

ADDITIONAL INFORMATION

Planning Act Matters

- 7.3 Zoning By-Law Amendment – Z034/24 (ZNG/7241) - Anthony Palermo – 5172 Joy Rd, Ward 9 (**S 157/2024**)
Clerk's Note: Appu Chakaravarthy & Leena Aegambaram Selvaraj, area residents are submitting the *(previously distributed)* email dated November 27, 2024, as a written submission; Mr. & Mrs. S. D'Andrea, area residents are submitting the *(previously distributed)* letter dated November 24, 2024, as a written submission; Chris Stone, area resident is submitting the *(previously distributed)* email dated November 29, 2024, as a written submission; Ranjodh Singh area resident is submitting the *(previously distributed)* email dated November 29, 2024, as a written submission; Jon & Sherri Haste area residents are submitting the *(previously distributed)* email dated November 29, 2024, as a written submission.
- 7.5 Rezoning – Baker Investments Ltd.- 0 Wyandotte Street East - Z-035/24 ZNG/7243 - Ward 6 (**S 154/2024**)
Clerk's Note: Sarah Jarvis, area resident is providing the *(previously distributed)* letter dated November 13, 2024, as a written submission.
- 7.4 OPA & Rezoning – 1722912 Ontario – 4088-4096 6th Concession Rd – OPA 188 OPA/7218 Z-021/24 ZNG/7217 - Ward 9 (**S 141/2024**)
Clerk's Note: Marla Sponarski, area resident is providing the **attached** email dated December 1, 2024, as a written submission.

DELEGATIONS: (5 minutes)

Planning Act Matters

- 7.1 Zoning Bylaw Amendment Z 020-24 [ZNG-7216] Farhi Holdings Corporation 8565 McHugh Street – Combined Use Building Development – Ward 6 (**S 152/2024**)
- a) Jim Abbs, Planner III, Development (in person) (PowerPoint)
 - b) Amy Farkas, Dillon Consulting Limited, available for questions (in person)

- 7.2 Zoning Bylaw Amendments - Z 033-24 [ZNG-7238] 1495754 Ontario Inc. 0 Esplanade Dr– Multiple Dwelling Building Development – Ward 7
(S 153/2024)
a) Jim Abbs, Planner III, Development (in person) (PowerPoint)
b) Amy Farkas, Dillon Consulting Limited, available for questions (in person)
c) Terry Rafih, 1495754 Ontario Inc., Applicant (in person)
- 7.3 Zoning By-Law Amendment – Z034/24 (ZNG/7241) - Anthony Palermo – 5172 Joy Rd, Ward 9 **(S 157/2024)**
a) Diana Radulescu, Planner II – Development (in person) (PowerPoint)
b) Anthony Palermo, Applicant (in person)
c) Sil D'Andrea, Area Resident (via Zoom)
- 7.4 OPA & Rezoning – 1722912 Ontario – 4088-4096 6th Concession Rd – OPA 188 OPA/7218 Z-021/24 ZNG/7217 - Ward 9 **(S 141/2024)**
a) Adam Szymczak, Senior Planner – Development (in person) (PowerPoint)
b) Jackie Lassaline, Lassaline Planning Consultants (in person)
c) Muhammad Siddiqui, Area Resident (in person)
d) Abdul Naboulsi , Area Resident (in person)
e) Dr. Suzanne De Froy, area resident (in person)
f) Tuseef Rehman, Area Resident (via Zoom)
g) Brian Kukhta, Area Resident (in person)
- 7.5 Rezoning – Baker Investments Ltd.- 0 Wyandotte Street East - Z-035/24 ZNG/7243 - Ward 6 **(S 154/2024)**
a) Adam Szymczak, Senior Planner – Development (in person) (PowerPoint)
b) Tracey Pillon-Abbs, RPP Principal Planner, Pillon Abbs Inc., available for questions (via Zoom)
c) Sarah Jarvis, Area Resident, available for questions (via Zoom)
d) Paul & Helen Berry, Area Residents (via Zoom)
e) Rick & Livia Lobzun, Area Residents (via Zoom)
- 7.6 Zoning Bylaw Amendment Z 031-24 [ZNG-7236] 1066 California Ave Ward 2 **(S 147/2024)**
a) Simona Simion, Planner III Economic Development (Acting), (in person) (PowerPoint)
b) Jackie Lassaline, Lassaline Planning Consultants (in person)
c) Marko Agbaba, Property Owner (in person)
- 7.7 Official Plan Amendment to update Source Water Protection Policies OPA 190 [OPA/7256] - City Wide **(S 159/2024)**
a) Frank Garardo, Senior Planner (in person) (PowerPoint)

