

ADDITIONAL INFORMATION

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 **attached** 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 **(attached)**
Verbal Opposition Received from the Following: Citizen Beverly
Tracey, area resident; Amandeep Ghangas, area resident; Sandeep
Marwaha, area resident; Tarsem Marwaha, 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) (attached)**

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 **attached** letter as a written submission; Leigh Ann King, Central Park Athletics (340 Grand Marais Rd E.) submitting the **attached** 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, 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) Bryan Pearce, Principal Planner, Baird, Architecture & Engineering, available for questions (in person)
- d) 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)
- e) Michael Davis, Partner, Urban Planning, Siv-ik Planning & Design Inc. (in person)
- b) Sukhi Dhaliwal, area resident, available for questions (in person)
- c) Suzanne De Froy, area resident (in person)
- d) 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) (PowerPoint Pending)
- i) Jagjeet Bal, area resident (in person)
- j) Kathy Moreland, area resident (via Zoom)
- l) Gurlal Gill, area resident (in person)
- m) Pavitarpal Randha, Area resident, available for questions (in person)
- n) Heather Purdy, area resident, available for questions (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)

Subject: Additional Information Memo to Report S68/2024-Zoning By-Law Amendment Z009-24 and Official Plan Amendment OPA 186-2743331 Ontario Inc.- 0, 0, 666, 676, 684 & 696 Chatham St. W. Ward 3

Reference: Report S68/2024

Date to Council: June 3, 2024

Author: Laura Strahl MCIP, RPP
Senior Planner - Special Projects
519-255-6543 x6396
lstrahl@citywindsor.ca
Planning & Building Services

Report Date: 5/27/2024
Clerk's File #: Z/14760 & Z/14762

To: Mayor and Members of City Council

Additional Information:

Additional Recommendations for Report # S68/2024:

The following be added under the proposed Section 20(1) contained in Recommendation III of Report S68/2024:

- f) Despite Section 24.26.8, an exterior parking space is permitted to be located within 6 metres of the intersection of any two streets; and,
- g) Despite Section 25.5.20, a parking area separation of 0.9m from a street is permitted.

Discussion:

Report S68/2024 recommends the approval of an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) to permit the construction of a 16-storey, 88-unit dwelling with 70 parking spaces proposed on the 2nd, 3rd and 4th storey and amenity space on the ground floor and roof-top terrace on the 5th storey at 0, 666, 676, 684 & 696 Chatham Street West (northeast corner of Caron Avenue and Chatham Street West). The OPA and ZBA would also permit construction of a new surface parking lot containing 12 visitor parking spaces at 0 Chatham Street West (southeast corner of Caron Avenue and Chatham Street West).

Report S68/2024 is part of the June 3, 2024 Development and Heritage Standing Committee meeting agenda. Upon publication of the agenda, the applicant has reached out to staff to request two items be included in the Zoning By-law Amendment recommendations in order to permit the proposed configuration of the surface parking lot at 0 Chatham Street, as outlined below:

- Permit an exterior parking space to be located within 6 metres of the intersection of any two streets, where as Section 24.26.8 prohibits same.

The applicant meets Engineering and Transportation Planning technical standards for sight triangles, therefore relief from this provision is appropriate.

- Permit a parking area separation of 0.9m from a street, where as Section 25.5.20 requires 3 metres.

The parking area is proposed 0.9 metres from the *street*. The definition of *street* in Zoning By-law 8600 includes the full right-of way, therefore in this case the *street* is the same location as the west and north lot lines. The right-of-way includes a grassed boulevard and sidewalk, making the parking area approximately 6 metres from the paved portion of the roads, therefore a buffer between the travelled portions of the right-of-way and the parking area is sufficient. Without relief from this provision the applicant would not be able to accommodate the required parking for this development.

Conclusion:

Administration is recommending that the Recommendations of this additional information memo be added to those in report S68/2024.

Approvals:

Name	Title
Greg Atkinson	Deputy City Planner - Development
Thom Hunt	City Planner
Aaron Farough	Senior Legal Counsel
Jelena Payne	Commissioner of Economic Development
Joe Mancina	Chief Administrative Officer

Appendices:

N/A



Name: Colby Wu

Address: 2862 Kew Drive, Windsor Ontario N8T3C6

Phone:

Email Address: colbywu@stratusplastics.com

Report Recommendation (For/Against): Against

Special Needs Request (Yes/No): No

Will you be appearing before Council on this matter **or** do you wish to be listed as available for questions? Will not be appearing, will be travelling and will not be able to attend.

Will you attend in person or via Zoom? - will be travelling and cannot attend.

Subject: City of Windsor Community Improvement Plans-Rescindment of Grant Approvals with no expiry deadline (City-wide)

Stratus Plastics International is Against the report recommendations for the CIP rescindment of grant approvals. The reasons that we are against is the following:

- 1) Many of us manufacturers we're financially set back due to COVID19 and time delays
- 2) Contractors from cement, asphalt, building have been limited due to larger construction projects like the Bridge and the battery plant.
- 3) Small business manufacturers like Stratus Plastics depends on these grants to help support growth
- 4) CIP provided no expiry deadline except this notice.
- 5) This is unfair for many of us involved in this grant due to the circumstances and the situation that we we're brought into.

Request:

- 1) Allow a deadline for grant approvals or give ample amount of notice of rescindment instead of a public notice meeting.

Small business makes up Ontario and supports many local jobs and communities here. Taking away this grant is a disservice to all the hardworking small business's in this region. We only are requesting to have proper notice when rescinding grant approvals.

Thank you

Owner of Stratus Plastics

Colby Wu

**Development & Heritage Standing
Committee Meeting
June 3, 2024
Item 11.2 - Written Submission**



3400 Grand Marais Road East, Windsor, ON N8W 1W7 P (519) 944-8000

centralparkathletics.com

imagine that.

Friday, May 31, 2024

Hello Anna Ciacelli,

We confirm that we would like to be listed as a delegate at the June 3, 2024 meeting of the Development & Heritage Standing Committee regarding Item 11.2 - City of Windsor Community Improvement Plans-Rescindment of Grant Approvals with no expiry deadline (City-wide) (S 69/2024).

We would still like to be a part of this program and will complete the list of requirements.

- James King, Owner/Operator of Central Park Athletics (3400 Grand Marais Rd E.)
- We would like to speak to the committee (5-minute period), and available for questions.
- We would like to participate in person.
- We would be asking for an extension of 1 year to complete.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Leigh Ann King".

Leigh Ann King
226-347-3313

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

-----Original Message-----

From: AMARDEEP GHANGAS

Sent: Tuesday, May 28, 2024 11:52 AM

To: clerks <clerks@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@citywindsor.ca>

Subject: AGAINST ZONING CHANGE 3930&3950

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

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

Amardeep Singh Ghangas

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

From: Satvir Gill

Sent: Tuesday, May 28, 2024 11:04 AM

To: clerks <clerks@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@citywindsor.ca>

Subject: Against an AMENDMENT (3930 & 3950 6th concession road)

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

Andy Muller

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

From: Paul Kriz
Sent: May 29, 2024 10:36 AM
To: clerks <clerks@citywindsor.ca>
Subject: 3930 6th Concession Planned Development
Importance: High

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.

Please accept and record this message.

I oppose this proposed development and understand that allowing townhouses in a residential neighbourhood is not permitted in the Official Plan of North Roseland.

I do not support the developer's request to have the property in question removed from the Official Plan.

With Respect

Daniela R. Kriz, Owner and Taxpayer

From: DARK GRANITE
Sent: Thursday, May 30, 2024 12:48 PM
To: clerks <clerks@citywindsor.ca>
Subject: Z 008-24 and OPA-7185 (OPPOSE)

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.

OPPOSE THE DEVELOPMENT OF 3930 6TH CONCESSION

24 separate dwellings, 3 stories tall is unacceptably in this community.

My first question is, why only 1/10th of a mile was notified? Who made this decision? Did the notification stop on the 900 block and downward of Ducharme, Morand, Scofield, Wallace etc.? Seems a bit sketchy to me that entire community was not notified. Not fair to the homeowner that moved in recently and had no clue this was happening before they purposed and the homeowners that have been there 30+ years. I guess it doesn't matter that we as taxpayers want as our voice doesn't matter.

Townhouses are not permitted in the OFFICIAL PLAN of NORTH ROSELAND. Single dwelling homes, 1 story that accommodate a family I'm more than willing accept. The developer is requesting the property be rezoned permitting townhouses 3 stories tall with parking space of 40 will forever change the unique character of our neighborhood with negative impact not only with traffic but also the visual of the surrounding homes that have been established there for many years.

Now let's talk about the traffic. Even though the pork chops have been put in, the number of cars that make a left turn from south to north on all streets police can make their quota. The 3 way stop on Morand and 6th concession, you have to pay attention because cars don't stop, or they'll stop just past the sign realizing there's a stop. The car from Morand can't make the left turn because the car on 6th concession is has now blocked the right of way.

No sidewalks, or bike paths. This is unsafe as it is. If those townhouses are built there will be more traffic and a danger to pedestrian. Roundabouts will not solve the safety issue or traffic issues. Also, there is no transit within the vicinity. It's quite the walk to the bus stop

The arguments raised in this 2024 proposal will not improve the integrity of the neighborhood and safety concerns. I strongly suggest you reconsider this proposal and respect the community request.

Thank you

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

From: Farzana Akhter

Sent: Thursday, May 30, 2024 1:00 PM

To: clerks <clerks@citywindsor.ca>

Subject: Concerns Regarding Proposed Townhouse Development 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 Standing Committee,

I hope this letter finds you well. I am writing to express my **strong opposition** to the proposed development of 24 dwelling units in our neighborhood. While I appreciate the need for housing, I believe that this particular project would have detrimental effects on our community.

Here are my concerns:

Overcrowding: Our neighborhood is already densely populated, and adding 24 more units would exacerbate the situation. The existing infrastructure, such as schools and roads, is struggling to accommodate the current population. Introducing more residents without adequate planning could strain our resources further.

School Capacity: As you are aware, our local school is already crowded with students. Adding more families to the area would put additional pressure on the school system. We need to prioritize the well-being and education of our children by ensuring that class sizes remain manageable.

Traffic Congestion: The intersection of 6th Concession Road and Ducharme Street is notoriously busy. Granting permission to build townhouses adjacent to Ducharme Street would only worsen the traffic situation. Residents would face longer commute times, increased noise, and safety risks.

Community Well-Being: Our neighborhood has a strong sense of community, and we value the peace and tranquility it provides. Introducing more housing units without proper consideration would disrupt this harmony. We must prioritize the well-being of our residents over any development plans.

In light of these concerns, I urge the City Council to reconsider the proposed development. Perhaps alternative locations could be explored to minimize the impact on our community.

Thank you for your attention to this matter. I trust that you will carefully weigh the pros and cons before making a decision that affects us all.

Sincerely,

Farzana Akhter

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

From: Terri Fletcher

Sent: Thursday, May 30, 2024 12:39 PM

To: clerks <clerks@citywindsor.ca>

Subject: Oppose multi unit Development of 3930 6th Concession file numbers Z008-24 and 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 City clerk

I am writing to oppose multi unit Development of 3930 6th Concession file numbers Z008-24 and OPA - 7185

This would not benefit the long term residents of our neighborhood. We already suffer from extremely dangerous traffic conditions of people using our streets as cut throughs and shortcuts at speeding rates trying to get to Costco, Rona stores and other developments. Parking is an issue as well. Please do not rezone this area for multi unit dwellings.

Kind regards,

Terri Fletcher

Sent from [Mail](#) for Windows

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

-----Original Message-----

From: Paul williams

Sent: Thursday, May 30, 2024 12:20 PM

To: clerks <clerks@citywindsor.ca>

Subject: Proposal to develop 3930 6th Concession at north-east corner of Ducharme street .

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 oppose this planned development on 6th concession-File numbers Z 008-24 and OPA-7185

My name is. Paul Williams

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

-----Original Message-----

From: Sharon Ducharme
Sent: Thursday, May 30, 2024 1:57 PM
To: clerks <clerks@citywindsor.ca>
Cc: kmckenzie@windsor.ca
Subject: Townhouse 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.

We , at 820 Ducharme Street , strongly oppose the planned development of
3930 6th. Concession
File numbers Z 008-24 and OPA - 7185
Such structures definitely do not fit in to the many existing single family homes surrounding that piece of
property .

Respectfully
Ken and Sharon Ducharme

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

-----Original Message-----

From: Guri dhaliwal

Sent: Tuesday, May 28, 2024 12:24 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,

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.

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

From: Gurleen Grewal

Sent: Tuesday, May 28, 2024 11:40 AM

To: clerks <clerks@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@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,

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.

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

From: Harleen Gill
Sent: Tuesday, May 28, 2024 11:16 AM
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, 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.

