

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 **attached** email dated November 27, 2024, as a written submission; Mr. & Mrs. S. D'Andrea, area residents are submitting the **attached** letter dated November 24, 2024, as a written submission; Chris Stone, area resident is submitting the **attached** email dated November 29, 2024, as a written submission; Ranjodh Singh area resident is submitting the **attached** email dated November 29, 2024, as a written submission; Jon & Sherri Haste area residents are submitting the **attached** 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 **attached** letter dated November 13, 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)
- 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)
- 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)

Development & Heritage Standing Committee
Monday, December 2, 2024
Item 7.3 - written submission

From: Chakaravarthy Appu <>

Sent: November 27, 2024 10:05 AM

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

Subject: File Number Z-034/24 [ZNG/7241], Concerns regarding Proposed Pole Barn at 5172 Joy Road

To

City of Windsor

Development & Heritage Standing Committee

clerks@citywindsor.ca &

Diana Radulescu (Planner Level II)

dradulescu@citywindsor.ca

Subject : File Number Z-034/24 [ZNG/7241], Concerns regarding Proposed Pole Barn at 5172 Joy Road.

In response to the notice received from the City of Windsor, dated November 4, 2024, regarding proposed amendments to the City of Windsor Zoning By-law 85-18, and referring to the above file number, we submit the following concern.

As a resident committed to maintaining a positive relationship with my neighbors and supporting them whenever possible, I understand and respect their needs regarding the proposed construction of a Pole Barn. However, it is essential to address the potential impact such a structure could have on our neighborhood. Balancing individual needs with the broader interests of the community is crucial to preserving the character of our residential area.

We respectfully submit the following concerns regarding the proposed Pole Barn construction at 5172 Joy Road:

1. Disproportionate Size Compared to Residential Structures

The proposed barn's dimensions significantly exceed the typical scale of residential structures in the area. Its imposing size would dominate the landscape and disrupt the neighborhood's visual harmony.

2. Aesthetic Impact on the Residential Zone

The proposed barn's design is not in keeping with the architectural style of the residential area. Such an industrial or agricultural structure risks clashing with the aesthetic cohesion of our neighborhood, reducing its visual appeal and undermining efforts to maintain a pleasant and consistent environment.

3. Setting a Precedent

Approval of this structure could set a precedent for other non-residential developments, potentially eroding the neighborhood's residential character and introducing incompatible structures.

4. Impact on Property Values

A structure of this scale and style may negatively affect surrounding property values, deterring prospective buyers who prioritize visual consistency and cohesion in residential areas.

We respectfully urge the city to carefully consider these concerns and evaluate whether this proposal aligns with the neighborhood's values, zoning purpose, and long-term interests.

Thank you for your attention to this matter.

Regards

Appu Chakaravarthy

Leena Aegambaram Selvaraj

Development & Heritage Standing Committee
Monday, December 2, 2024
Item 7.3 - written submission

To: City of Windsor Development & Heritage Standing Committee

(Meeting on Monday, December 2, 2024 at 4:30p.m.)

From: Mr. & Mrs. D'Andrea

Date: November 24, 2024

RE: File Number Z-034/24 [ZNG/7241]

Amendments to City of Windsor Zoning By-Law 85-18

Written Submission of Objection to Pole Barn at 5172 Joy Road

To be clear, we are not opposed to our neighbor building an accessory structure on his property. We are opposed to the size/ scale & type of structure proposed. We are asking that the By-law NOT be changed so that an acceptable “regular-sized” residential garage can be built, instead of a Pole Barn.

Our reasons for objecting to the Pole Barn are:

- i) **SIZE, LOT COVERAGE, & HEIGHT:** The Pole Barn will be a tall oversized structure (48 feet x 32 feet). That is 1536 square feet. That’s 10.3 % lot coverage. At 14.1 feet high (excluding roof peak), it exceeds the maximum allowable building height (12 feet).
- ii) **NOT COMPATIBLE OR CONSISTENT WITHIN EXISTING RESIDENTIAL ZONE:** Pole Barns are post & beam frame structures. They have an agricultural/ industrial appearance -- not suitable in a residential zone. This Barn will include exterior metal cladding with a 10 ft. high overhead garage door. Pole barns are not regular residential garage structures. The current Zoning By-law DOES NOT permit post & beam frame, metal-clad barns in this zone.
- iii) **SETTING A PRECEDENT IN OUR ZONE:** If rezoning is allowed, other Pole Barns can be built. And these structures will enable the operation of a business in a residential zone. In the future, there is no way of knowing how these Pole Barns will be used or maintained by others (eg. Auto repairs, construction, welding or spray-painting shop).
- iv) **HARDSCAPING SURFACES LEADS TO MORE HARD SURFACE RUNOFF:** There is a large existing driveway that will be extended to access the oversized Pole Barn. More impervious surface will prevent water infiltration into the ground, increasing

runoff. This area already has a high-water table and poor drainage. Flooding after heavy rains already occurs in rear yards with abutting neighbors on Ray Road.

