

## **ADDITIONAL INFORMATION**

### ***Planning Act Matters***

- 7.1 Official Plan Amendment to Facilitate Additional Changes to Streamline the Development Approval Process OPA 179 [OPA/7166] City Wide **(S 22/2024)**  
**Clerk's Note:** Alicia Good, Watershed Planner, Essex Region Conservation Authority submitting the ***previously distributed*** letter dated June 26, 2024, as a written submission; Norm Lingard, Senior Consultant – Municipal Liaison, Network Provisioning, Bell submitting the ***previously distributed*** email dated June 26, 2024, as a written submission.
- 7.2. Approval of a Draft Plan of Subdivision and Zoning By-law Amendment for properties known as 4170 and 4190 Sixth Concession Rd; Applicant: 2863167 Ontario Inc.; File Nos. SDN-001/24 [SDN/7194] and Z-012/24 [ZNG/7195] (Ward 9) **(S 71/2024)**  
**Clerk's Note:** Sandra and Daniel Kirby, area residents, submitting the ***previously distributed*** email dated June 25, 2024, as a written submission; Marilyn Lee, area resident, submitting the ***previously distributed*** emails dated June 26, 2024, as a written submission; Landon & Patricia Eldridge, area residents, submitting the ***attached*** email dated July 1, 2024 as a written submission; Gurkiret Grewal & Manpreet Grewal, area residents, submitting the ***attached*** email dated June 28, 2024 as a written submission

## **DELEGATIONS:**

### ***Planning Act Matters***

- 7.1 Official Plan Amendment to Facilitate Additional Changes to Streamline the Development Approval Process OPA 179 [OPA/7166] City Wide **(S 22/2024)**  
a) Jim Dymont, BES, Municipal Planning Consultants, available for questions (in person)

- 7.2. Approval of a Draft Plan of Subdivision and Zoning By-law Amendment for properties known as 4170 and 4190 Sixth Concession Rd; Applicant: 2863167 Ontario Inc.; File Nos. SDN-001/24 [SDN/7194] and Z-012/24 [ZNG/7195] (Ward 9) **(S 71/2024)**
- a) Justina Nwaesei, Planner III – Development (PowerPoint)
  - b) Pawan Khichi, Property Owner and Bryan Pearce, Principal Planner, Baird Architecture Engineering, available for questions (in person)
  - c) David French, BA, CPT, Storey Samways Planning Ltd. (in person)
  - d) Ian & Gloria Murphy, area residents (in person)
  - e) Saed Abuhamda, area resident (via Zoom)
  - f) Suzanne De Froy, area resident (in person)
  - g) Satvir Sandhu, area resident (in person)
  - h) Brian Kukhta, area resident (via Zoom)
  - i) Abdul Naboulsi, area resident (via Zoom)
  - j) John & Donna Davis, area residents (in person)
  - k) Vladimir Drobnjakovic, area resident (in person)
  - l) Chris Kosmidis, area resident (in person)
  - m) Daniela Fraley, area resident (in person)
  - n) Joseph Jerdow on behalf of Hiam Nona & Bassim Jerdow, area residents (in person)
  - o) Moe Azumi, area resident (in person)
- 7.3 Zoning By-law Amendment Application for 0 Bernard Road, Z-011/24 [ZNG-7193], Ward 5 **(S 65/2024)**
- a) Brian Nagata, Planner III – Development Review (PowerPoint)
  - b) Andi Shallvari, available for questions (in person)
  - c) Tracey Pillon-Abbs, Planning Consultant/Agent, available for questions (via Zoom)
  - d) Erik Gerth, area resident (in person)
  - e) Suzanne Rossini, area resident (in person)
- 7.4 Zoning By-law Amendment Application for 0 Turner Road, Z-014/24 [ZNG-7202], Ward 9 **(S 79/2024)**
- a) Brian Nagata, Planner III – Development Review (PowerPoint)
  - b) Tracey Pillon-Abbs, Planning Consultant/Agent, available for questions (via Zoom)