From: Harman Dhaliwal

Sent: Tuesday, May 28, 2024 1:51 PM

To: Mckenzie, Kieran <kmckenzie@citywindsor.ca>; clerks <clerks@citywindsor.ca>

Subject: AGAINST ZONING CHANGE (3930 & 3950 6th concession road)

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,

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.

Moreover the local school, Talbot trail public school is already overcrowded and kids and families are suffering. Please stop this action and let the community live in peace.

Thanks

Regards,
Harman Dhaliwal

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

From: Kiranpreet Mangat
Sent: Tuesday, May 28, 2024 11:36 AM
To: Mckenzie, Kieran <kmckenzie@citywindsor.ca>
Cc: 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.

Good morning,

AGAINST AN AMENDMENT TO ZONING BY-LAW (3930 & 3950 6th concession road) 8600 (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 m, I strongly oppose the proposed city plan.

Item 7.5 - Written Submission

Concerns for proposed zoning change to 3930 & 3950 6th Concession Road

1. The City of Windsor has done nothing to improve 6th Concession. There are very big ditches along one side of the street. I have seen cars and garbage trucks fall into these ditches. Just this past month, there was a car accident and a car fell into the ditch at the exact location for the rezoning. These ditches all ALONG 6th concession makes it very difficult for anyone driving to stop for an emergency, for example police cars, flat tires, etc. With more people living at the corner of 6th Concession and Ducharme, how does the city propose to fix all the problems along 6th Concession?
2. This neighbourhood is multi-generational. There are 2 to 3 families living within one house. This is not a neighbourhood where only 4-6 people live in one house. I am sure with the number of people per house, it puts a lot of strain on sewer systems, amount of water, electricity, gas required per household. How will 24 new dwellings that can have a possibility of many people/household affect all these services?
3. There are 3 new condo buildings at the end of Ducharme and Walker Road. The entrance/exit for all these condos is along Ducharme. This has already added to traffic concerns along Ducharme. Since the entrance/exit from these proposed 24 dwelling units, will also be along Ducharme Street, this will add additional strain to the street. Ducharme also has a lot of speeding issues. Many drivers do not adhere to the speed limit. This is quite a concern since there is an elementary school and a large park along Ducharme.
4. 6th Concession has a mature look to it. Rezoning to build 24 dwellings will take away the aesthetics of the street. It is also very unfortunate that the mature trees that help clean up the car pollution will be chopped down from this lot.
5. 24 dwellings and 40 parking spaces seems like a lot of cars and people. I was told that this was NOT the only property in this neighbourhood that is being considered for rezoning. Again, Concession 6 traffic is horrendous and the City of Windsor needs to fix these traffic issues before multiple housing units are considered. Concession 6 and Ducharme are only two lane streets. How can the City of Windsor even think to propose more dwellings along this neighbourhood?

I am opposed to any rezoning being considered in my neighbourhood.
Lucy Deluca, 3950 Cosenza St.

From: pete machina
Sent: Tuesday, May 14, 2024 6:45 AM
To: clerks <clerks@citywindsor.ca>
Subject: Comment regarding zoning by-law amendment application

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.

Application to amend zoning by-law 8600
Reference file Number Z 008-24 [ZNG-7184] & OPA 185 [OPA- 7185]

With regard to the application to amend the zoning by-law referenced above, I would like to submit the following for consideration by Council and the Development and Heritage Committee.

I recognize both the City's and Province's desire to increase residential density through the implementation of more mixed housing options, and as such do not object to the proposed development.

I would like however, to draw attention to the increased risk this proposal brings to residents in the adjacent neighbourhood, namely those residing on Ducharme Steet, west from the 6th Concession to Howard Avenue, ie those in the 500 to 1000 blocks of Ducharme St.

The original plan for the Walker Gate community called for Ducharme street to be offset southward at the 6th concession, rather than the straight through run that was employed. The thought was to divert traffic from the Walker Gate community along the 6th Concession to either the Dougal Parkway on ramp or to Provincial road. As a result of the actual layout of the road, Ducharme Street has seen a huge increase in vehicle traffic both east bound and west bound into and out of the Walker Gate community. Despite the use of a No Entry sign and Porkchops designed to limit traffic flow, many people driving west bound on Ducharme Street blatantly ignore the signage and cross the 6th Concession to drive around the porkchop and continue westward on the original section of Ducharme St. Law enforcement to deter this infraction has been nonexistent.

Additionally, the portion of Ducharme street east of the 6th Concession is wider than the western portion and has both sidewalks and bicycle lanes where the western portion does not. There is negligible parking on the eastern portion because there are no homes that face onto Ducharme Street. The western section is lined with homes that face onto the street and there are frequently many cars on both sides of the street. That, combined with the lack of sidewalks, creates a narrow corridor for pedestrians and bicyclists. The section of Ducharme west of the 6th Concession is frequented by locals, ranging from seniors to parents with young children whether walking or in strollers.

The addition of the proposed multi dwelling housing development at the north East corner of Ducharme Street and the 6th concession will only exacerbate an already dangerous set of conditions.

I request that as a part of the final plan, that steps are taken to remediate this condition and to eliminate the added risk by permanently blocking off the western end of the 1000 block of Ducharme by installing a guard rail or permanent earth berm, thereby creating a cul-de-sac at that location. The recent proposal to create a roundabout at that intersection will do nothing to alleviate that risk and only heighten it. Previous objections by the city to create a cul-de-sac at this location are without merit as there are already several cul-de-sacs in the region including those on Lynn, Bedford as well as several running off Holburn St. and Ducharme St, within the Walker Gate community.

Thank You for your consideration.

Peter Machina

From: Ranju Dhaliwal
Sent: Tuesday, May 28, 2024 11:33 AM
To: Mckenzie, Kieran <kmckenzie@citywindsor.ca>; clerks <clerks@citywindsor.ca>
Subject: Against Zoning Amendment 3930 & 3950 6th concession rd

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 (3930 & 3950 6th concession road)
8600
(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-conductive 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 m, I strongly oppose the proposed city plan.

[Sent from Yahoo Mail for iPhone](#)

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

Renato Corrado
1156 Laura's Lane
Windsor, ON N9G 0A5

May 24, 2024

City of Windsor
Attn: Mayor Dilkens and Members of City Council
350 City Hall Square West
P.O. Box 1607
Windsor, ON N9A 6S1

Dear Mayor Dilkens and Members of City Council,

Subject: Official Plan Amendment and Zoning Bylaw Amendment at 3930 and 3950 Sixth Concession Road

I am writing to express my strong opposition to the applicant's request for an Official Plan Amendment and request for a Zoning Bylaw Amendment in order to rezone the above referenced properties from RD1.4 and RD1.2 to RD2.5, with a site-specific provision to allow for a multiple dwelling and associated design.

In my opinion, the applicant's requests should not be supported. The proposed development at 3930 and 3950 Sixth Concession Road introduces high-density housing into an established neighborhood, which will impact its integrity and character.

City Council has emphasized the importance of careful and strategic densification in Windsor. The City's recent Housing Accelerator Fund (HAF) application promoted densification where it made sense for Windsor. It focused on key nodes along major thoroughfares and transit corridors. These areas are better suited for high-density developments and have the necessary infrastructure and bus routes to support them. In its submission, the City identified almost 1,000 acres and nearly 50 kilometers of arterial roads where multi-unit and several-story builds, including fourplexes, would be appropriate. This proposal does not align with City Council's densification strategy. It is not on a transit route nor is it located in an area that the City identified for such densification.

When Mayor Dilkens was asked why he was so concerned about fourplexes if triplexes hadn't led to a boom in construction, he was quoted in a CBC article as saying, "the more density you add, the more economical it becomes for developers to start making money." While economic benefits are important to a developer, they should not come at the expense of existing residents' quality of life and safety.

While I understand the need for new housing, this proposal for 24 dwelling units (16 dwelling units and 8 additional dwelling units in four townhome dwellings) raises several serious concerns.

In my opinion, the proposed development includes far too many units for the size of the combined two properties. The planned parking arrangement is insufficient and will lead to overflow parking on nearby streets, exacerbating local congestion and negatively impacting residents on nearby streets. Additionally, traffic is likely to queue on Sixth Concession Road (in both directions) at various times daily as vehicles wait for traffic to clear on Ducharme Street in order to access the development. This increased traffic congestion on Ducharme Street and surrounding streets poses significant safety risks to pedestrians, particularly schoolchildren.

Furthermore, while the consultant's Sanitary Sewer Study found that the capacity of the existing sanitary sewer is deemed to be hydraulically adequate to service the proposed development, I am nonetheless concerned that adding 24 additional dwellings to the area undoubtedly raises the likelihood of sewer backups and basement flooding for the neighbourhood. The study estimates that the proposed development will house 58 people and calculates the corresponding sanitary flow. However, the analysis should consider potential fluctuations in population density and occupancy rates over time, which could affect the accuracy of these estimations. In addition, the study does not explicitly address the potential for increased risk of basement flooding in existing homes. Even if the sewer can technically handle the additional flow, the practical impacts on the surrounding properties, particularly during heavy rainfall or other high-flow events, needs thorough examination.

I strongly urge City Council to reject the applicant's request for an Official Plan Amendment and the applicant's request for a Zoning ByLaw Amendment to rezone the properties from RD1.4 and RD1.2 to RD2.5, with a site-specific provision to allow for a multiple dwelling and associated design. It is imperative that any new development at this location harmonize with the existing neighborhood and align with the strategic densification plan outlined by City Council.

Thank you for considering my concerns.

Sincerely,



Renato Corrado

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

From: Salman Ali

Sent: Tuesday, May 28, 2024 11:42 AM

To: clerks <clerks@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@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,

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.

From: satvinder kaur
Sent: Tuesday, May 28, 2024 2:19 PM
To: clerks <clerks@citywindsor.ca>
Subject: REGARDING AMENDMENT TO ZONING BY-LAW8600

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

Satvinder Kaur

Subject: Re: Delegation Confirmation - Item 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

From: Satvir Jagraj Sandhu < >

Sent: Tuesday, May 28, 2024 10:58 AM

To: Clerks <clerks@citywindsor.ca>

Subject: Re: FW: RE: Delegation Confirmation - Item 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

Hello

AGAINST AN AMENDMENT TO ZONING BY-LAW 8600
(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 m, I strongly oppose the proposed city plan.

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

May 28, 2024

Attention: Development & Heritage Standing Committee

RE: 3930 and 3950 Sixth Concession Road.

File Number Z 008-24 [ZNG-7184] & OPA 185 [OPA-7185]

This letter is in opposition to the consideration for amendment to the zoning by-law 8600 and amendment to the official plan. We are located directly across the street from this property and feel the proposed Townhouse Development will drastically impact the privacy and character of street.

We feel changing the zoning history to allow such a high concentration of 24 dwelling units on this property, along with a height up to 12 metres with 3 floors plus roof balconies is excessive for the existing neighbourhood. This together with the change of minimum building set back will over bare our existing houses.

Another problem is the amount of parking on the property. It's simply not enough to support all the tenants and their guests. There is no street parking on Ducharme Street east of Sixth Concession because of dual bike lanes. This will force parking onto the west side of Ducharme Street and with impact the privacy and traffic on our side of the street.

Please do not revise the current zoning by-laws and official site plan on the above property, because they are in place to protect the neighbours and integrity of the surrounding area.

Best Regards,

Scott Fauteux

From: Sundar
Sent: Tuesday, May 28, 2024 1:41 PM
To: clerks <clerks@citywindsor.ca>; kmckenzie@citywindsor.ca
Subject: AGAINST ZONING CHANGE (3930 & 3950 6th concession road)

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, crowded school, 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,
Sundar Rajan

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

From: Paul Kersey

Sent: May 28, 2024 8:13 PM

To: clerks <clerks@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@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,

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

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 excess of 2 storeys in a residential neighbourhood will forever change the unique character of our neighbourhood and have a lasting negative impact on traffic congestion and infrastructure.

This will have a significant impact on the traffic on 6th Concession, Morand St., Ducharme St., Scofield St. and the surrounding neighbourhood.

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

Paul Kersey

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

From: Daljinder Cheema
Sent: May 28, 2024 8:49 PM
To: Mckenzie, Kieran <kmckenzie@citywindsor.ca>; clerks <clerks@citywindsor.ca>
Subject: Against Zoning Change 6th Concession Road (3930 & 3950)

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,

As a resident of Ward 9, I am against the proposal of rezoning as this will negatively impact our neighbourhood.

This will create a traffic nuisance, put more stress on our already inefficient sewer drainage, overly crowded Talbot Trail school and make the entire area overly populated making it unsafe for current residents.

Hope you will consider my request and take the necessary action to cancelling this zoning change proposal.

