Consolidated Development & Heritage Standing Committee Meeting Agenda

Date: Monday, January 6, 2025
Time: 4:30 o'clock p.m.

Location: Council Chambers, 1st Floor, Windsor City Hall

All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure By-law 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. Any delegations have the option to participate in person or electronically.

MEMBERS:

Ward 1 – Councillor Fred Francis

Ward 4 - Councillor Mark McKenzie

Ward 7 - Councillor Angelo Marignani

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison (Chairperson)

Member Anthony Arbour

Member Joseph Fratangeli

Member Daniel Grenier

Member John Miller

Member Charles Pidgeon

Member Robert Polewski

Member Khassan Saka

Member William Tape

ORDER OF BUSINESS

Item #	Item Description
1.	**CALL TO ORDER**

READING OF LAND ACKNOWLEDGMENT

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

4. COMMUNICATIONS

5. ADOPTION OF THE *PLANNING ACT* MINUTES *(previously distributed)*

5.1. Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held December 2, 2024 **(SCM 391/2024)**

6. PRESENTATION DELEGATIONS (*PLANNING ACT* MATTERS)

7.1. Rezoning – Rafco Property Trust Ltd – 0 Howard Ave - Z-032/24 ZNG/7237 - Ward 1 **(S 148/2024)**

Clerk's Note: Karen Palmer, area resident is submitting the ***attached*** email dated January 2, 2025, as a written submission.

a) Adam Szymczak, Planner III – Development (PowerPoint)
b) Jerry Kavanaugh & Olivia Byrne, Agents for the applicant, ADA Architect Inc. available for questions (in person)
c) Zeyad Rafih, Property Owner, available for questions (in person)

7.2. Zoning By-Law Amendment – Z036-24 (ZNG/7248) - Andi Shallvari – 552 Florence Avenue, Ward 7 **(S 170/2024)**
a) Diana Radulescu | Planner II – Development (PowerPoint)
b) Tracey Pillon-Abbs, RPP Principal Planner, Pillon Abbs Inc., available for questions (via Zoom)

7.3. Zoning By-law Amendment Application for 2275 Wellesley Avenue, Z-026/24 [ZNG-7229], Ward 4 **(S 171/2024)**
a) Brian Nagata, Planner II – Development Review (PowerPoint)

7.4. Zoning By-law Amendment Application for 0 Janette Avenue, Z-037/24 [ZNG-7249], Ward 3 **(S 172/2024)**
a) Brian Nagata, Planner II – Development Review (PowerPoint)
b) Tracey Pillon-Abbs, RPP Principal Planner, Pillon Abbs Inc. (via Zoom)

7.5. Provincial Planning Statement (2024) Update **(S 177/2024)**
a) Frank Garardo, Senior Planner (PowerPoint)

7. *PLANNING ACT* MATTERS

8. ADOPTION OF THE MINUTES *(previously distributed)*

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held December 2, 2024 **(SCM 376/2024)**

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

10.1. Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1) **(S 161/2024)**
Clerk's Note: List of written submissions ***(attached)***:
a) Adriana Folcan, area resident
b) Albert Schepers, area resident
c) Alex & Mary Antic, area residents
d) Balsam & Mokbel Hanna, area residents
e) Brandon Orlando, area resident
f) Brenda Pelka, area resident
g) Catherine & Gary Archer, area residents
h) David Pelka, area resident
i) Dennis Phillips, area resident
j) Jane Van Buskirk, area resident
k) Jean-Yves Renaud, area resident
l) Lou Durnbeck, area resident

m) Margo & Moe Bezaire, area residents
n) Maria & Ian, Laura & Amanda MacNeil, area residents
o) Mark Poisson, area resident
p) Marla Sponarski, area resident
q) Melissa Coletti & Jim Marcovecchio, area residents
r) Melissa Petz, area resident
s) Olivia Curti, area resident
t) Penny Taylor, area resident
u) Robert Miller & Sari Versa-Miller, area residents
v) Sandy & Peter Marra, area residents
w) Sheri-Lynne Livingston, area resident
x) Silvio Barresi, area resident
y) Tina Van Hinte, area resident
z) Tony & Cathy Pupatello, area residents
aa) Walter Bocian, area resident

Clerk's Note: Joe DiGiorgio, area resident expresses opposition to the administrative recommendation.

DELEGATIONS: (5 minutes)
a) Tracy Tang, Planner III – Economic Development/Heritage (Acting) (PowerPoint)
b) Settimo Vilardi, Principal Architect, Prime Consultant, Archon Architects Incorporated, available for questions (in person)
c) Ed van der Maarel, Partner, Principal Architect + Heritage Consultant and Alicia Lesniak, Architect, a+LiNK Architecture Inc., available for questions (via Zoom)
d) Jean-Yves Renaud, Area Resident, available for questions (in person)
e) Albert Schepers, Area Resident (in person)
f) James Demers, Area Resident (in person)
g) Frank Providenti, Area Resident (in person)
h) Peter Marra, Area Resident (in person)
i) Catherine Archer, Area Resident (in person) (PowerPoint)
j) Lou Durnbeck, Area Resident (in person)
k) Chris Kruba, Area Resident (in person)
l) Tina Van Hinte, Area Resident (via Zoom)