Heritage Act Matters

- 10.1 Community Heritage Fund Request – 794 Devonshire Road, Porter Coate House (Ward 4) (**S 160/2024**)
- a) Arun Rattan, applicant, available for questions (in person)

Development & Heritage Standing Committee
Monday, December 2, 2024
Item 7.4 - written submission

From: Marla Sponarski < >
Sent: December 1, 2024 1:39 PM
To: clerks <clerks@citywindsor.ca>
Subject: 4088 and 4096 on 6th Concession

Dear Councillors,

I am writing to express my grave concerns about the multiplex proposal at 4088 and 4096 on 6th Concession. The road, with its open ditches and lack of sidewalks, is already prone to accidents, and the addition of multiplex proposals exacerbates the safety risks. Cars speed down this road as a raceway with little concern given to street signs, pedestrians, or the citizens living there. The rush hour traffic of this road is overwhelming, especially when you consider train crossings also have to be dealt with. Furthermore, the presence of a bus stop for schoolchildren in the vicinity heightens the danger to everyone in the area.

At the city council vote of 6th Concession and Ducharme, there were 4 councillors who voted against future development on 6th Concession until the infrastructure has been upgraded. All said that 6th Concession was far too dangerous as is and would not allow their own children to be on it. Three of those councillors are on this board: Keiran McKenzie (whose ward this is happening in), Fred Francis and Mark McKenzie. How in good conscience can you vote against one project and deem it too dangerous and then support this project just meters away? This project simply adds to what councillors already declared dangerous.

The haphazard changing of bylaws to fit the developers and builders equations does nothing to protect the neighbourhoods you swore to represent. The majority of your constituents have said no to this type of project, but you are ignoring their voice. Where is the democracy that Canada boasts if the people speak but their voices and concerns are ignored in exchange for extra money to a very few people, who do not have to live in the neighbourhoods that will bear the consequences of their actions?

The concentration of multiplex developments in this location not only threatens the character and integrity of this neighbourhood and surrounding neighbourhoods (that you and the current bylaws swore to uphold) but also endangers the lives of its residents, especially the schoolchildren who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

This area of South Windsor has not had upgrades to its infrastructure in decades. As is, it simply cannot handle this as well as the other projects being proposed. Saying that the infrastructure upgrades will come, without any given dates and no planning for it in the next 10-year plan, is really asking for trouble in our system and will result in this area collapsing. You are putting the cart before the horse too if you implement this and other projects before the infrastructure is in place. Disaster can only follow.

The overdevelopment of South Windsor, including this proposal as well as many others, does nothing to help the housing crisis. It does, however, lend to the pricing crisis, making all these developments unreachable for the majority of citizens and only lines the pockets of the builders and developers. This is overdensification at its worst, being done in an area that does not need nor can handle this great intensification. There are many other areas in Windsor that are not only better suited to medium- and high-density building, but are actually begging for these developments. Low-density, single-family homes are what built South Windsor and is what should only be built here. We do not have the infrastructure for what is being proposed, especially when you consider all of these over-densification proposals as a whole.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhoods. Your support in ensuring the safety and security of all residents, particularly our children, as well as our infrastructure, is crucial.

Thank you for your attention to this matter.

Sincerely,

Marla Sponarski