ADDITIONAL INFORMATION

Heritage Act Matters

4. COMMUNICATIONS

10. Letter from the Ministry of Citizenship & Multiculturalism regarding the changes made to the *Ontario Heritage Act* (OHA) as part of *Bill 23, More Homes Built Faster Act, 2022* ***(attached)***

Planning Act Matters

7.5. OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9 **(S 66/2024)**

Clerk's Note: Michael Davis, Partner, Urban Planning, Siv-Ik Planning/Design submitting the ***previously distributed*** Project Fact Sheet as a written submission and **written submissions received by the following:** Peter Machina; Renato Corrado; Satvir Sandhu; Andy Muller; Harleen Gill; Ranju Dhaliwal; Kiranpreet Mangat; Gurleen Grewal; Salman Ali; Amardeep Singh Ghangas; Guri Dhaliwal; Sundar Rajan; Harman Dhaliwal; Stavinder Kaur; Paul Kersey; Daljinder Singh Cheema; Raminder Cheema; Amy Cooper; Miranda Harper; Helen Lively; Kamilia Habib; Richard Nekus; Janet Laven; Lidia & Domenic Zuccato; Daniela R. & Paul Kriz; Scott Fauteux; Brian & Lynda Taylor; Marilyn Lee; Hamid Hakim; Rana Samra; Emily Dilkin; Barjinder Baryah; Paula, Emanuel, Julia & Matthew Oliveira; Landon Eldridge; Kirsty & Domenic Aversa; Sandeep Kaur; Himmat; Craig & Beth Bondy; John Pare; Richard & Juliette Ivanic; Sandeep Grewal; Brian Messet; Ameena Haidari; Abdullah Al Mamun; Lucy De Luca; Inderpal Singh Bagga & Parvinder Bagga; Dark Granite; Farzana Akhter; Terri Fletcher; Paul Williams; Ken & Sharon Ducharme; Khan Gill & Zaheer Ahmad; Ivan Arlotta; Renata and Anthony Soda; Dr. Pardeep Sidhu; Denise Ivanic; Husam Ibrahim; Srinivas Vadapalli; Alankrit Shah; Mohd Hamtini; Bilal Hamadani; Silky Khullar; Dino & Mary Elizabeth Paniccia; Adam; Renee Lacasse and Keith Ashman; Angele Parent; Jag Bal; Sandra Muller; Grace Cavallo; Alexander Mauque; Md. Samsul Alam Sarker & Ferdoush Jahan Dilroba; Thomasine & Melvin Lewis; Dan Bussey; Suzanne DeFroy; Claudio Silvaggi; Raman Bal; Amandeep Kaur Ghangas; Kelly-Ann Way ***(previously distributed)***

written submissions received by the following: Heather Purdy & Family; Annemarie Toldo; H. Chahade; Doris Bennett; Jacqueline LaSall; Ranjit Swatch; Johnathan Kopp; Sean Smith & Duilio Collodel; Marilyn Lee & Greg Zakoor; Manan Patel; Brian KUKHTA; Hadi Siddiqui; Afifa Rahman; Kathy Moreland ***(attached)***
Verbal Opposition Received from the Following: Citizen Beverly Tracey, area resident; Amandeep Ghangas, area resident; Sandeep Marwaha, area resident; Tarsem Marwaha, area resident; Hussein Hawrani, area resident; Josip Pavkovic, area resident; Citizen Chris Gittleman, area resident.

7.2. Zoning By-Law Amendment Z009-24 [ZNG/7186] and Official Plan Amendment OPA 186 [OPA-7187] - 2743331 Ontario Inc. – 0, 0, 666, 676, 684 & 696 Chatham Street West, Ward 3 **(S 68/2024)**
Clerk's Note: Additional Information Memo to Report S 68/2024 **(AI 12/2024)** ***(previously distributed)***

Administrative Item Matters

11.2. City of Windsor Community Improvement Plans-Rescindment of Grant Approvals with no expiry deadline (City-wide) **(S 69/2024)**
Clerk's Note: Colby Wu submitting the ***previously distributed*** letter as a written submission; Leigh Ann King, Central Park Athletics (340 Grand Marais Rd E.) submitting the ***previously distributed*** letter May 31, 2024 as a written submission