Thanks & Regards
Daljinder Singh Cheema

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

From: sehaj cheema

Sent: May 28, 2024 8:51 PM

To: Mckenzie, Kieran <kmckenzie@citywindsor.ca>; clerks <clerks@citywindsor.ca>

Subject: Against Zoning Change (3930& 3950 6th Concession Road)

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,

As a resident of Ward 9, I am against the proposal of rezoning as this will negatively impact our neighbourhood.

This will create a traffic nuisance, put more stress on our already inefficient sewer drainage, overly crowded Talbot Trail school and make the entire area overly populated making it unsafe for current residents.

Hope you will consider my request and take the necessary action to cancelling this zoning change proposal .

Thanks & Regards
Raminder Cheema

**Development & Heritage Standing
Committee Meeting**

June 3, 2024

Item 7.5 - Written Submission

From: Amy Cooper

Sent: May 28, 2024 9:32 PM

To: clerks <clerks@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@citywindsor.ca>

Subject: Against rezoning of Ward 9

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,

As a resident of Ward 9, I'm against the rezoning of 3930 & 3950 on sixth concession road.

It puts the safety of our entire neighbourhood at stake. We are already dealing with drainage and issue of flooded basements.

Talbot trail public school is running at full capacity, traffic situation is pretty bad as it is.

We don't want any multiplexes right at the corner to add more to our problems

Thanks

Amy

From: Miranda Harper

Sent: May 28, 2024 9:35 PM

To: Mckenzie, Kieran <kmckenzie@citywindsor.ca>; clerks <clerks@citywindsor.ca>

Subject: Against rezoning of ward 9 (sixth concession road)

Item 7.5 - Written Submission

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

Hello,

AGAINST AN AMENDMENT TO ZONING BY-LAW 8600
(3930 & 3950 6th concession road)

RTThis 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.

Miranda Harper

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

From: Helen Lively

Sent: May 28, 2024 10:59 PM

To: clerks <clerks@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@citywindsor.ca>

Subject: Against sixth concession rd multiplexes 3930 & 3950

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

Permitting 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 and safety of its current residents.**

It will also set a precedent that future developers will use to their advantage.

Strongly oppose this plan and proposal.

From: Kamilia Habib

Sent: May 28, 2024 11:20 PM

To: clerks <clerks@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@citywindsor.ca>

Subject: Opposing 6th concession rd multiplexes 3930 & 3950

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,

Permitting multiplexes/townhouses in a residential neighbourhood will only lead to more accidents on Ducharme and sixth concession rd. It's not safe for our kids and quiet neighbourhood.

Money minded builders should take this project out of the city and extend the city. Don't just do anything in the name of shortage of housing. We don't want to live on top of each other. Let's be more civilized and professional.

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

Kamilia Habib

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

From: Richard Nekus
Sent: May 29, 2024 5:36 AM
To: clerks <clerks@citywindsor.ca>
Subject: OPPOSITION to develop 3030 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,
I am an owner and resident of 525 Morand Street in Windsor.
Building several townhouses with a total of 24 dwellings will have a negative impact on traffic congestion and infrastructure, especially on Marand, Ducharme, and Scofield Streets.

Therefore I would like to formally OPPOSE this development project.

Respectfully.

Rick

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

From: Jan Lenova
Sent: May 29, 2024 5:42 AM
To: clerks <clerks@citywindsor.ca>
Subject: OPPOSITION to develop 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.

Dear Sirs/Madam:

I am a resident at 525 Morand Street.

Building several townhouses with a total of 24 dwellings at 6th Concession will have a negative impact on traffic congestion and infrastructure, especially on Morand, Ducharme, and Scofield Streets.

Therefore I would like to formally OPPOSE this development project.

Sincerely,

Janet Laven.

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

From: Domenic Zuccato
Sent: May 29, 2024 6:59 AM
To: clerks <clerks@citywindsor.ca>
Subject: 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.

As long time residents of 1075 Morand St., we oppose the proposal development of 3930 6th. Concession into four (3 story) townhouses. The neighbourhood has been designed as residential area of single homes and the changes will forever alter the long standing character of the area. We kindly ask Council to reject the proposed changes to the 6th Concession site. Sincerely, Lidia and Domenic Zuccato

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

From: Brian Taylor
Sent: May 29, 2024 2:36 PM
To: clerks <clerks@citywindsor.ca>
Subject: Z008-24 and 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.

Brian and Lynda Taylor residents of 940 Ducharme ST oppose this deveopment
[Yahoo Mail: Search, organise, conquer](#)

From: Marilyn Lee
Sent: Thursday, May 30, 2024 6:15 AM
To: clerks <clerks@citywindsor.ca>
Subject: Property at 3930 6th Concession OPPOSED TO THIS 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.

Hi;

I have read about a proposed property development on this 6th Concession property with a 3 Story 24 Units or Dwellings that could potentially hold some 48 to 72 people or more.

I oppose this development for a few reasons:

- 1-This is a single dwelling residential area.
- 2-6th Concession is not developed enough to accommodate the additional traffic this will cause.
- 3-24 units probably be rental units which in most cases will cause lower income dwellers
- 4-The 40 parking spaces will be alot and use up green space for cement!
- 5-This area is a nice residential area that has been bombarded with the growth on the East side of 6th concession already and certainly does not need this congestion or type of development at all.

We are totally against this development.

Get buildings completed closer to Walker Road that have already been started and continue in that area. Walker Road can handle the traffic better.

Sincerely,

Marilyn Lee

From: Rana Samra
Sent: Thursday, May 30, 2024 1:48 AM
To: clerks <clerks@citywindsor.ca>
Cc: Mckenzie, Kieran <kmckenzie@citywindsor.ca>
Subject: Against 6th concession rd amendment

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,

It is with great disappointment we're writing to you that we do not agree with the proposed plan of amendment on 3930 & 3950.

We expect better from our representatives and city council should pay attention to the anger of residents of ward 9. Instead of fixing old problems , you are dumping and adding more to it. Let our neighbourhood be.

We are against REZONING OF WARD 9 & multiplexes. Don't put peoples life in danger by making it more crowded.

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

From: Emily Dilkin

Sent: Thursday, May 30, 2024 1:40 AM

To: clerks <clerks@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@citywindsor.ca>

Subject: AGAINST REZONING OF SIXTH CONCESSION ROAD

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

We strongly stand against the rezoning of sixth concession road ward 9.

Extend the city if builders care so much about housing shortage!
Infuriating and very irrational proposal.

WE DONT WANT MULTIPLXES ON SIXTH CONCESSION ROAD WARD9

From: Barjinder Baryah
Sent: Wednesday, May 29, 2024 8:33 PM
To: clerks <clerks@citywindsor.ca>
Subject: AGAINST AN AMENDMENT TO ZONING BY-LAW 8600

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

[Sent from Yahoo Mail for iPhone](#)

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

From:
Sent: Wednesday, May 29, 2024 8:02 PM
To: clerks <clerks@citywindsor.ca>
Subject: Sixth and Ducharme

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,

3930 6th Concession - File # Z 008-24 and OPA - 7185

We are emailing this email to express our disappointment about a planned development on Sixth Concession and Ducharme St.

Adding condo units & tearing down trees will change the dynamic of this established neighbourhood, more people, more cars leading to more pollution.

Sixth concession is a concession, not designed for this large volume of traffic, regardless there needs to be a bike path for cyclists and sidewalks for pedestrians.

This will cause this area so much more traffic that we already can't handle. Not to mention the strain on sewers and infrastructure .

The fact that a beautiful home is being demolished for this development to move forward is also sad.

People move to this part of South Windsor, because it is an established, matured residential, quiet area with large treed lots . We didn't move next to areas slated for townhouse development . Bi Laws are made for a reason to safeguard tax payers and communities from this sort of action.

There are many of areas not far from here with plenty of land with more room to build condos and subdivisions, instead of cramming this condo unit and parking lot in this area. We also, don't want this to set a precedent for future developers and take advantage of matured neighbourhoods.

If this is allowed to happen our vote for next council and Mayor will be effected.

Thank you for your time

Paula, Emanuel, Julia & Matthew Oliveira

Sent from my iPad

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

-----Original Message-----

From: Landon Eldridge

Sent: Wednesday, May 29, 2024 7:41 PM

To: clerks <clerks@citywindsor.ca>

Subject: Planned development of 3930 6th Concession File Number Z 008-24

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

Planned development of 3930 6th Concession File numbers Z 008-24 and OPA - 7185

We are a resident that lives at 965 Ducharme Street and we do not consent to the construction of four townhouse building on the corner of Sixth Concession and Ducharme.

1. If the Official Plan of North Roseland townhouse were not permitted, does that mean NOT PERMITTED!
2. You have provided 40 parking spaces which mean the potential for 104 cars to be parked on the road, because each place will have two cars, not including spaces for visitors and other residents needing three parking spaces to these buildings. This will impeded traffic flow and is a danger to pedestrians.
3. Children during the school year walk every morning and traffic is already heavy during shift changes. This will mean more traffic down these streets all day. Most drivers do not adhere to the traffic rules of the road and blow through the stop signs at speed and continue speeding down the road.
4. Water pressure and volume is already not high enough.
5. As of next year, garbage pick up will be every other week which means smells, animals and rats.
6. Let us be honest, these townhouses will not help the housing shortages because the cost will be to high for the average person to afford. That means the only people who are compensated are the builders and the city for they will receive more tax dollars. They do not care because they do not live in this area.

There are a lot of empty buildings that could retrofitted for housing that are not being used in this city. WHY RUIN A TRADITIONAL ESTABLISHED NEIGHBOURHOOD FOR MONEY. That is why people bought homes in this area.

We do not consent to this change.

Sincerely

Landon and Patricia Eldridge
Sent from my iPad

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

From: Kirsty Aversa
Sent: Wednesday, May 29, 2024 7:34 PM
To: clerks <clerks@citywindsor.ca>
Subject: Opposition to planned development of 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.

Development and Heritage Standing Committee

To Whom It May Concern;

We are sending this email to voice our opposition to the development proposal of building four (3 story) townhouses at 3930 6th Concession. It is very concerning that the developer is requesting the removal of this property from the Official Plan of North Roseland. Requesting the rezoning of the property to allow townhouses is also a serious consideration. Permitting townhouses in this residential neighbourhood will negatively impact the infrastructure of this community.

We have lived in this neighbourhood on Morand Street for the last thirty years. We raised our family here and have always felt that the residential streets in this neighbourhood were quiet, which allowed our children to walk to their friends and our relatives' homes without a worry about high traffic volume and safety, when walking on the sides of the roads. We do not have sidewalks on the parallel streets of Lynn, Morand, Ducharme, Scofield, etc. and a higher traffic volume and faster traffic travelling up and down these streets from Howard to 6th Concession is a recipe for disaster (both automobile and pedestrian accidents).

We love the neighbourhood that we live in and now have four small grandchildren. We enjoy walking in the neighbourhood and frequenting the local parks. As a nana who takes our grandchildren for daily walks along these streets, I am concerned and worried about their and my own physical safety.

We are disheartened that the character of our neighbourhood will be changed and negatively impacted and would like this email to be recognized as opposition to the development proposal.

Regards,

Kirsty and Domenic Aversa

Sent from my iPad

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

From: Sandeep Kaur
Sent: Wednesday, May 29, 2024 7:32 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,

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.

[Sent from Yahoo Mail for iPhone](#)

From: Himmat

Sent: Wednesday, May 29, 2024 6:45 PM

To: clerks <clerks@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@citywindsor.ca>

Subject: no rezoning of ward 9

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

It's disheartening to see that our representatives and city would even allow this kind of proposal to even float in the first place. This will forever put its current residents' safety at risk.

We are strongly against this proposal of amendment of 3930 & 3950 on Sixth Concession Road.

Don't jeopardize with the life of residents of Ward 9 to benefit a few.

We are against multiplexes on 6th Concession Road

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

From: Craig Bondy
Sent: Thursday, May 30, 2024 8:12 AM
To: clerks <clerks@citywindsor.ca>
Cc: Beth Bondy <bethbondy77@gmail.com>
Subject: Proposed housing development in our neighborhood

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 wife and I live at 821, Morand, Windsor On N9G1J3. There is a proposed housing development off of 6th concession as stated in the attached. We object to changing our neighborhood in this manner. This does nothing but line the pockets of already wealthy people who have no interest in keeping our community peaceful. We pay a premium in taxes for our area for a reason. This would create congestion on an already terribly uncontrolled street which is loaded with children and young families and will be a blight on our surroundings. Please do not let this go through. There are plenty of other opportunities around the city for this person to develop on.

Craig and Beth Bondy

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

From: John Pare
Sent: Wednesday, May 29, 2024 6:43 PM
To: clerks <clerks@citywindsor.ca>
Subject: Z 008-24 and 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.

Opposed to the development of the four townhouses.

