/cv
4:30 o'clock p.m. July 2, 2024
Development & Heritage Standing Committee

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 ***attached*** letter dated June 26, 2024, as a written submission; Norm Lingard, Senior Consultant – Municipal Liaison, Network Provisioning, Bell submitting the ***attached*** 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 submitting the ***attached*** email dated June 25, 2024, as a written submission; Marilyn Lee submitting the ***attached*** emails dated June 26, 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 Dyment, 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)

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)

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)

Essex Region Conservation
the place for life

planning@erca.org
P.519.776.5209
F.519.776.8688
360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

June 26, 2024

Mr. Michael Cooke
Planning Policy Manager
Building & Planning Development Services
350 City Hall Square West, Suite 210
Windsor, ON N9A 6S1

Dear Mr. Michael Cooke:

RE: Application for Official Plan Amendment OPA 179 Entire City of Windsor
Applicant: City of Windsor

The City of Windsor is proposing Official Plan Amendment OPA 179 to streamline the City of Windsor planning process. The following is provided as a result of our review of OPA 179.

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

Please be advised that the City of Windsor encompasses many regulated watercourses and drains. Stormwater management to ensure flood control and avoidance of downstream impacts in the City of Windsor is generally subject to approval by the Essex Region Conservation Authority. Our office also regulates erosion hazards, unstable slopes, and dynamic beach hazards. Any proposed works within the Limits of Regulated Area (LORA), or that may have an impact on the receivers subject to ERCA regulation, generally require the issuance of a permit from ERCA in accordance with the applicable Section 28 Regulation under the Conservation Authorities Act, or an approval based on approved Conditions under the *Planning Act*.

Our office has reviewed OPA 179 as proposed, and we understand that the purpose of Official Plan Amendment No. 179 is to streamline the City of Windsor planning process. We wish to thank the City of Windsor for the opportunity to provide input into OPA 179 during the pre-consultation stage.

Essex Region Conservation Authority
sustaining the place for life

Mr. Michael Cooke
June 26, 2024

FINAL RECOMMENDATION

Our office has **no objection** to OPA 179.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,

Alicia Good
Watershed Planner
/ag

From: Lingard, Norman <norman.lingard@bell.ca>
Sent: Wednesday, June 26, 2024 1:23 PM
To: clerks <clerks@citywindsor.ca>
Subject: STREAMLINING OFFICIAL PLAN AMENDMENT --- Z/14733

Good afternoon,

Bell Canada thanks you for the opportunity to participate in the City of Windsor's review process to streamline the OPA.

About Bell Canada

Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. The Bell Canada Act, a federal statute, requires that Bell supply, manage and operate most of the trunk telecommunications system in Ontario. Bell is therefore also responsible for the infrastructure that supports most 911 emergency services in the Province. The critical nature of Bell's services is declared in the Bell Canada Act to be "for the general advantage of Canada" and the Telecommunications Act affirms that the services of telecommunications providers are "essential in the maintenance of Canada's identity and sovereignty."

Provincial policy further indicates the economic and social functions of telecommunications systems and emphasizes the importance of delivering cost-effective and efficient services:

- The 2020 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).
- Section 1.7.1 l) of the 2020 PPS recognizes that "efficient and coordinated telecommunications infrastructure" is a component of supporting long-term economic prosperity.
- We note that the definition of infrastructure in the 2020 PPS is inclusive of communications / telecommunications, which is indicative of the importance in providing efficient telecommunications services to support current needs and future growth (Section 1.6.1).
- Furthermore, the 2020 PPS states that infrastructure should be "strategically located to support the effective and efficient delivery of emergency management services" (Section 1.6.4), which is relevant to telecommunications since it is an integral component of the 911 emergency service.

To support the intent of the Bell Canada Act and Telecommunications Act and ensure consistency with Provincial policy, Bell Canada has become increasingly involved in municipal policy and infrastructure initiatives. We strive to establish partnerships which allow for a solid understanding of the parameters of Bell's infrastructure and provisioning needs and the goals and objectives of the municipality related to utilities.