DELEGATIONS:

Planning Act Matters

7.1. Official Plan Amendment initiated by the City of Windsor for the Windsor Archaeological Management Plan Review (City-wide) – File No. OPA 181 [OPA/7170] **(S 16/2024)**
a) Natalya Garrod & Zack Hamm, Caldwell First Nation (in person)

7.2. Zoning By-Law Amendment Z009-24 [ZNG/7186] and Official Plan Amendment OPA 186 [OPA-7187] - 2743331 Ontario Inc. – 0, 0, 666, 676, 684 & 696 Chatham Street West, Ward 3 **(S 68/2024)**
a) Laura Strahl, Planner III – Special Projects (PowerPoint)
b) David French, BA, CPT, Storey Samways Planning Ltd., available for questions (in person)
c) Bryan Pearce, Principal Planner, Baird, Architecture & Engineering, available for questions (in person)
d) Sean Eden & Omar Srour, Magnificent Homes (via Zoom)

7.3. Zoning By-Law Amendment Z013-24(ZNG/7201) - Baird AE Inc – 285 Giles Boulevard and 0 Giles Boulevard, Ward 3 **(S 59/2024)**
a) Laura Strahl, Planner III – Special Projects (PowerPoint)
b) Bryan Pearce, Principal Planner, Baird, Architecture & Engineering (in person)

7.4. Z010-24 [ZNG7188] & OPA187[7189] Castle Gate Towers -2230-2240 Daytona Ave **(S 67/2024)**
a) Frank Garardo, Planner III – Policy & Special Studies (PowerPoint)
b) Tracey Pillon-Abbs, RPP, Principal Planner, available for questions (via Zoom) (Pdf Presentation)
c) Zak Habib, Project Manager, available for questions (in person)
d) Bryan Pearce, Principal Planner, Baird, Architecture & Engineering, available for questions (in person)
e) Sumeet Hehr, area resident (via Zoom)

7.5 OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9 **(S 66/2024)**
a) Diana Radulescu, Planner II – Development (PowerPoint)
b) Michael Davis, Partner, Urban Planning, Siv-ik Planning & Design Inc. (in person)
c) Sukhi Dhaliwal, area resident, available for questions (in person)
d) Suzanne De Froy, area resident (in person)
e) Satvir Sandhu, area resident (in person)
f) Andi Shallvari, Consultant & Marc Masotti, Consultant, Masotti Construction, available for questions (in person)
g) Guramanjot Ranu, area resident (in person)
h) Mehakmeet Bal, area resident (in person)
i) Jagjeet Bal, area resident (in person)
j) Kathy Moreland, area resident (via Zoom)
k) Gurlal Gill, area resident (in person)
l) Pavitarpal Randha, Area resident, available for questions (in person)
m) Heather Purdy, area resident, available for questions (via Zoom)
n) Kathy Moreland, area resident (in person)
o) Ian & Gloria Murphy, area residents (in person)
p) Brian KUKHTA, area resident (in person)
q) Tim Purtill, area resident (via Zoom)
r) Ruqaiya Siddiqui, area resident (in person)

Heritage Act Matters

10.1. Windsor Archaeological Management Plan Review (City-wide) **(S 15/2024)**

a) Rob MacDonald, consultant team lead and Martin Cooper, consultant team project manager, Archaeological Services Inc. (PowerPoint)

Administrative Items Matters

11.2. City of Windsor Community Improvement Plans-Rescindment of Grant Approvals with no expiry deadline (City-wide) **(S 69/2024)**

a) James King, Owner/Operator & Leigh Ann King, Central Park Athletics (3400 Grand Marais Rd E.) (via Zoom)
b) Sasha Dhillon, Project Manager, Employee Walker Commercial Centre – Representative of 0 Edna Street (in person)