I received a notice in my mailbox from a concerned neighbor of what the city proposes. Why only 1/10 of a mile. More than 1/10th will be affected. This is unfair to everyone down every street around here.

6th concession is not designed to handle the amount of traffic even with roundabouts. The pork chops mean nothing. People still make a left turn coming from Dougal way. Our neighborhood will not be the same as this is a unique neighborhood.

This will set the president to future builders in a quiet neighborhood.

Townhouses are not permitted on the official plan of the north roseland. Which is being requested by the property developer.

Ducharme east of 6th concession the construction has increased the volume of traffic substantially. It can take over 5 minutes to make a left hand turn on the 6th concession. In my opinion you can't even walk there as it is unsafe during school hours and work hours.

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

-----Original Message-----

From: Rick & Julie

Sent: Wednesday, May 29, 2024 6:34 PM

To: clerks <clerks@citywindsor.ca>

Subject: File Number Z008-24 & OPA-7185 Rezoning and Building of lots 3930 and 3950 Sixth Concession Road, Windsor, Ontario

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.

To Whom it May Concern

We have lived in this neighbourhood for 38 years and we are veritably opposed to the rezoning and construction of 4 townhouse building and 40 parking spaces on the lots of 3930 and 3950 Sixth Concession Road, Windsor, Ontario.

Not only will it change the character of the neighbourhood but will also increase traffic which is already negatively affecting the area.

Please forward this to the proper individuals.

Regards,

Richard & Juliette Ivanic

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

From: Sandeep Grewal
Sent: Wednesday, May 29, 2024 6:16 PM
To: clerks <clerks@citywindsor.ca>
Subject: No amendment of ward 9

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

Sixth concession road is the heart of the neighbourhood. Multiplexes/townhouses will negatively impact the entire area. It's a huge safety concern for its residents and the city will see its consequences if you let this proposal pass.

IM AGAINST THE REZONING OF WARD 9
3930/3950 SIXTH CONCESSION ROAD

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

-----Original Message-----

From: Brian Messet
Sent: Wednesday, May 29, 2024 6:03 PM
To: clerks <clerks@citywindsor.ca>
Subject: Against 6th concession rd proposal amendment

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

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-conductive 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.

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

-----Original Message-----

From: Ameena Haidari

Sent: Wednesday, May 29, 2024 5:21 PM

To: clerks <clerks@citywindsor.ca>

Subject: Against rezoning of ward 9 sixth concession road

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 oppose the amendment of zoning by law. Please consider the residents who are already living here.
The city should represent its people not the builders.
We're losing it as a community. Only motivated by greed

From: Abdullah Al Mamun
Sent: Thursday, May 30, 2024 8:14 AM
To: clerks <clerks@citywindsor.ca>
Subject: Concerns Regarding Proposed Townhouse Development 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 Standing Committee,

I hope this letter finds you well. I am writing to express my **strong opposition** to the proposed development of 24 dwelling units in our neighborhood. While I appreciate the need for housing, I believe that this particular project would have detrimental effects on our community.

Here are my concerns:

Overcrowding: Our neighborhood is already densely populated, and adding 24 more units would exacerbate the situation. The existing infrastructure, such as schools and roads, is struggling to accommodate the current population. Introducing more residents without adequate planning could strain our resources further.

School Capacity: As you are aware, our local school is already crowded with students. Adding more families to the area would put additional pressure on the school system. We need to prioritize the well-being and education of our children by ensuring that class sizes remain manageable.

Traffic Congestion: The intersection of 6th Concession Road and Ducharme Street is notoriously busy. Granting permission to build townhouses adjacent to Ducharme Street would only worsen the traffic situation. Residents would face longer commute times, increased noise, and safety risks.

Community Well-Being: Our neighborhood has a strong sense of community, and we value the peace and tranquility it provides. Introducing more housing units without proper consideration would disrupt this harmony. We must prioritize the well-being of our residents over any development plans.

In light of these concerns, I urge the City Council to reconsider the proposed development. Perhaps alternative locations could be explored to minimize the impact on our community. Thank you for your attention to this matter. I trust that you will carefully weigh the pros and cons before making a decision that affects us all.

Sincerely,

Abdullah Al Mamun

From: Hamid Hakim
Sent: Thursday, May 30, 2024 10:09 AM
To: clerks <clerks@citywindsor.ca>
Subject: Against rezoning of ward 9 sixth concession road

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

From: Inderpal

Sent: Thursday, May 30, 2024 10:21 AM

To: clerks <clerks@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@citywindsor.ca>

Subject: Amendment to Zoning By-Law 8600 Fike Number Z 008-24 [ZNG-7184] & OPA 185 [OPA-7185] - Against Zoning Change

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.

Dera Sir/Madam,

Location : 3930 and 3950 6th Concession Road

This is to inform you that as a resident of Ward 9, I am against the proposal of Re-zoning as submitted by the applicant Andi Shallvari. The proposal will negatively impact our neighbourhood. It will also create traffic nuisance and will put more strain on our already inefficient sewer, drainage system and increase traffic on sixth concession road. It will also make the entire area overly populated and create unsafe conditions for its current residents.

I vote against the proposal.

With best regards.

Inderpal Singh Bagga
and Parvinder Bagga

Lawful Notice to the Development and Heritage Standing Committee

Corporation of the City of Windsor

**Subject: Community individuals have decided “no” to Proposed
Zoning By-law Amendment and Official Plan Amendment**

File Number: Z 008-24 [NG-7184] & OPA 185 [OPA-7185]

Date: Friday May 31, 2024

**To: The Members of the Development and Heritage Standing
Committee**

Introduction:

We, the community of individuals, hereby issue this lawful notice to the Corporation of the City of Windsor. We express our gratitude to the men and women committed to justice and the rule of law, enabling us to stand proudly on this land as individuals born on this land with our full lawful capacity.

Engagement:

Before proceeding, please take note of the following court case numbers, which are crucial to understanding the lawful basis of our binding decision that nullifies any further action on this matter:

1. [1980] 1 SCR 54
2. [2005] O.J. No. 2890

Main Argument:

Canada's Status as a Juristic Entity:

The Supreme Court, in Reference Re Authority of Parliament in relation to the Upper House [1980] 1 SCR 54, unequivocally clarified that Canada operates as a corporation, a juristic federal unit with lawful personality. This means any actions taken by this corporate entity and or its agents known as municipalities must comply with established binding laws and international obligations.

International Covenants:

Canada, as a signatory to significant international human rights covenants such as the ICCPR and ICESCR, has binding obligations to uphold and protect human rights backed by supreme law. These commitments are reinforced through Canada's periodic reporting to the United Nations Human Rights Committee.

Legal Implications:

The Constitution Act, 1982, establishes the supremacy of the Constitution. Section 52(1) states that any law inconsistent with the Canada's internal Constitution is of no force or effect. This includes laws that violate international covenants once they are incorporated into Canada's internal domestic law.

Key Case: Vincent v. DeGasperis [2005] O.J. No. 2890:

The court introduced the concepts of need and hardship in the context of minor variances, emphasizing that a minor variance is not a “special privilege” but **must be justified by genuine need or hardship**. This case ensures that any decisions made by municipal bodies are fair and just.

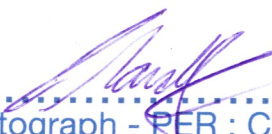
Opposition to Proposed Amendments:

We, the individuals of this community, stand upon our our full lawful capacity. We assert that the proposed amendments to Zoning By-law 8600 and the Official Plan (File Number Z 008-24 [NG-7184] & OPA 185 [OPA-7185]) do not meet the criteria of genuine need or hardship as required by law.

Conclusion:

We reclaim our ownership of these lands and assert our right to make binding decisions affecting our community. Any decision by the Corporation of the City of Windsor that infringes upon our rights is hereby declared invalid. We, the people, have decided and say no to the proposed changes. See attached signed affidavit by the individuals in our community...

**With love and respect,
Ho'oponopono**


.....
Autograph - PER : CLAUDIO SILVAGGI
non assumpsit - without prejudice
individual with intrinsic, unalienable rights

Exposing the Truth: Canada as a Corporation and Its Lawful Boundaries

Dear Friends,

We have always believed that those who make decisions and pass laws in our country are doing so for our collective good. However, recent findings reveal a different reality. It turns out that what we often refer to as "our government" is actually operating as a corporation, bound by lawful frameworks similar to those governing businesses. This has profound implications for us all, particularly regarding the laws they create and their adherence to international human rights standards.

What This Means for You:

- **A Corporation, Not a Government:** The entity we thought of as our governing body is lawfully recognized as a corporation. This means they operate under corporate rules and obligations, not as a true government "By The People".
- **International Obligations:** As a corporation, they are bound by international treaties and human rights agreements they have signed. These agreements are meant to protect our fundamental rights and freedoms against such corporations acting as governments.
- **Invalid Laws:** Any law created by this corporation that violates these international agreements is invalid. They have no lawful force because they breach the higher laws set by international human rights covenants.

Key Points in Our Claim:

1. **Supreme Court Recognition:** The Supreme Court of Canada has recognized Canada as a "juristic federal unit" – a corporation with lawful personality.
2. **Lawful Definitions:** According to Canadian law, the term "person" includes corporations. Therefore, Canada functions lawfully as a corporation.
3. **Binding International Covenants:** Canada is a signatory to major international human rights covenants, meaning it must adhere to these global lawful agreements.
4. **Constitutional Supremacy:** The Canadian Constitution, made for its own governance of its employees, states that any law inconsistent with the Constitution is invalid. This includes laws that breach international treaties once they are incorporated into its own internal domestic law.

Our Stand: We are bringing this notice of claim to ensure that all individuals understand their true relationship with this corporate entity and to emphasize that any laws violating our fundamental rights and freedoms are not valid. We aim to protect and uphold the rights granted to us by international human rights treaties.

Together, we can hold this corporation accountable and ensure our rights are respected. It's time to recognize the truth and act accordingly to safeguard our freedoms and well-being.

With love and respect,

Claudio : Silvaggi
individual with unalienable rights
Non assumpsit - without prejudice

Question:

"Do you agree that, based on the following text, **CANADA is a corporation** and cannot create laws that violate international treaties and covenants?"

Notice of Claim:

1. Canada's Status as a Juristic Entity:

- **Supreme Court Recognition:** The Supreme Court of Canada recognizes CANADA as a juristic federal unit, meaning it operates with a lawful personality as a corporation. This is evident from rulings such as the **Reference Re Authority of Parliament in relation to the Upper House** [1980] 1 SCR 54, where it was stated that CANADA is not just a geographical unit but a "juristic federal unit."
- **Interpretations Act:** Under the Interpretations Act, the term "person" includes corporations. Section 35(1) defines "person" to include a corporation. Per black's law dictionary "include is singular". Therefore, by lawful definition, CANADA, as a juristic person, functions as a corporation.

2. International Covenants:

- **Signatory Status:** CANADA is a signatory to significant international human rights covenants, including the International Covenant on Civil and Political Rights (ICCPR) and the International Covenant on Economic, Social and Cultural Rights (ICESCR). Canada has ratified these covenants, thereby agreeing to uphold the principles and obligations outlined in them.
- **Binding Obligations:** These covenants impose binding obligations on CANADA to uphold and protect human rights. This is reinforced by CANADA's periodic reporting to the United Nations Human Rights Committee on its compliance with these covenants.

3. Lawful Implications:

- **Supremacy of the Constitution:** The Constitution Act, 1982, establishes the supremacy of the Constitution. Section 52(1) states that any law inconsistent with the Constitution is of no force or effect. This means that any law enacted by CANADA that violates international covenants is invalid. CANADA by La has incorporated the international covenants into its own internal domestic law.
- **Invalidity of Conflicting Laws:** According to Section 52(1) of the Constitution Act, 1982, laws inconsistent with the Constitution are invalid from the moment of their enactment. This principle was upheld in the case **Canada (Attorney General) v. Sam Lévy et Associés Inc.**, 2005 FC 171, which confirmed that laws breaching the Constitution are void ab initio.