Comments on the Official Plan Amendment 179

To facilitate the provisioning of Bell's infrastructure, we appreciate the Municipality's continued support in ensuring that sufficient notice and time to comment on planning applications are provided, particularly for Draft Plan of Condominium, Draft Plan of Subdivision and Site Plan

Control/Approval. This ensures an understanding by applicants of Bell's conditions and provisioning requirements.

Bell would also emphasize that receiving engineering and servicing/utility plans/drawings, as soon as possible in the process, assists in the development and expedition of our provisioning plan. As a result, we would strongly recommend that this consideration be highlighted in any pre-circulation/consultation meetings with prospective applicants. This will assist Bell in providing comments and clearance letters in an efficient manner, assisting the Municipality in meeting approval times. Such drawings should be submitted to: planninganddevelopment@bell.ca by the applicant/their agents.

Future Involvement

We would like to thank you again for the opportunity to comment, and would request that Bell continue to be circulated on any future materials and/or decisions released by the City in relation to this initiative. Please forward all future documents to circulations@wsp.com and should you have any specific questions, please contact the undersigned.

Yours truly,

Norm Lingard
Senior Consultant – Municipal Liaison
Network Provisioning
norman.lingard@bell.ca | ☎ 365.440.7617

Please note that WSP operates Bell Canada's development, infrastructure and policy tracking systems, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.

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-----Original Message-----
From: sandy kirby
Sent: Tuesday, June 25, 2024 12:04 PM
To: clerks <clerks@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@citywindsor.ca>
Subject: Development &Heritage Standing Committee-rezoning proposal 3903 Kathleen, 991Morand,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 we have recently learned of numerous projects in our area where a builder(s) has purchased 1 or more properties (3903 Kathleen Street and 991 Morand) and now wants to sever the large,treed lots to create under-sized lots and put multiple homes on each lot. There is also a proposal to tear down 4170+4190 6th Concession and create a 27 unit development and another proposal to tear down and build 4 townhouses at 3930+3950 6th Concession. If these zoning changes are allowed, this will set a precedent and encourage other developers to buy properties around us for the same reason. This will negatively change the unique character of our neighborhood. Please do not agree to these zoning changes. These proposals will not create affordable housing solutions. It will only cause the deterioration of our neighborhood.
Sandra and Daniel Kirby

From: Marilyn Lee
Sent: Wednesday, June 26, 2024 8:03 AM
To: clerks <clerks@citywindsor.ca>

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;

In regards to the request of severing property further on 3903 Kathleen.

We are totally opposed to this being done.

This neighbourhood is unique with the 3 streets have nice large properties on Morand, Ducharme and Scofield. This property had been severed before and the way it is having at least a nice side yard for the house that was built on it. Now this developer is trying to sever it further and have 2 properties that are all house and no yard is not acceptable in our neighbourhood.

We are not in agreement with this request at all.

No different to the terrible sovereign attempt at 991 Morand on the side street and front part of the property.

There is alot of bare lots around. Use them to build on!!!

Sincerely,

Marilyn Lee

Marilyn Lee

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.

Also, the property that you mentioned on 6th Conc seems to not be thought out as far as traffic and parking is concerned. To have these multi unit buildings built in a single dwelling residential area with no access to the Main Street, 6th Conc does not seem right or safe for the residents of Spago Crescent that are dealing with parking and traffic already in their small Crescent. There are many young families around these Neighbourhood's which means young children, playing, bike riding walking etc and put at an even greater danger. These numerous houses as they have with driveways for each property as short as they are, means extra cars on the limited parking on the street. The parking on many of our streets in our Roseland Neighbourhood's allow for parking on both sides of the street which also causes cars driving to sway in and out of parked cars. With all that this is a recipe for a disaster, accidents or death to happen. Street congestion must be a consideration.

Thank you,

Marilyn Lee