Ministry of Citizenship and Multiculturalism

Office of the Minister

56 Wellesley SI. W.
14th Floor
Toronto, Ontario M5S 2S3
Tel: 416-212--0036

Ministere des Affaires civiques et du Multiculturalisme

Bureau du ministre

56 rue Wellesley Quest
14• etage
Toronto (Ontario) M5S 2S3
Tel.: 416-212-0036

Ontario

Development & Heritage Standing Committee Meeting
June 3, 2024
***Heritage Act* Matter - Communication Item**

May 27, 2024

Dear Colleagues:

Thank you for writing and providing your suggestions regarding the changes made to the Ontario Heritage Act (OHA) as part of Bill 23, More Homes Built Faster Act, 2022. Our government remains committed to ensuring that heritage properties important to communities across Ontario are protected and conserved, while also supporting Ontario's future growth and our government's efforts to build 1.5 million homes.

On May 27, 2024, through Bill 200, Homeowner Protection Act, 2024, the Government of Ontario proposed amendments to the OHA that, if passed, would extend the review period for legacy listed properties by an additional two years. This means that municipalities would now have until January 1, 2027, to issue a notice of intention to designate for these properties or otherwise have them removed from the register..

The newly proposed amendments are the result of feedback received from municipalities, community organizations and the public, and, if passed, will alleviate administrative pressures while still meeting the intent of the original amendments to the OHA and its regulations, aimed at increasing housing supply and supporting the growth of our province.

The ministry will continue to work closely with municipalities and communities to monitor the implementation of these changes and to advance our shared conservation goals.

Once again, thank you for sharing your feedback.

Sincerely,

Hon. Michael D. Ford
Minister of Citizenship and Multiculturalism

From: Heather Purdy
Sent: Friday, May 31, 2024 12:00 PM
To: clerks <clerks@citywindsor.ca>
Subject: AGAINST AN AMENDMENT TO ZONING BY-LAW 8600 (3930 &3950 6th concession road) (7.5) FILE NUMBER Z 008-24 & OPA -7185

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.

Hello,

AGAINST AN AMENDMENT TO ZONING BY-LAW 8600
(3930 &3950 6th concession road)
(7.5)
FILE NUMBER Z 008-24 & OPA -7185

This will have a significant impact on the traffic on 6th Concession, Morand St., Ducharme St., Scofield St. and the surrounding neighbourhood.
Allowing townhouses/multiplexes in a residential neighbourhood will not only create non-conducive environment for the kids living in the neighbourhood but will also impact the safety of its current residents.
The area is already dealing with the problem of heavy traffic, accidents on Ducharme and sixth concession, flooded basements during the rains.

Permitting multiplexes/townhouses in a residential neighbourhood will forever change the unique character of our neighbourhood and have a lasting negative impact on traffic congestion and infrastructure.

As a life-time resident of WARD 9, I strongly oppose the proposed city plan.

Thank you and please do not hesitate to contact me if you have any questions.

Thank you,

Heather Purdy and Family

From: AToldo
Sent: Friday, May 31, 2024 12:09 PM
To: clerks <clerks@citywindsor.ca>
Subject: File # Z 008-24(ZNG-7184) & OPA 185 (OPA-7185)

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.

May 31, 2024

City's Clerk Office
Development & Heritage Standing Committee Members

Re: Public Meeting to Consider Amendment to Zoning By-law 8600 and an Amendment to the Official Plan
File Number Z 008-24(ZNG-7184) and OPA 185 (OPA-7185)
3930 & 3950 6th Concession Road

Letter of Opposition

Dear Committee Members,

This is about much more than townhouses. This is about Windsor's by-laws and official plans. Why does Windsor have zoning by-laws and official plans if they're vulnerable to developers who step forward with the necessary finances and grandiose plans?
As a Windsorite I expect our zoning by-laws and official plans be respected and adhered to. They were developed for a reason, for the betterment of Windsor.

I can understand if a zoning by-law or official plan was amended for something as significant as a hospital or perhaps a police or fire station. But not for something as trivial as townhouses as proposed by this application. The Masotti's have several options that do not require amending our zoning by-laws or removing the property from the North Roseland Secondary Plan area. They can sell the house and property. They can remove the house and build two large houses that would enhance the neighbourhood. All of these are possible without trampling on our zoning by-laws and the North Roseland Secondary Plan.