4. Key Lawful References:

- **Slaight Communications Inc. v. Davidson:** This case confirms that the Charter of Rights and Freedoms binds all legislative bodies and statutory authorities within the Corporation of CANADA. The Supreme Court stated that any action taken under statutory authority must comply with the Charter. The ruling emphasized that neither Parliament nor any other legislative body can authorize actions that breach the Charter and hence their international lawful obligations.
 - **Proof:** "The reference in s. 32 to the 'Parliament' and a 'legislature' make clear that the Charter operates as a limitation on the powers of those legislative bodies. Any statute enacted by either Parliament or a Legislature which is inconsistent with the Charter will be outside the power of (ultra vires) the enacting body and will be invalid." [1989] 1 SCR 1038.
- **Canada (Attorney General) v. Sam Lévy et Associés Inc.:** This case reinforces that laws inconsistent with the Constitution are invalid from the moment they are enacted. The court highlighted that the invalidity of a legislative provision arises from the moment of its enactment if it conflicts with the Constitution.
 - **Proof:** "The Constitution is, under s. 52(1) of the Constitution Act, 1982, 'the supreme law of Canada, and any law that is inconsistent with the provisions of the Constitution is, to the extent of the inconsistency, of no force or effect.'" 2005 FC 171.
- **Zingre v. The Queen:** This case establishes that a state cannot use its domestic law to justify non-compliance with its international obligations. The Supreme Court of Canada ruled that international customary law prevents a state from invoking its internal law as a justification for failing to perform its international duties.
 - **Proof:** "It is a recognized principle of international customary law that a state may not invoke the provisions of its internal law as justification for its failure to perform its international obligations." [1981] 2 SCR 392.
- **Thomson Newspapers Ltd. v. Canada:** This case asserts that constitutional protections and rights are primarily for natural persons (humans) and not for corporations or other artificial entities. The court noted that constitutional rights are designed to protect human beings.
 - **Proof:** "Everyone has the right to life, liberty, and security of the person," underlining the human element involved; only human beings can enjoy these rights. "Everyone" must be read in light of the rest of the section and defined to exclude corporations and other artificial entities incapable of enjoying life, liberty, or security of the person. [1990] 1 SCR 425.

5. Conclusion:

- As a juristic corporation, Canada is lawfully bound to comply with international human rights covenants. Any laws or actions that breach these agreements are invalid and of no force or effect.

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

From: Khan Gill
Sent: Thursday, May 30, 2024 2:47 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.

Subject: Concerns Regarding Proposed Townhouse Development File Number Z 008-24(ZNG-7184) & OPA 185(OPA-7185) Dear standing committee, I hope this letter finds you well. I am writing to express my strong opposition to the proposed development of 24 townhouse units in our neighborhood. While I appreciate the need for housing, I believe that this particular project would have detrimental effects on our community. Here are my concerns: Overcrowding: Our neighborhood is already densely populated, and adding 24 more units would exacerbate the situation. The existing infrastructure, such as schools and roads, is struggling to accommodate the current population. Introducing more residents without adequate planning could strain our resources further. School Capacity: As you are aware, our local school is already crowded with students. Adding more families to the area would put additional pressure on the school system. We need to prioritize the well-being and education of our children by ensuring that class sizes remain manageable. Traffic Congestion: The intersection of 6th Concession Road and Ducharme Street is notoriously busy. Granting permission to build townhouses adjacent to Ducharme Street would only worsen the traffic situation. Residents would face longer commute times, increased noise, and safety risks. Community Well-Being: Our neighborhood has a strong sense of community, and we value the peace and tranquility it provides. Introducing more housing units without proper consideration would disrupt this harmony. We must prioritize the well-being of our residents over any development plans. In light of these concerns, I urge the City Council to reconsider the proposed development. Perhaps alternative locations could be explored to minimize the impact on our community. Thank you for your attention to this matter. I trust that you will carefully weigh the pros and cons before making a decision that affects us all. Sincerely,
Zaheer Ahmad

From: Ivan Arlotta
Sent: Thursday, May 30, 2024 2:35 PM
To: clerks <clerks@citywindsor.ca>
Subject: Z 008-24 and OPA-7185 (oppose)

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.

OPPOSE THE DEVELOPMENT OF 3930 6TH CONCESSION

24 separate dwellings, 3 stories tall is unacceptable in this community.

My first question is, why only 1/10th of a mile was notified? Who made this decision? Did the notification stop on the 900 block and downward of Ducharme, Morand, Scofield, Wallace etc.? Seems a bit sketchy to me that the entire community was not notified. Not fair to the homeowner that moved in recently and had no clue this was happening before they proposed and the homeowners that have been there 30+ years. I guess it doesn't matter that we as taxpayers want as our voice doesn't matter.

Townhouses are not permitted in the OFFICIAL PLAN of NORTH ROSELAND. Single dwelling homes, 1 story that accommodate a family I'm more than willing to accept. The developer is requesting the property be rezoned, permitting townhouses 3 stories tall with parking space of 40 will forever change the unique character of our neighborhood with negative impact not only with traffic but also the visual of the surrounding homes that have been established there for many years.

Now let's talk about the traffic. Even though the pork chops have been put in, the number of cars that make a left turn from south to north on all streets police can make their quota. The 3 way stop on Morand and 6th concession, you have to pay attention because cars don't stop, or they'll stop just past the sign realizing there's a stop. The car from Morand can't make the left turn because the car on 6th concession has now blocked the right of way.

No sidewalks, or bike paths. This is unsafe as it is. If those townhouses are built there will be more traffic and a danger to pedestrians. Roundabouts will not solve the safety issue or traffic issues. Also, there is no transit within the vicinity. It's quite the walk to the bus stop

The arguments raised in this 2024 proposal will not improve the integrity of the neighborhood and safety concerns. I strongly suggest you reconsider this proposal and respect the community request.

Thank you

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

From:
Sent: May 30, 2024 5:10 PM
To: clerks <clerks@citywindsor.ca>
Subject: 3930 6th Concession, Windsor

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/Madam:

Please accept this email as representing our opposition to the proposal for townhouse buildings at 3930 6th Concession, which is coming up before the Development and Heritage Standing Committee on June 3, 2024.

Ducharme Street and 6th Concession already have a significant amount of through traffic, much of it at high speeds, and we fear that this development would only serve to exacerbate that situation.

In addition, we feel that the proposed buildings and density are not in accordance with the current residence's in the area.

We also would ask to be informed of any further meetings or hearings with respect to this development.

Yours truly,

Renata and Anthony Soda

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

From: Pardeep Sidhu
Sent: May 30, 2024 6:01 PM
To: clerks <clerks@citywindsor.ca>
Cc: Mckenzie, Kieran <kmckenzie@citywindsor.ca>; mayoro <mayoro@citywindsor.ca>
Subject: Subject: Opposition to Rezoning of 3930 & 3950 6th Concession Road

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 City Council Members,

I am writing to express my strong opposition to the proposed rezoning of properties located at 3930 and 3950 6th Concession Road in Ward 9. As a resident of Ward 9, I am concerned that this rezoning, specifically for townhomes, will have a negative impact on our already congested neighborhood.

The proposed change could lead to several issues, including:

- **Increased Traffic:** The addition of townhomes will lead to a significant increase in traffic on our already congested roads, particularly at the very busy intersection of 6th Concession and Ducharme. This would create safety hazards, likely accidents, longer commute times, and disrupt the peaceful character of our neighborhood.
- **Strained Infrastructure:** Our current sewer drainage system is already struggling to meet demand. Denser development could overwhelm the system, leading to overflows and potential health hazards.
- **Overcrowding of Schools and Parks:** Captain John Wilson Park is already at capacity, and is found overcrowded at most times leading to a non-relaxing environment. Notably, the Talbot Trail School is facing overcrowding issues. The influx of new residents from the proposed development could further strain these vital community resources.

Call to Action

I urge you to carefully consider the potential negative consequences of this rezoning proposal. It is important to prioritize the well-being of existing residents and the character of our neighborhood by rejecting this proposal.

Thank you for your time and consideration.

Sincerely,

Dr. Pardeep Sidhu

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

-----Original Message-----

From: Denise Ivanic

Sent: May 30, 2024 6:20 PM

To: clerks <clerks@citywindsor.ca>

Subject: Rezoning

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 against the rezoning & building of townhouses on 6th con. Denise Ivanic

From: Husam Ibrahim

Sent: May 30, 2024 6:35 PM

To: clerks <clerks@citywindsor.ca>

Subject: Concerns Regarding Proposed Townhouse Development 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 Standing Committee,

I hope this letter finds you well. I am writing to express my **strong opposition** to the proposed development of 24 dwelling units in our neighborhood. While I appreciate the need for housing, I believe that this particular project would have detrimental effects on our community.

Here are my concerns:

Overcrowding: Our neighborhood is already densely populated, and adding 24 more units would exacerbate the situation. The existing infrastructure, such as schools and roads, is struggling to accommodate the current population. Introducing more residents without adequate planning could strain our resources further.

School Capacity: As you are aware, our local school is already crowded with students. Adding more families to the area would put additional pressure on the school system. We need to prioritize the well-being and education of our children by ensuring that class sizes remain manageable.

Traffic Congestion: The intersection of 6th Concession Road and Ducharme Street is notoriously busy. Granting permission to build townhouses adjacent to Ducharme Street would only worsen the traffic situation. Residents would face longer commute times, increased noise, and safety risks.

Community Well-Being: Our neighborhood has a strong sense of community, and we value the peace and tranquility it provides. Introducing more housing units without proper consideration would disrupt this harmony. We must prioritize the well-being of our residents over any development plans.

In light of these concerns, I urge the City Council to reconsider the proposed development. Perhaps alternative locations could be explored to minimize the impact on our community.

Thank you for your attention to this matter. I trust that you will carefully weigh the pros and cons before making a decision that affects us all.

On an unrelated note, The community is expecting to pave sidewalks on 6th concession road, that road is not safe for children and people who use it to go division road.

Sincerely,

Husam Ibrahim

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

-----Original Message-----

From: S V
Sent: May 30, 2024 7:01 PM
To: clerks <clerks@citywindsor.ca>
Subject: 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 resident of WARD 9, I strongly oppose the proposed city plan.
Sent from my iPhone

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

From: A S

Sent: May 30, 2024 7:10 PM

To: clerks <clerks@citywindsor.ca>

Subject: Concerns Regarding Proposed Townhouse Development 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 Windsor City Council,

I am writing to express concerns over the proposed development of 24 dwelling units in our neighborhood, as it would negatively impact our community.

Concerns include:

1. Overcrowding: Adding 24 units would strain our already overburdened infrastructure, such as drainage and roads.
2. School Capacity: Our local school is overcrowded, and more families would worsen this issue.
3. Traffic Congestion: Building on Ducharme Street would increase traffic, leading to longer commutes, more noise, and safety risks on a single lane road.

I urge the City Council to reconsider the development and explore alternative locations to minimize the impact on our community. Thank you for your attention.

Sincerely,
Alankrit Shah

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

From: Moh'd Hamtini

Sent: May 30, 2024 7:12 PM

To: clerks <clerks@citywindsor.ca>

Subject: Fwd: Concerns Regarding Proposed Townhouse Development 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 Standing Committee,

I am writing to express my strong opposition to the proposed development of 24 dwelling units in our neighborhood.

While I understand the need for housing, I believe that this particular project would have detrimental effects on our community for the following reasons:

* **Overcrowding:** Our neighborhood is already densely populated, and adding 24 more units would exacerbate the situation. The existing infrastructure, such as schools and roads, is struggling to accommodate the current population. Introducing more residents without adequate planning could strain our resources further.

* **School Capacity:** Our local school is already crowded with students. Adding more families to the area would put additional pressure on the school system. We need to prioritize the well-being and education of our children by ensuring that class sizes remain manageable.

* **Traffic Congestion:** The intersection of 6th Concession Road and Ducharme Street is notoriously busy. Granting permission to build townhouses adjacent to Ducharme Street would only worsen the traffic situation. Residents would face longer commute times, increased noise, and safety risks.

* **Community Well-Being:** Our neighborhood has a strong sense of community, and we value the peace and tranquility it provides. Introducing more housing units without proper consideration would disrupt this harmony. We must prioritize the well-being of our residents over any development plans.

In light of these concerns, I urge the City Council to reconsider the proposed development. Perhaps alternative locations could be explored to minimize the impact on our community.

Thank you for your attention to this matter. I trust that you will carefully weigh the pros and cons before making a decision that affects us all.

Sincerely,

Mohd Hamtini

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

From: mais eljabal
Sent: May 30, 2024 7:40 PM
To: clerks <clerks@citywindsor.ca>
Cc: Abdullah Al Mamun <abdullahalmamun.ca@gmail.com>
Subject: Concerns Regarding Proposed Townhouse Development 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 Standing Committee,

I hope this letter finds you well. I am writing to express my **strong opposition** to the proposed development of 24 dwelling units in our neighborhood. While I appreciate the need for housing, I believe that this particular project would have detrimental effects on our community.

Here are my concerns:

Overcrowding: Our neighborhood is already densely populated, and adding 24 more units would exacerbate the situation. The existing infrastructure, such as schools and roads, is struggling to accommodate the current population. Introducing more residents without adequate planning could strain our resources further.

School Capacity: As you are aware, our local school is already crowded with students. Adding more families to the area would put additional pressure on the school system. We need to prioritize the well-being and education of our children by ensuring that class sizes remain manageable.

Traffic Congestion: The intersection of 6th Concession Road and Ducharme Street is notoriously busy. Granting permission to build townhouses adjacent to Ducharme Street would only worsen the traffic situation. Residents would face longer commute times, increased noise, and safety risks.