We, the property owners at _____, request that NO amendments be made to the City of Windsor Zoning By-Law 85-18 concerning the construction of a post & beam frame structure (Pole Barn) by the applicant at 5172 Joy Road.

Once again, we are not opposed to the construction of an accessory structure if it takes the form of an acceptable “regular-sized” residential garage.

Signed & dated on November 24, 2024,

Mr. & Mrs. S. D’Andrea

Development & Heritage Standing Committee
Monday, December 2, 2024
Item 7.3 - written submission

From: Chris . <>
Sent: November 29, 2024 12:30 AM
To: clerks <clerks@citywindsor.ca>
Subject: Item 7.3 – Zoning By-Law Amendment

Hello, my name is Chris Stone, and I'm emailing you today on regards to: **Notice of Standing Committee Meeting - Item 7.3 – Zoning By-Law Amendment – Z034/24 (ZNG/7241) - Anthony Palermo – 5172 Joy Rd, Ward 9.**

Me my wife and my two kids live adjacent to the house where they plan to build the pole barn. We are against this motion because we believe a structure that size should not be in our neighbourhood for multiple reasons.

- 1. Our area and especially are backyards around that property sits a lot lower than 5172 joy roads property and causes flooding as it is now. With that pole barn being built it will just increase the flooding that much more.**
- 2. If that structure is to be built and that family moves it makes a possibility for someone else with a business to come in and operate out of that pole barn with the possibility of it being loud and a undesirable want for many.**
- 3. With a structure of that size in our small neighbourhood it could have the possibility of blocking sunlight into our backyards as the sun is more on the south end for most of the day. We have a pool and the pole barn could block the sun to that as well.**
- 4. Such a large structure does just not belong in this area. The appearance alone will be an eye sore and will not fit in with the rest of the houses. We have bylaws for a reason.**

**I have lived in the neighbourhood since 2011.
You can reach me through this email or my number is .**

Thank you for your time.

Chris

Development & Heritage Standing Committee
Monday, December 2, 2024
Item 7.3 - written submission

From: Ranjodh Singh < >
Sent: November 29, 2024 8:12 AM
To: clerks <clerks@citywindsor.ca>
Subject: Regarding file no #Z034124 to oppose pole barn construction at 5172 joy road

Good morning

I am writing this email to oppose the pole barn construction at 5172 joy road. The current bylaw doesn't allow construction of structures of such sizes and industrial garage doors , I don't think this type of structure is suitable for residential streets . Moreover if it is allowed to be constructed it might be used for commercial purposes. The proposed size of shed is almost double the size of allowed sheds. Please consider that I don't think this is appropriate structure and would have negatively impact the property values of the area. Please feel free to contact if any questions.

Ranjodh

Development & Heritage Standing Committee
Monday, December 2, 2024
Item 7.3 - written submission

From: Jon Haste < >

Sent: November 29, 2024 11:55 AM

To: clerks <clerks@citywindsor.ca>

Subject: Written Submission of Objection to Building Pole Barn at 5172 Joy Road File Number Z-034/24 [ZNG/7241]

To: City of Windsor Development & Heritage Standing Committee
(Meeting on Monday, December 2, 2024 at 4:30p.m.)

From: Jon & Sherri Haste

Amendment to City of Windsor Zoning By-Law 85-18
Written Submission of Objection to Building Pole Barn at 5172 Joy Road

The purpose of this letter is to inform the DHSC and Council that we **object** to the proposed zoning change and to the building of a pole barn (post & beam structure) by the applicant Anthony Palermo on his property at 5172 Joy Road.