If Council or Planning & Building Services or Development & Heritage Standing Committee don't respect our zoning by-laws and official plans then what message does that send to the people of Windsor?
Who is responsible to protect our zoning by-laws and official plans if not the Mayor, Councillors, Building& Planning Services and Heritage & Development Standing Committee? Is that not why we elect you and employ you?

North Roseland is a residential neighbourhood of large treed lots that dates back to the 1950's. Personally I have lived in the 900 block of Morand Street (2 blocks from 6th Concession) since 1964. I've seen the neighbourhood grow and change over the years. But what has remained a constant is low profile, single family dwellings protected by our zoning by-laws and the North Roseland Secondary Plan.

I strongly urge the Development and Heritage Standing Committee to protect North Roseland from developers who are motivated by greed with no regard to the people who call it home.

I strongly urge the Development and Heritage Standing Committee to protect North Roseland from developers who consider our by-laws and official plans to be weak and easily manipulated.

I strongly urge the Development and Heritage Standing Committee DENY all applications put forward by Generation Development Contractors related to 3930/3950 6th Concession.

Thank you,
Annemarie Toldo

Development & Heritage Standing Committee Meeting June 3, 2024 Item 7.5 - Written Submission

From: H C
Sent: Friday, May 31, 2024 1:01 PM
To: clerks <clerks@citywindsor.ca>
Subject: Sixth concession amendment opposition

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 Members of the City of Windsor Council and Planning Department,

I am writing on behalf of the residents of Roseland Estates regarding a proposed amendment by Andi Shillvari. The proposal seeks to replace an existing single-family home with 24 dwelling units and 40 parking spaces. This project has faced unanimous opposition from our community, and I strongly urge you to consider the severe implications this development will have on our neighborhood.

Roseland Estates is a residential area specifically developed for single-family homes. The introduction of such a large-scale development is inconsistent with the character and infrastructure of our neighborhood. The construction will significantly impact our daily lives by restricting mobility, increasing traffic congestion, and generating excessive debris and dust, which will degrade our environment and quality of life. Our community takes pride in maintaining the residential integrity of our neighborhood. We pay taxes with the expectation that the area will remain dedicated to single-family homes, allowing us to live peacefully in the environment we have invested in and nurtured. The proposed development not only contradicts the established zoning regulations but also disregards the collective wishes of the residents who have built and sustained this community.

It is evident that Mr. Shillvari's motivation is primarily financial gain. His lack of interest in being a member of our community further exacerbates our concerns. The infrastructure in Roseland Estates is simply not designed to support such a high-density project. The overwhelming majority of residents, if not all, boldly opposed this development. I urge the City of Windsor to prioritize the concerns and well-being of the Roseland Estates residents over the interests of an individual developer.

The decision to reject this proposal was made for valid reasons, and those reasons remain pertinent. Please take into consideration the profound impact this development will have on our community and uphold the initial refusal of the amendment. Thank you for your attention to this matter. We trust that you will make a decision that reflects the best interests of our community.
Sincerely, 3975 Sixth concession Road

Development & Heritage Standing Committee Meeting June 3, 2024 Item 7.5 - Written Submission

From: Doris Bennett
Sent: Friday, May 31, 2024 1:17 PM
To: clerks <clerks@citywindsor.ca>
Subject: 3930 6th Concession Z 008-24 and OPA-7185 (OPPOSED)

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.

STRONGLY OPPOSE

Why was only 1/10th of a mile notified?
I was notified by a friend that lives on the 900 block of Ducharme. I'm 700 block. She found out by taking to someone who actually received the notification.
Seems shaddy that the majority of the community wasn't notified. But we know who developer is and who owns that house. A name means more than respecting the neighborhood.

This is unacceptable as it will affect everyone from Howard, Cabana, Provincial and all the streets inbetween.

Townhouses are not permitted in the OFFICAL PLAN OF THE NORTH ROSELAND.
The CITY should not permit the developer to request rezoning.

24 seperate dwellings 3 story tall, 4 townhouse buildings is not going to benefit the community and surrounding areas.
In a residential neighborhood and a resident of over 30 yrs and some even longer, will forever change the unique character of our neighborhood and not to mention the lasting negative impact on traffic congestion and infrastructure.