Community Well-Being: Our neighborhood has a strong sense of community, and we value the peace and tranquility it provides. Introducing more housing units without proper consideration would disrupt this harmony. We must prioritize the well-being of our residents over any development plans.

In light of these concerns, I urge the City Council to reconsider the proposed development. Perhaps alternative locations could be explored to minimize the impact on our community. Thank you for your attention to this matter. I trust that you will carefully weigh the pros and cons before making a decision that affects us all.

Sincerely,

Bilal hamadani

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

From: Silky Khullar
Sent: May 30, 2024 8:15 PM
To: clerks <clerks@citywindsor.ca>
Subject: 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 resident of WARD 9, I strongly oppose the proposed city plan.

Sincerely,

Silky khullar

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

From: DINO PANICCIA

Sent: May 30, 2024 8:40 PM

To: clerks <clerks@citywindsor.ca>

Subject: AMENDMENT TO ZONING BY-LAW 8600 and AN AMENDMENT TO THE OFFICIAL PLAN

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 husband Dino Paniccchia and I, Mary Elizabeth Paniccchia residing at 931 Morand Street since 1963 are strongly opposed to the changing of the above mentioned changes. We do not want our area to be changed in any way especially to allow contractors to come in and build whatever they want in order to make money off of our properties....example..being able to demolish beautiful homes in order to put up multiplex structures in our neighbourhoods that are meant to be kept as single family dwellings.....PLEASE LEAVE US ALONE!!!!!!

Mary Elizabeth Paniccchia

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

From: A C
Sent: May 30, 2024 9:13 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,

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.

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

From: Keith Ashman
Sent: May 30, 2024 9:42 PM
To: clerks <clerks@citywindsor.ca>
Subject: 3930 6th Concession - File numbers Z 008-24 and 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.

I have recently become aware of the plan at the corner of Ducharme St. and 6th Concession to build four, three story townhouses with a potential to house 72 people.
My husband and I are vehemently apposed to this new proposal as this is a family neighborhood with single family homes. We have lived here for almost 30 yrs. now and premitting 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.
Please rethink where these townhomes will be build, old Roseland is NOT the place.

Sincerely,

Renee Lacasse and Keith Ashman

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

From: Angele Parent
Sent: May 30, 2024 9:58 PM
To: clerks <clerks@citywindsor.ca>
Subject: 3930 6th Concession - File numbers Z 008-24 and 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.

To Whom It May Concern,

I am writing to speak on the recently renewed proposal to develop 3930 6th Concession, located at the end of Ducharme St. As a long-time admirer of this neighbourhood and someone who patiently waited for an opportunity to call this area home, let it be known that I am 100% opposed to the proposal to build townhouse buildings at the end of my street. This neighborhood offers large, private lots with modest homes and well-established trees. We'd like to keep it that way. The significant impact this proposal will bring to the area includes increased traffic in an already busy area with pre-existing concerns about traffic volume and speed. We have speed bumps, two all-way stops, and left turn restrictions, that many don't abide by, and there have been numerous accidents due to the excess traffic. Building townhouses will only add to the chaos as it will further increase traffic. Is the safety of our residents not a consideration? It should be. I'd like to add that there aren't sidewalks on this side of 6th Concession. Again, it seems the safety of the residents isn't a factor. How about drainage and sewer concerns, will those be a factor? They should be. We've been having drainage issues since we purchased our home in May of 2023. We've had sewage back-up into our home 3 times. The city claims that there is nothing to be done on their end, that the issues remain with our lines, and that we are responsible for the repair. That we should then pay to have the road dug up, the t-connection repaired, and a new road installed. Last time I checked, I don't own the road. It should not be my responsibility to repair the sewer lines. The city continues to neglect the preexisting drainage issues in this area. What will happen when there are 72+ residents added to that mix? Our drainage and sewer systems aren't equipped to handle that increased traffic either. I speak for everyone in our neighborhood when I say we do not want sewage in our homes. We do not want to put added pressure on a system that is failing. To be clear, I am opposed to the removal of the current property. I am opposed to the rezoning of this and all other properties in this neighbourhood to allow for townhouses or the like to be built. I am opposed to increased traffic, both vehicular and drainage/sewer. I am opposed to putting the safety of residents at risk. I am opposed.

Angele Parent

Sandwich West Public School

"> "> "> ----- This email and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return email, delete this email and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. Unless otherwise stated, opinions expressed in this email are those of the author and are not endorsed by the author's employer. Greater Essex County District School Board -----

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

From: Jag Bal
Sent: May 30, 2024 10:41 PM
To: clerks <clerks@citywindsor.ca>
Subject: Against rezoning of ward 9

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

My name is jag bal , I live at 3960 6th concession rd .

I am standing against an amendment to zoning by law 8600 (3930 & 3950 6th concession road) ward 9
File number Z 008-24 & OPA- 7185

This will have significant impact on the traffic of entire neighborhood which include all streets , as there is already increase of accidents on the 6th concession rd

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.

Please take it your consideration
Thank you

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

From: Sandra Muller
Sent: May 30, 2024 11:38 PM
To: clerks <clerks@citywindsor.ca>
Subject: Against rezoning of sixth concession road ward9

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

Very disturbed to know about the upcoming project on sixth concession road and what the city is trying to do with ward 9. Extend the city. There's plenty of space.
Stop benefiting the builders. Represent the people, residents.

Strongly against the proposed plan on agenda 7.5.

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

From: Grace Cavallo
Sent: May 30, 2024 11:50 PM
To: clerks <clerks@citywindsor.ca>
Subject: Against sixth concession road

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

This is regarding construction on sixth concession road and rezoning of ward 9.

The structure of the neighbourhood is not compatible with the proposed plan of the builders.

It's sad to know that something like this as even proposed let alone be a part of discussion and arguments.

There are school bus stops within 50 metre radius if that lot. Can't believe that anybody would put kids and neighbours safety at risk to benefit a few.

AS A RESIDENT OF WARD 9 , I STRONGLY OPPOSE THE PROPOSED PLAN.

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

From: Alexander Mauqe
Sent: May 31, 2024 12:02 AM
To: clerks <clerks@citywindsor.ca>
Subject: Against rezoning of ward 9 sixth concession road

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'm against the rezoning of ward 9 and against the construction of multi places for end number of reasons

But I would like to list a few here.

Sixth concession road is a main trajectory. It's an easy access to Costco and other stores for its current residents. Multiplexes will create a traffic havoc which the city would not be able to control later.

I know a number of people of this area who have dignified jobs, these multi story buildings will only prove to be a an eye sore.

Drainage system is so bad already and additional bathrooms and kitchen will put more pressure on the sewer . Safety of current residents is the promise responsibility of any city.

I, STAND AGAINST THE REZONING OF WARD 9.

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

From: Samsul Alam Sarker

Sent: May 31, 2024 12:31 AM

To: clerks <clerks@citywindsor.ca>; Radulescu, Diana (She/Her) <dradulescu@citywindsor.ca>; Szymczak, Adam <aszymczak@citywindsor.ca>

Subject: Subject: Concerns Regarding Proposed Townhouse Development 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.

Hi Anna Ciacelli / Standing Committee,

Good morning. I am writing to you regarding June 3, 2024 Development & Heritage Standing Committee Agenda on "An Amendment to Zoning By-Law 8600 and An Amendment to the Office Plan" where I have a serious concerns on Proposed Townhouse Development File Number Z 008-24(ZNG-7184) & OPA 185(OPA-7185)

I am writing to express my **strong opposition** to the proposed development of 24 dwelling units in our neighborhood. While I appreciate the need for housing, I believe that this particular project would have detrimental effects on our community.

Please Review Our Concerns as Follow:

Overcrowding: Our neighborhood is already densely populated, and adding 24 more units would exacerbate the situation. The existing infrastructure, such as schools and roads, is struggling to accommodate the current population. Introducing more residents without adequate planning could strain our resources further. Currently, thousand of people living this neighborhood including residents and tenants.

School Capacity: As you are aware, our local Talbot Trail school is already crowded with students. School hasn't enough rooms to accommodate students, and school authority build extra shed for children's. Adding more families to the area would put additional pressure on the school system. We need to prioritize the well-being and education of our children by ensuring that class sizes remain manageable.

Traffic Congestion: The intersection of 6th Concession Road and Ducharme Street is notoriously busy. Granting permission to build townhouses adjacent to Ducharme Street would only worsen the traffic situation. Residents would face longer commute times, increased noise, and safety risks. In current situation, we have to wait at least a minute to turn on Six Concession. If the city will approve this project then it would be death trap, recently two accident already happed in this intersection

Community Well-Being: Our neighborhood has a strong sense of community, and we value the peace and tranquility it provides. Introducing more housing units without proper consideration would disrupt this harmony. We must prioritize the well-being of our residents over any development plans.

Park: The area is so, crowded that, it hard to difficult to get a sitting or playing space in the park. Not sure, I believe the park not been designed for that much population.

I urge the City Council to reconsider the proposed development. Perhaps alternative locations could be explored to minimize the impact on our community and neighborhood.

Moreover, in similar way, city of Windsor has determined the car parking on Zanzibar Crescent Only on One Side of the Road in 2016/2017, without Being Considering Majority of Neighboring opinions and now a days a lots of commercial vehicle have parked week after week on the roadside. Most of citizen, not parking their cars on garage, rather prefer to put car on the designed road side and use their garage for other purposes. City never looked at these issues, though they authority told the community the city will investigate it in future, almost 8 years have passed.

Thank you for your attention and considering our opinions regards to above subject matter. I trust that you will carefully weigh the pros and cons before making a decision that affects us all.

Sincerely,

Md. Samsul Alam Sarker
&
Ferdoush Jahan Dilroba

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

From: Suzanne DeFroy
Sent: May 31, 2024 1:46 AM
To: clerks <clerks@citywindsor.ca>
Subject: Letter of Opposition to ZNG-7184 AND 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.

Greetings

I have been asked to forward the attached letter from Thomasine and Melvin Lewis on their behalf to be circulated to the Development and Heritage Standing Committee Members.

Thomasine is one of the original property owners who purchased the property from the original Morand family.

They are both senior citizens and are not computer literate. They also tried to reach you by phone today and gave up in frustration so turned to me to help them out.

A signed copy will be delivered on June 3rd at the Public Meeting of which they cannot attend.

Kindly acknowledge receipt so I can let them know. If there are any questions or concerns they have asked that you call them directly.

*Thank you
Suzanne C. De Froy*

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

From: DAN BUSSEY
Sent: May 31, 2024 7:07 AM
To: clerks <clerks@citywindsor.ca>
Subject: Opposition to 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 am e-mailing you to voice my opposition to the proposed development at 3930 6th Concession.

I believe it will change the landscape of this established neighbourhood and create more traffic.

I do not want to see this change.

Dan Bussey

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

From: Lucy De Luca <>
Sent: Thursday, May 30, 2024 8:33 AM
To: clerks <clerks@citywindsor.ca>
Subject: Rezoning 3930 & 3950 6th Concession Rd.

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 morning,

I am submitting a letter for the opposition of the rezoning of 3930 & 3950 6th Concession Road.

I would also like to attend the meeting online. Do I need a password or code to sign in for the meeting on Monday, June 3, 2024 @ 4:30pm?

Thank you for your assistance,
Lucy De Luca

3930 & 3950 SIXTH CONCESSION ROAD

PROJECT SUMMARY

www.siv-ik.ca/3930sc | **Developer:** Masotti Construction Inc.

