

Final 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)
c) Dan Soleski, Architect, available for questions (via Zoom) **(LATE)**
- 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 ***previously distributed*** letter received November 16, 2022 as a written submission
Lee McCay, area resident, submitted the ***previously distributed*** email received November 16, 2022 as a written submission.
a) Adam Szymczak, Senior Planner (PowerPoint)
b) Robert Brown, Principal Planner, available for questions (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 ***previously distributed*** email received November 16, 2022 as a written submission.
Gino Sovran, area resident, submitted the ***attached*** email received December 5, 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**

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
Item 7.4 - Written Submission

Rezoning

1850 North Service Rd.

File Number ZNG/6784

Z-021/22

I, Gino Sovran, have resided at 2927 Byng rd. for my whole life which is 66 years.

This is a very nice residential area and I would like you to keep it as a residential neighbourhood, not a conglomerate of concrete high rise buildings.

I am not against housing, but just not 5-6 storey high buildings.

Lastly, I do not think anyone here would appreciate 5-6 high storey buildings going next to them.

1. Impact on Residential Neighbourhood
 - a. Decrease in Home Values
 - b. Traffic – the plan is proposing 387 units, consisting of five (5) Six (6) storey high buildings with 491 parking spots.
 - c. Noise – besides the noise level in the construction periods, every home will have increased noise levels
 - d. Privacy – the residents will have none whatsoever
 - e. Pollution – adding all these units will add more pollution and especially at a time where we are all concerned about “climate change”

Recommendations

1. Structure of Buildings
 - a. Minimize amount of floors
 - b. Road constructed on the opposite side of buildings situated more green space from neighbours' property line, which decrease noise and pollution and increase privacy.
2. Privacy
 - a. Install high berm with trees or sound barrier fence at its maximum height.

Thank you,

Gino Sovran