The pork chop didn't help stop southbound traffic turning left into the pork chop. Only thing stoping them is if a car is waiting for their turn to proceed.
The 3 way stop that is on Morand. Do you know how many run through, or stop in the middle cause they realized there's a stop.

There's no sidewalks, bike path. That is a safety issue. What about the transit system. There's no bus stop close by.
You can't cycle on 6th Concession, it's gravel and narrow. At the rail tracks it's even worse.
What about the drainage system? How will that affect us?

It wouldn't bother me if the plans were for single dwelling homes, or side by side homes. But not 3 stories. That becomes an eye sore, not part of the urban elements.

-----Original Message-----
From: Mickee 66
Sent: Friday, May 31, 2024 1:27 PM
To: clerks <clerks@citywindsor.ca>
Subject: Townhouses 3930 6th concession

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 live at 570 Morand St., Windsor. I am very opposed to building townhouses on Conc 6. There is already too much traffic and congestion in our area due to the new subdivision east of conc 6 and new townhomes north of Morand near the end. You already have no left turns on conc 6 going north. The traffic is forever flowing and busy. Adding 72 more people can add up-to 144 or more cars in that small area and only 40 parking spots means people parking on roadsides on other roads in that area, congesting traffic in that area even more. Also our area is north Roseland and the official plan does not allow condo or apartment buildings. That would forever change our landscape. I moved here years ago because of the landscape and quiet area.
It's already too busy here.
Jacqueline LaSall

Sent from my iPad

Development & Heritage Standing Committee Meeting
June 3, 2024
Item 7.5 - Written Submission

From: Ranjit Swatch
Sent: Friday, May 31, 2024 1:43 PM
To: clerks <clerks@citywindsor.ca>
Subject:

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.

Hello
Subject : AGAINST ZONING CHANGE (3930 & 3950 6th concession road)
As a resident of Ward 9, I'm against the proposal of Rezoning of ward 9, as it will negatively impact our neighbourhood.
It will create traffic nuisance, will put more stress on our already inefficient sewer drainage and will make the entire area overly populated and unsafe for its current residents.

Thanks

Development & Heritage Standing Committee Meeting
June 3, 2024
Item 7.5 - Written Submission

From: Johnathan Kopp
Sent: Friday, May 31, 2024 2:42 PM
To: clerks <clerks@citywindsor.ca>
Subject: File Number Z 008-24 (ZNG-7184) & OPA 185 (OPA-7185)

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.

My Name is Johnathan Kopp and my address is 3998 Cosenza street.

I want to make sure that hear my comments about the amendment to zoning 3930 and 3950 6th Concession Road requested by Andi Shallvari.

As resident of this zone and daily user of the exit in Ducharme to 6th concession, I am in total disagreement of changing the zone from single family to multiple family. I understand the need that Canada has of new houses but taking this zone from 2 single family to 24 families is not the solution, since the roads and rest of the infrastructure is not prepared for such increase.

This request looks more based on the profit of Andi and his company than how convenient could be for the rest of the residents of this zone. I also understand that this construction will generate jobs and income for the city, but at the same time I can say is short sight, because the amount of the investment that city will need to expense in order to expand 6th concession will be astronomical. Under the current circumstances is already a problem and the quantity of accidents in that corner has been increasing in the last two years.

Again, I am in total disagreement on changing the zone, this should be kept as it is, or something like 4 or 6 townhouses, but not more than this. Again, this request from the builder is total based on profit and not on the community benefit, and I dare to say that the actual request of 24 dwellings also won't contribute to resolve the housing crisis in the region, since typically these type of construction will be very expensive for the average Canadian.

Once again, the housing crisis can not be resolved damaging the current communities, private and public profit can not more important that community benefit, this is no the way to go.