Concept At-A-Glance

USE



DWELLING UNITS
16 TOWNHOMES + 8 ADU'S

PARKING



VEHICLE SPACES
(2.0/UNIT FOR TOWNHOME
DWELLINGS AND 1.0/UNIT FOR
ADU'S)

HEIGHT

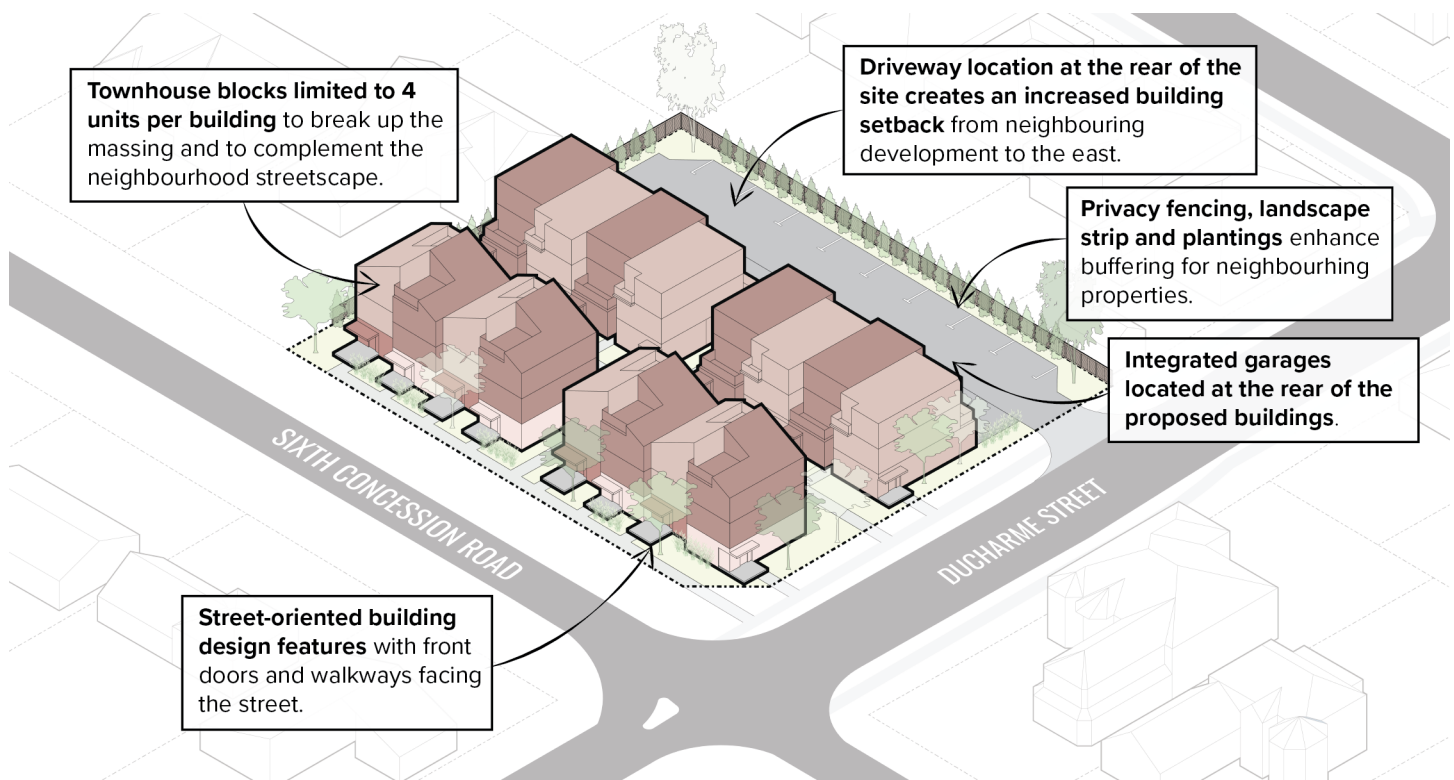


STOREYS
(11.0M)

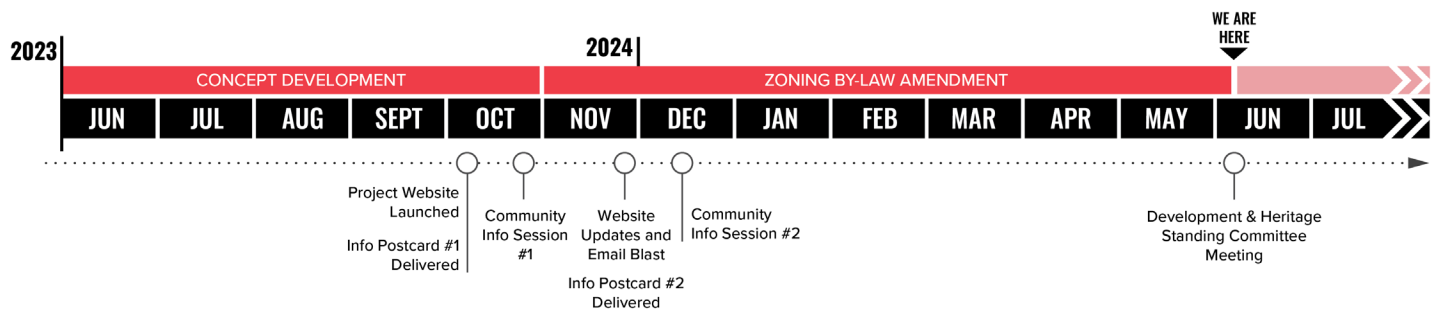
LANDSCAPED AREA



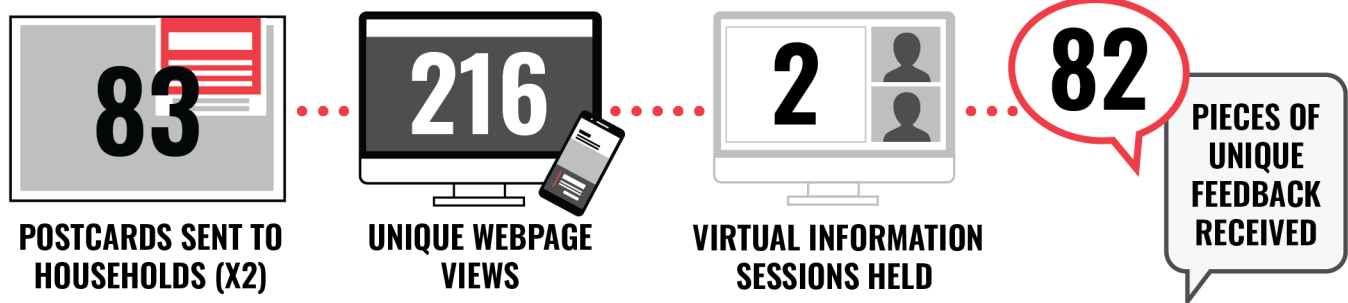
Key Features



Timeline



Community Engagement by the Numbers



*Includes feedback received from the Siv-ik project website feedback form, Virtual Community Information Meeting #1 and #2, and emails to info@siv-ik.ca. The count does not include any feedback sent directly to the City.

Key Themes Heard and Our Response

Neighbourhood Fit

- The proposed concept plan includes 16 townhouses (up to 8 of the proposed townhouses may contain a secondary dwelling unit on the main floor).
- The corner location of the site provides for a logical location for a step-up in height.
- The proposed development provides a built form that is 3-storeys in accordance with the City's intensification guidelines.
- The proposed height at many points aligns with the existing RD 1.2 & 1.4 zones that apply to the site and surrounding properties.
- The townhouse blocks have been limited to 4 units per building to break up the massing and to complement the neighbourhood streetscape.

Site Layout

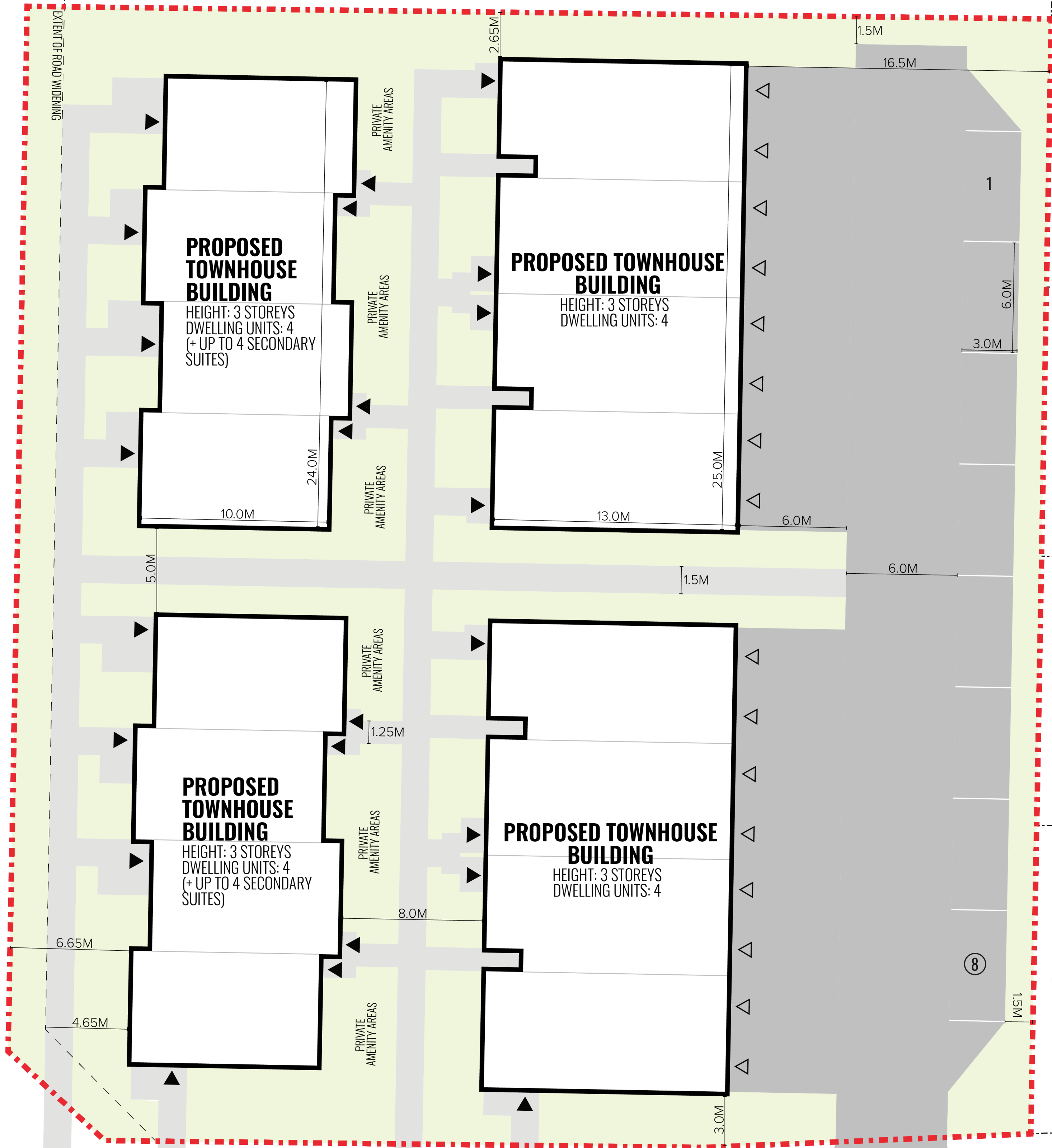
- Vehicle parking is provided in the rear yard of the site, entered off of Ducharme Street.
- The majority of unit windows face towards public streets, the internal spaces of the site or towards the rear of the site to reduce overlook onto neighbouring residential properties.
- Increased building setbacks and vegetation buffers have been contemplated at the rear of the site to reduce overlook.

Traffic

- The Traffic Impact Brief submitted as part of this application concluded that the existing intersection of Ducharme Street and Sixth Concession Road is expected to operate well even with the additional traffic generated by the proposed development.