We are the property owners directly behind this dwelling. Our reasons for objecting to the construction of a Post & Beam Pole Barn include:

1) Given the dimensions of this large oversized agricultural/ industrial structure (48 feet x 31.5 feet x 14.1 feet high) which works out to be 1512 square feet (140.5 square meters) footprint. Looking at the site location of where this is to be built, the northwest corner of the property, it will clearly affect our rear yard view. We live in a rural community, and this isn't conducive of a rural setting. Pole barns are post & beam frame structures that are not aesthetically pleasing and have an industrial appearance that is not desirable in a residential zone. Local zoning restrictions DO NOT permit post & beam frame buildings in this zone.

2) Given the site location of this Pole barn in the northwest corner of the property, this will cause that water to flow onto our property causing us to flood even worse than we flood now. With the recent erection of a tall fence along the rear of the property, the back of our property tends to take much longer to dry up since the sun is now blocked. This structure, along with the added driveway, will shed more water onto our property which is built much higher than our property. The more impervious surface will prevent water infiltration into the ground, thus increasing runoff. This area already has a high-water table and poor drainage. Several neighbours on Ray Road have contacted the city about the poor drainage. This will just compound the issue.

3) We have slight concern over the proximity of this structure and the weeping bed of this property. This house was constructed in 1990. Shortly afterwards, the homeowners decided to install a pool on the property. When they installed the pool, they had discovered that the property plans did not match the weeping bed layout. They had several issues with the weeping bed of this property. The clearly visible signs of weeping bed issues have been resolved but we do have concern about

the impact on the weeping bed if this structure gets approved. The property is currently much higher than our property and we are concerned that we will be getting more than just rainwater if this structure gets built.

4) The overall size of the property does NOT meet the current building code for this structure. Such a structure is clearly out of place in a residential area. This will affect the future market value of our home. We are zoned light-density residential. A pole barn is more of an agricultural/ industrial structure.

5) Such a structure will enable the operation of a business enterprise in a residential zone. It creates the sense of a commercial operation which impacts neighbouring property values to future prospective buyers. In the future, there is no way of knowing how the pole barn will be used or maintained by others who may acquire the property. We currently reside near 4775 Joy Road. When we were Sandwich South, it was a simple printing press for years and it was zoned as commercial which opened the gateway for any "commercial" operation to move in there. Several years ago, a large scale marijuana grow operation was able to move in there. The odors that came from that facility were extremely pungent but since he was licensed to grow and it was a commercially zoned area, there was nothing that the residents could do. A resident who lived within close proximity to this building had a difficult time to sell their home due to the operation across the street from them. We don't want the same situation to arise at this property.

We, the property owners of _____ request that no permit be issued and no amendments be made to the City of Windsor Zoning By-Law 85-18 concerning the construction of a post & beam frame structure (Pole Barn) by the applicant Anthony Palermo at 5172 Joy Road.

Signed & dated on November 29, 2024

Jon Haste
Sherri Haste

Sarah Jarvis

November 13, 2024

Development & Heritage Standing Committee
Re: Proposed Amendments to the City of Windsor Zoning By-Law 8600
File numbers: Z-035/24 [ZNG/7243]
clerks@citywindsor.ca

Dear Committee Members:

Please include my written submission as part of the public record (without the address and phone information).

My condominium faces north onto Wyandotte Street, and as one of the farthest east units, I will be one of the most affected by this development. When I purchased my condominium in 2018, I was assured by the realtors that any development in that spot would be commercial, and therefore, assumed that it would be a low-lying building.

I am concerned about the height of this proposed development. Six storeys would severely limit the amount of natural light into my unit. It was one of the main reasons for choosing to buy this condominium as I have life-altering health issues, and do not get outside as much as I would like.

I acknowledge that our society needs homes more than another commercial plaza, but I ask the zoning only allows the height of the building to four storeys. This would also save light for the fourplex to the west of our building.

There are already many traffic issues at this section of Wyandotte as the street narrows. Often, car accidents or near misses happen just at this street section, including someone rear-ending me a few months ago as I was signalling to turn right into our driveway and avoiding a sudden stop from a vehicle turning into the plaza. There is also no safe pedestrian access into the plaza, and the safety risks would increase with decreased visibility caused by the building and extra vehicles turning into the building.

Please review the possibility of an extra safety crosswalk further east from Watson Street at the eastern end of the plaza, as the road narrows dangerously.

I also ask that you consider tree planting for privacy issues.

Thank you for your consideration.



Sarah M. J. Jarvis
cc Board of Management: ECC #53