing to live in a multi- unit building. It is my hope that the committee will consider the surrounding neighbourhood and my suggestions and not allow this proposed development. Regards Patricia Mattiuz

From: Robert Reynolds
Sent: November 16, 2022 4:22 PM
To: clerks <clerks@citywindsor.ca>
Subject: 849 Walker Road, application ZNG/6870 Z-034/22

We are the owners of the building at 720 Walker Road and are opposed to the zoning change. The area, especially on the west side of Walker is experiencing a transformation into both residential and commercial usage. The area is showing more restaurants, the City Market, and multi-unit residential development. This change being requested is not in keeping with the evolving area. Put another way, a automobile repair garage and detailing service is not compatible with the area and not good planning for this location. Converting this one property to CD4.1 would make this an “island” in the middle of the otherwise entirely CD2.2 on that block of Walker Road. CD 4.1 would also allow other incompatible uses in the future, including a used car lot, recycling store and equipment rental store.

Please advise if you have any questions.

Yours Truly

Robert J. Reynolds
Chodola Reynolds Binder



ROBERT J. REYNOLDS

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December 5, 2022
Development & Heritage Standing Committee
Item 7.3 - Written Submission

From: Lee McCay
Sent: November 16, 2022 9:04 PM
To: clerks <clerks@citywindsor.ca>; Szymczak, Adam <aszymczak@citywindsor.ca>
Subject: Comments ZNG/6870 Z-034/22 849 Walker Road Zoning Amendment Proposal

Dear Clerk,

As a home owner across the alley from 849 Walker Road, I do not support the proposed change in zoning from CD2.2 to CD4.1.

Since the automotive repair and detailing business opened at this location, we have noticed increased noise (air tools, engine revving, grinding, etc.) which can be disruptive and annoying at times. It is often audible from inside my home office while I am working and the noises occasionally occur well into the evening. These noises go above and beyond the normal traffic volume we have become accustomed to hearing from the Walker Rd area.

Additionally, we have noticed a high number of vehicles parked during the day in the alley way.

As I believe that these specific annoyances would not be present if the business operating at this location was in conformance to the approved usages of CD2.2, I do not support this rezoning.

Please keep me informed on the decision of this matter.

Thank you for your consideration,
Lee McCay