SIXTH CONCESSION ROAD

DUCHARME STREET



3928

3921

3929

3937

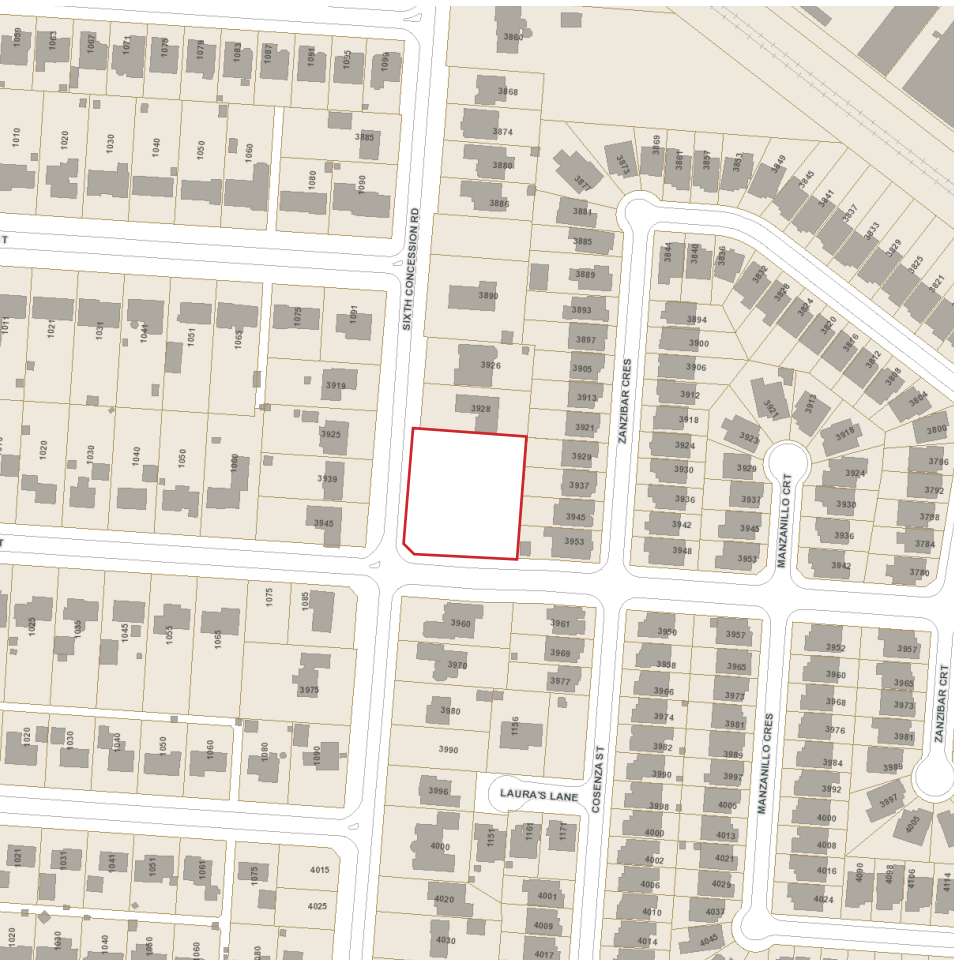
3945

3953

CONCEPT PLAN

PROJECT SITE
3930 Sixth Concession Road

01
DWG

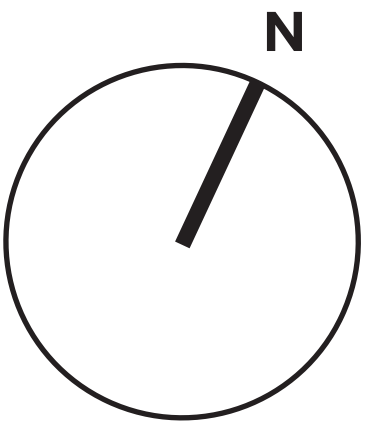


SITE DATA

RD2.5
ZONE

Regulations	Required	Proposed
Permitted Uses:	Section 11.5.2	Townhome Dwellings Additional Dwelling Units
Lot Area:	3,040m² (190m² per unit)	3,335.5m²
Lot Width	20.0m (min) 6.0m (min.)	60.8m
Front Yard:	7.0m (max.)	4.65m* 2.65m (North) 3.0m (South)
Side Yard:	2.5m (min.)	
Rear Yard:	7.5m (min)	16.5m
Lot Coverage:	50% (max.)	32%
Height:	14.0m (max.)	3-Storeys
Parking:	Townhouse with attached garage: 1/unit	
	Townhouse without attached garage: 1.25/unit	
	Additional Dwelling Unit: 1/ unit	
	Visitor: 15% of stalls provided	
	Total required: 24	40 provided
		* Requires Special Provision

Client:	Masotti Construction Inc.
Date:	[11.22.23]
Drawn By:	D. Murphy
Plan Scale:	nts
File No:	3930SC
Version	1.0



[siv-ik] PLANNING / DESIGN

Contact Us
www.siv-ik.ca
info@siv-ik.ca
905.921.9029

COPYRIGHT NOTICE
Copyright © 2023 by [siv-ik] planning and design inc. The information contained in this document is the intellectual property of [siv-ik]. Reproduction of any portion of this document or use of the intellectual ideas contained within it for any other purpose is prohibited without the written consent of [siv-ik].

Lot Boundary Disclaimer: Site dimensions have been derived from publicly available Parcel Data from The City of Windsor. Siv-ik planning and design inc. makes no warranties or guarantees regarding the accuracy of the lot boundaries

From: raman bal
Sent: Friday, May 31, 2024 11:01 AM
To: clerks <clerks@citywindsor.ca>
Subject: AGAINST ZONING CHANGE 3930& 3950 6th concession road

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,

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

Get [Outlook for iOS](#)

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

-----Original Message-----

From: Amandeep Sekhon
Sent: Friday, May 31, 2024 11:42 AM
To: clerks <clerks@citywindsor.ca>
Subject: Against zoning

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

Amandeep Kaur Ghangas

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

From: Kelly-ann Way
Sent: Friday, May 31, 2024 11:45 AM
To: clerks <clerks@citywindsor.ca>
Subject: Re: Proposal to develop 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 am writing to voice my strong opposition to the proposed development of 3930 6th Concession. The Official Plan of North Roseland does not permit the type of dwellings the developer wishes to build. Presently, there is a single home on the lot surrounded by other single homes. The building of 4 townhouses, each 3 stories high with the potential house 72 people in 24 units, will have a significant negative impact on the homes beside this development and on the surrounding streets. The present proposal only has 40 parking spaces which will not be enough to accommodate the residents. Even if each unit has 2 people living in it, that would still require 48 parking spots which will mean, the surrounding streets will now become the permanent parking lot for a poorly thought out development. The significant increase in the amount of traffic that these townhouses will bring to residential streets will have a lasting negative impact. We know about this when the "Planning Committee", who completely ignored the residents in this area, and closed off Kathleen and Harcourt Streets to prevent left hand turns (but then proceeded to build a new road and several plazas that require left hand turns) we, the residents on Morand Street, were completely left out of the conversation but we have had to deal with the negative impact of poorly thought out decision with a large amount of speeding traffic.

This type of housing has a place. If you go through areas outside of Toronto and Hamilton, there is a lot of it. None of it is around single dwellings and there is a reason for that. There is a reason for zoning and part of it is to preserve the integrity of neighbourhoods. If this is allowed, it will set a negative precedent for all areas of this city. We paid to live in a neighbourhood with only single dwellings and we pay a lot of taxes to do so.

This development is based only on greed with absolute disregard for the surrounding people and tax payers that live in this area. Please reject the rezoning request.

Sincerely,

Kelly-Ann Way

910 Ducharme, Windsor, ON, N9G 1K9

May 30, 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.

Thank you for considering my concerns and opposition to the above-mentioned proposal. Consultation has always been transparent since the farmland was being developed in the 1990's. I have lived at 910 Ducharme for more than 25 years and was involved in the lengthy consultations that took place in 2004. Other 'open houses' were noted in the April 2016 Environmental Study prepared by Dillon Consulting for the City of Windsor. To illustrate a different perspective about 'lived experience' that reflects existing problems that will need to be addressed before taking the above-mentioned project to the next stage I continue to rely on the expertise cited in **Dillon's 2016 report**:

- As a result of the lengthy public consultations conducted in 2004, due to traffic and safety concerns intersections at Wallace, Scofield, Ducharme, Morand, and Socrates at Sixth Concession resulted in pork chop installations. In addition, a speed bump on Scofield and two all-way stops were located at Morand and Wallace. These all remain contentious.
- Drainage issues/rural cross sections need upgrade to urban cross sections on 6th Concession
- There is a lack of active transportation facilities (discontinuous sidewalks, cycling, and transit accommodations)
- Traffic control issues at Ducharme and 6th Concession continue to be problematic
- Speed, traffic volume and safety concerns identified
 - Non-compliance to 'stop controls'
 - Non-compliance to 'left turn restrictions'
- **Concerns** that any additional changes will encourage cut-through traffic into Old Roseland neighborhood west of 6th Concession

Report Recommendations:

- Enclosing drainage systems must be addressed.
- Traffic control issues for pedestrian and cyclist **SAFETY** and **reduced infiltration through the local road system** were also raised to find solutions. Suggested roundabouts at ALL

intersections located at the 6th Concession, which was referenced in the amendment proposal [pg. 538 of agenda] to mediate this concern for the proposed project.

It should be noted that many sound recommendations in Dillon's report have yet to be implemented mostly due to budget constraints - as per information provided at the November 30th Ward 9 Public Meeting. A **major fear** is that someone, some day will be maimed or killed.

CONCERNS noted by experts in 2004 and 2016 HAVE ONLY BEEN MAGNIFIED by this proposal!

After the speed bump on-line survey for Ducharme in **2023** (*that was difficult to access*) I wrote letters to employees at City Hall including my councillor and I was told that another environmental impact study was going to be done of which I have not seen.

It is disappointing that four days ago I found out about the major changes being proposed by happen-chance. I have spent the past several days trying to understand this proposal which has been in the process of being developed for over a year. Request to consider amendments that are going beyond a simple request for a minor variance must be subjected to the standard 'tests' under section 45(1) of the Ontario Planning Act.

1. Is the proposal a **desirable and appropriate use of the subject property** – not only from the applicant's perspective [pg 502 – client is Masotti Construction who commissioned Siv-ik Planning and Design] but, also whether **is it desirable from a planning and public interest point of view**? From the notes made above that were captured by 'experts' there are existing problems that need to be addressed **before** additional pressures are placed on the affected neighbourhoods.

More recent public comments were generated in 20 responses to 83 'postcards' inviting ONLY those living within 400 feet of the location to 'virtual input sessions'- computer access previously noted as problematic. Cited in the Siv-ik's report that underpins these proposals, questions were raised, many left unanswered, or derogatory comments were submitted [Agenda pg. 535-541]. From my conversations with over 30 neighbours this past week since I became aware of this public meeting, frustration and disbelief were expressed and not one comment was made for support of this proposal.

2. Would the general intent and purpose of the **official plan** be maintained? This is a **MAJOR** request to change a **viable residential property** to be **removed** and replaced with 24 residences embedded in four separate units of **six plexes** that are 12 metres [40 feet] in height - therefore no longer considered as low profile or compatible in structure or land use similar to other

neighborhood properties. Parking for visitors and tree replacement will also be problematic based on the illustration. Other issues that contravene **the Official Plan** are highlighted in the reference below [sections 3.7.3.2; 3.7.3.3; 3.7.7.4].



[picture listed on the internet]



[Drawing, pg. 501-502 City's Agenda]

3. Will the general intent and purpose of the **zoning bylaw** be maintained? Rezoning property for multiple dwellings and 'associated designs' of **four** separate buildings will **each provide six residences** with a possibility of housing 72 or more people. It is my opinion that this is **new plan** being introduced, that although site specific, will be **precedent setting** and future developers can use to their advantage.

Finally, I referred to the **Ontario Superior Court Of Justice Divisional Court** judgement in a key case decision, which raised the question of '**special privilege**' being given that I would suggest are also applicable to making these major amendments for **zoning** and **official plan** changes to a 'site specific provision' on a single property. The judgement cited the need to determine justification that is a genuine '**need or hardship**' by the property's owner before granting approval. In this case before you and the public, the intended 'need or hardship' by the applicant has not been established.

Referencing the federal government's demand on fourplex development as a 'right', Mayor Dilkens defended council's decision on Dec. 13, 2023, not to comply with one of the conditions to access the Housing Accelerator Fund [HAF] at a **national** media briefing on January 19, 2024. According to Dilkens, the city's housing plan that limits **four-plexes** to certain areas along transit routes will meet or exceed HAF benchmarks, while still respecting homeowners.

Any changes will be precedent setting and caution is urged in these deliberations. It is vital to ensure that decisions made by municipal bodies are fair and just, reflecting the careful and thoughtful consideration we owe one another.

Respectfully submitted,

Suzanne C. De Froy, EdD

Supported by my husband, Robert J. Bergoine

References and Notes

CBC News. (2024, Jan. 19). Windsor city council to discuss federal Housing Accelerator Fund again. <https://www.cbc.ca/news/canada/windsor/windsor-mayor-drew-dilkens-federal-funding-housing-1.7089399>

Development & Heritage Standing Committee Meeting Agenda. (2024, Jun 3). https://www.citywindsor.ca/documents/city-hall/city-council-meetings/06-03-2024%20-%20Agenda%20Item%20&%20Page_Reduced.pdf

Existing official plan: 3. North Roseland Planning Area- Phase 2 **November 2012**

“This secondary plan was prepared in accordance with the former City of Windsor Official Plan. The surrounding area in the vicinity of this study area is **primarily developed for low profile residential use.**”

3.7.3.2 - TOWNHOUSE OR APARTMENT LOCATION Townhouses or apartments proposed in the Mixed-Use area shall be located on **sites regular in shape and fronting** on Class I or Class II Collector Roads.

3.7.3.3 - SITE PLAN CONTROL The layout and design of any site for Mixed Use development **shall not create an abrupt change in scale** and form and shall not jeopardize the potential for Low Profile Residential development on adjacent lands. Such areas shall be subject to site plan control.

3.7.7.4 - 6 TH CONCESSION ROAD Sixth Concession Road is designated as a Class I Collector Road (24 metre wide right-of-way). Sixth Concession Road links North Talbot Road and Provincial Road. **Only limited access to adjoining properties shall be permitted.** The location of Low Profile Residential **lot frontage shall be avoided** along 6th Concession Road.

https://www.citywindsor.ca/Documents/residents/planning/plans-and-community-information/windsor-official-plan/NOV2012_3.%20North%20Roseland%20Planning%20Area.pdf

Ontario Superior Court Of Justice Divisional Court. Vincent v DeGasparis [2005] O. J. No 2890. <https://arris.ca/~arris2/ARCHIVE/DeGasparis%20-%20Vincent%20decision.pdf>