Sincerely
Regards
Johnathan Kopp

-----Original Message-----
From: SEAN SMITH
Sent: Friday, May 31, 2024 3:52 PM
To: clerks <clerks@citywindsor.ca>
Subject: Townhouse Opposition

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 writing to express my opposition to the proposed Townhouse development being considered at 3930 6th Concession. This will have a negative impact around the surrounding area by increasing traffic from both a construction and residential standpoint in an otherwise quiet residential area. Thus, causing the safety of residents living in this area who currently reside here to be considered. While we do appreciate the concern for new housing, we do feel as though this project would be better suited for a less established & more accommodating part of the city.
Thank you,
Duilio Collodel

Development & Heritage Standing Committee Meeting
June 3, 2024
Item 7.5 - Written Submission

From: Marilyn Lee
Sent: Friday, May 31, 2024 3:56 PM
To: clerks <clerks@citywindsor.ca>
Cc:
Subject: Proposal on 3930 6th Concession

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.

Hi;

I, Greg Zakoor at 791 Morand St., wish to object to the proposed development at 3930 6th Concession. There is way too much traffic in that area and this area will change dramatically with all this new growth.

There is enough single dwelling homes in this area and a townhouse like this is not needed here and will create even further traffic problems.

Thank You,

Greg Zakoor

-----Original Message-----
From: MANAN PATEL
Sent: Sunday, June 2, 2024 10:22 PM
To: clerks <clerks@citywindsor.ca>
Subject: File Number Z 008-24(ZNG-7184)&OPA 185(OPA-7185)

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 Sir or Madam,

This is Manan Patel her, I reside at 3973 Zanzibar Court Windsor ON N9G 0A4. I am unable to participate in person for a public meeting held by Development & Heritage Standing Committee on Monday June 3,2024! I received the notice for public meeting to consider an amendment to zoning by-law 8600 and I do not support the proposed amendment as attached in schedule A in the notice! Our zone is already experiencing heavy traffic and despite the public school located on the Ducharme Street the ongoing traffic is not well controlled by speed limit and requires other traffic control measures in place! Sometimes it becomes very unsafe for students and parents who reside in the area and prefer to walk to school! The community park is already getting very crowded especially from April to late fall when weather gets nicer! Looking to the proposed amendment , it would more burden related to safety concerns and quite living to the existing residents in the neighborhood ! I would highly recommend that the city should consider the Generation development contractor should look into the larger land somewhere else to execute their development projects for townhomes instead of using a small piece of land(Proposed subject land) to build number of townhome units by proposing an amendment to zoning , which would not only spoil the image of a nicer and attractive community look but also reduce its value from real estate point of view!
Thank you!
Sincerely,
Manan Patel

Sent from my iPhone

From: Brian KUKHTA
Sent: Saturday, June 1, 2024 12:09 AM
To: clerks <clerks@citywindsor.ca>
Subject: 3930 6th Concession planned development

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 am submitting this as I am strongly opposed to developing 3930 6th Concession as a crammed in townhouse lot. North Roseland development plan doesn't allow this type of dwelling units proposed in this area. This area only has single homes in and around 3930 6th Concession. Building all of the 3 story townhouses will not fit the neighbourhood and 72 people in 24 units will be cramped for space. It will have a huge negative impact on the surrounding area and the homes anywhere near this with the increased traffic and the limited parking spaces on site will cause increased parking on the street surrounding 3930 6th Concession.

Build townhouse complexes like this in areas that have similar dwellings. There is a reason to zone this area and please preserve the integrity of this neighbourhood. This can not be allowed as precedent for all areas of this city would be set and the entire city would suffer negative impact. I pay high taxes for the neighbourhood I am in and want it preserved as it is.

Less than 1% of the people want this and the only ones that do, are ruining our neighbourhood for their greed. The council we electiced should fight for the people in the area and not the greedy contractors. If they vote for this, the councillors are profiting through campaign donations. Reject the rezoning request.

Sincerely,

Brian KUKHTA

From: Hadi Siddiqui
Sent: Friday, May 31, 2024 8:13 PM
To: clerks <clerks@citywindsor.ca>
Subject: Against amendment of zoning bylaw 8600 - 6th concession

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.