### ***Heritage Act Matters***

- 10.1 Request for Heritage Permit – 567 Church Street, Revell-D'Avignon House (Ward 3) **(S 72/2024)**
- a) Xiaoling Duan, Property Owner, available for questions (via Zoom)

- 10.2 Request for Partial Demolition of Heritage Listed Property- 820 Monmouth Road, Terrace (Ward 4) **(S 73/2024)**  
a) David Mady, V.P. Real Estate Development, Rosati Group, available for questions (via Zoom)
- 10.3 Request for Partial Demolition of Heritage Listed Property - 886 Monmouth Road, Terrace (Ward 4) **(S 78/2024)**  
a) Mary Quenneville, property owner (in person)

### **Administrative Item Matters**

- 11.1 3251 Riverside Drive East Culvert Relocation - Cost Sharing - Riverside Horizons Inc. - Ward 5 **(S 80/2024)**  
a) Kyle Edmunds, Dillon Consulting Limited, available for questions (in person)
- 11.4 City of Windsor Community Improvement Plans-Extensions of Grant Approvals **(S 74/2024)**  
a) Rhys Trenhaile, co-owner via 2770722 Ontario Limited, available for questions (via Zoom)

**Development & Heritage Standing Committee  
Meeting  
July 2, 2024  
Item 7.2 - Written Submission**

**From:** Landon Eldridge <>  
**Sent:** Monday, July 1, 2024 6:57 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:**

Hi

We reside at [REDACTED] and we are against the the proposal of amendments

4170 and 4190 6th Concession, File # SDN-001/24, Z-012/24  
3930 and 3950 6th Concession, File #Z008-24,ZNG-7184 & OPA 185(OPA-7185)

These properties should stay as low profile residential as stated on RD1 zoning category,  
as it does not permit townhomes dwellings.

These are not the only changes that speculators are trying to do. They are trying to sever lots  
into  
two or three lots (991 Morand,  
3903 Kathleen St. More homes on 1095-1185 North Talbot).  
Would you agree that this will change our neighborhood? As councillors you already know how  
this will  
impact this neighbourhood.

Just because Ontario Bill 63 says build more homes, does not mean we should change  
neighborhoods

by changing the zoning laws of Windsor to accommodate developers.

You also voted in December to have a Made in Windsor Solution. We are not Toronto or  
London.

We do not consent to these changes.

Landon and Patricia Eldridge

**Development & Heritage Standing Committee  
Meeting  
July 2, 2024**

**Item 7.2 - Written Submission**

**From:** Kiret Singh  
**Sent:** Friday, June 28, 2024 4:09 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Re: File number : ZNG/7195 & SDN/7194

We the Residents of Holburn street oppose the zoning change from low density to medium density as per the application by 2853167 Ontario Inc. Due to the facts listed

1.) Privacy

the proposed townhouse would be close to the backyards , with the 9 m high property creating lines of sight into our kitchen, living room and bathrooms violating our privacy

2.) Noise

due to the proposed housing increase by upto 24 units everyday noise level will increase due to outdoor gatherings , dogs barking and running vehicle and muffler noise

3.) Vehicle traffic

There will be upto and not limited to 24 vehicles driving in and out of Spago crescent and Zurich Avenue, creating unsafe situations for the children in the area that are used to limited vehicle traffic and less congestion. Visitor vehicles will also cause parking and traffic problems for local streets

We, as the residents that purchased and are residing in the adjacent properties, were informed that property was low density just like ours. We are expecting and enjoying our daily living of being in a quiet neighbourhood with low volume local traffic as expected in a low density development, We enjoy the privacy of our backyard without intruding into others. Therefore we strongly oppose the zoning change which may violate our privacy, causing noise levels increase as well as creating an unsafe road conditions to our families

Gurkiret Grewal  
Manpreet Grewal