Hello sir/madam,

I AM AGAINST AN AMENDMENT TO ZONING BY-LAW 8600
(3930 &3950 6th concession road)
(7.5)
FILE NUMBER Z 008-24 & OPA -7185

This will have a significant impact on the traffic on 6th Concession, Morand St., Ducharme St., Scofield St. and the surrounding neighbourhood.
Allowing townhouses/multiplexes in a residential neighbourhood will not only create non-conducive environment for the kids living in the neighbourhood but will also impact the safety of its current residents.
The area is already dealing with the problem of heavy traffic, accidents on Ducharme and sixth concession, flooded basements during the rains.

Permitting multiplexes/townhouses in a residential neighbourhood will forever change the unique character of our neighbourhood and have a lasting negative impact on traffic congestion and infrastructure.

As a resident of WARD 9, I strongly oppose the proposed city plan.

Regards,

Hadi Siddiqui

From: Afifa Rahman
Sent: Monday, June 3, 2024 9:39 AM
To: Mckenzie, Kieran <kmckenzie@citywindsor.ca>; clerks <clerks@citywindsor.ca>
Subject: City Council Meeting today at 4.30 pm

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.

Hello

I am a resident at 4085 Cosenza St, Windsor, N9G 0B5. I could not attend today's meeting due to personal schedule conflicts such as my kid's school timings.

I want to document my objections to building the condominium complex behind our property. We bought this 1.1 million upper end property because of its current quiet location and the builder stated those plots behind were slated for even bigger sized upper end independent houses.

Undoubtedly, we were shocked to hear the proposition for a condominium complex behind our house. This will significantly reduce the value of our property. We moved from one street over at Rockport St to this location last year just for its quieter location. We would never have bought this property at peak prices had the builder disclosed such plans. That is not fair business practice and we will suffer from significant loss in our property values.

The overall area will also take a significant hit due to being congested and with increased noise pollution and traffic. This will take a toll on the environment also.

We find this proposition unacceptable on many levels. So please consider the petition that we have filed to not move forward with this proposition.

Thank you
Afifa Rahman

May 31, 2024

City Clerk's Office
Development & Heritage Standing Committee Members

Re: Public Meeting to Consider Amendments Zoning By-law 8600 [ZNG-7184] and Official Plan [OPA-7185] 3930 & 3950 6th Concession Rd.

I am writing to voice my concerns about the proposal to rezone our neighbourhood to accommodate low rise apartment housing at 3930 & 3950 6th Concession Rd. Our family has recently moved into 865 Ducharme St. from downtown Kitchener where mixed density housing has been taking place for years. Let me tell you…it changes the neighbourhood drastically.

Here are the concerns that would hinder our support of this development:

- **Traffic and Safety**–a development of this type will only increase the already busy vehicle traffic on our residential street as well as create more congestion on 6th concession. There is constant speeding on Ducharme coming from 6th concession as well as non-compliance with the "no entry" from the newer side of Ducharme off 6th concession. Stop signs are not observed on our street or 6th concession putting the many children and pedestrians that walk on the street at risk. **My daughter is in a wheelchair with a service dog and would be at greater risk because of the lack of sidewalks on our street and the increased traffic anticipated with such a development.**
- **Lack of access to public transit**–while I recognize the need for more affordable and higher density housing in the city, there is no public transit near the proposed corner. Again–we have large numbers of people already walking by our property to get to the bus stops on Howard–often leaving garbage on our front lawn and with no sidewalks, they are in danger of being injured during the evening hours.
- **Sanitation and Flooding Risk**–6th concession is a 2 lane street with ditches at the sides. There is no additional infrastructure planned for sewage and rain water drainage as far as we know. What impact will that have on the risk for flooding or impact on our sewers?
- **Changing nature of the neighbourhood.** We moved to this area because of its quiet streets and large lots. Adding apartment buildings to the area will change the feel of the neighbourhood entirely…and not necessarily in a good way. There will be more pressure on traffic, schools, Cabana Road, Walker Road and Provincial Road. Cabana and Walker are already in need of repair.

In closing, there was little to no public consultation about the changes to our neighbourhood and I would hope that rezoning will not be considered without further thought and consultation. Surely there are other areas of the city that could accommodate such a development.

With regards,

Kathy Moreland, RN, MScN