10. *HERITAGE ACT* MATTERS

11. ADMINISTRATIVE ITEMS *(previously distributed)*

11.1. Part Closure of north/south alley located between Seminole Street and Reginald Street, Ward 5, SAA-7231 **(S 173/2024)**

11.2. Amendment to CR399/2024 for Closure of west half of north/south alley located between Montrose Street and Tecumseh Boulevard West, Ward 3, SAA-4133 **(S 174/2024)**

11.3. Ford City/Building Facade Improvement CIP Application for 1024 to 1026 Drouillard Road. Owner: 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trinamargos)- Ward 5 **(S 175/2024)**

12. COMMITTEE MATTERS *(previously distributed)*

12.1. Minutes of the Property Standards Committee of its meeting held October 24, 2024 **(SCM 353/2024)**

12.2. Minutes of the International Relations Committee of its meeting held November 7, 2024 **(SCM 392/2024)**

12.3. Report No. 54 of the International Relations Committee **(SCM 393/2024)**

13. QUESTION PERIOD

14. ADJOURNMENT

City of Windsor
Development & Heritage Standing Committee

RE: File Numbers Z-032/24 [ZNG/7237]

Dear Standing Committee Members:

I am a resident at .

I did not attend the original meeting that the development company held last year as I was not notified of said meeting. I found out about the meeting after the fact.

I am submitting this letter as I am unable to attend the meeting and have some concerns.

1. Has an environmental assessment of the property been completed as the property used to be a Texaco gas station when I was a child.

2. Can our sewer system handle the extra usage and not cause flooding or, worse, sewer backups? When we have heavy rain falls, the ditches fill up quickly.

3. With the additional residences, traffic increases, and so does congestion and the inability of getting in and out of Tucson Way. Was a traffic assessment done to see how the increased vehicular traffic that would be using Tucson Way affects this neighbourhood and how solve them before they become a dangerous issue? The traffic on Howard Avenue is very heavy at times and can be difficult turning onto Howard Avenue. Also, if travelling southbound on Howard Avenue, and stopping to turn onto Tucson Way, it is somewhat dangerous as stopping at the bottom of the overpass has caused several rear end collisions over the years as people are not expecting someone to stop at the bottom of the overpass. If the additional housing is passed, is the City of Windsor going to do something to address this issue, such as putting a turning lane from southbound Howard onto Tucson Way?

4. If there is less then one parking space per unit, 18 units – “22 spaces including 2 accessible spaces, 3 bicycle spaces and a loading zone, where are the additional vehicles going to park? There is no room for on-street parking.

5. The street itself is not wide enough to have on-street parking on it. There are ditches on one side of the road and semi-trucks still use this road as an access to/from Dougall Parkway. Trucks are not supposed to use Howard Place, but they ignore the “no truck” signs. If there is street parking on Howard Place, there is a high possibility of damaged vehicles.

I realize there are only 14 houses on our street, but I do hope that you will take the above points into consideration.

Thank you,

Karen Palmer

From: adriana folcan < >
Sent: January 3, 2025 9:44 AM
To: clerks <clerks@citywindsor.ca>
Subject: Re: Report No.: S 161/2024 File No.: MB/6075

RE: Amendment to Heritage Designation By-law No. 281-2003 - 455 Kennedy Drive West Roseland Golf Course (Ward 1)

My name is Adriana Folcan and I live at with my husband and two young children. We purchased my husband‘s childhood home from his parents. He has lived here his whole life. We are just a stones throw away from the clubhouse. We worked hard, saved our money and purchased this home because we absolutely love this area and want to bring our children up and grow old here. Our whole life’s hopes and dreams for our children will be greatly impacted by these changes. I can’t even begin to explain and do not wish to take up more of your time. I beg of you not to take this decision lightly and consider the implications for so very many people just like us, people who work hard, pay taxes, plan for the future and contribute immensely to our community.
The recommendation of a proposed heritage designation bylaw amendment as presented in Report S 161/2024, should be denied. This amendment has the potential to erode the current heritage designation of the current golf course with any proposed future redevelopment of the 10 acres parcel removed. Thank you for your time.
Sincerely
Adriana Folcan (43)
Abigail Orlando (8)
Sammie Orlando (3)

Amendment to Heritage Designation By-Law No. 281-2003 - 455 Roseland Drive West, Roseland Golf Course

I am Albert Schepers P.Eng and have practised engineering for over 40 years. I am past president of the Windsor Essex Home Builders' and the Ontario Home Builders' associations; I am a past member of the Building Code Commission; been on several Ministry of Housing Technical Advisory Committees, on-site sewage treatment (Part 7 of the building code), Built Environment for the Ontarions with Disabilities Act, and energy conservation, to name a few. I have sat on PEO committees to establish guidelines for demountable structures. In addition I am or have been registered as a professional engineer, and the company qualified to practice, in almost every province including Nunuvut and the Northwest Territories

As a consulting engineer my early experience included a development of lands in the Remington Park area to develope an extension to Langlois Street. This took about 6 months from initial submission to approval, including provincial approval. Several other developments were done in various locations of the city on raw lands each with unique challenges and all approved within months of initial submission. In 1986 for a 27 lot in-fill development on Elrose which, from initial submission to being shovel ready and the final house under construction, took 9 months.

Today my practice is for small site development which, if we are lucky, the planning and development process takes years. We just completed two small industrial buildings on Industrial zoned lands, which from initial submission to finally receiving a building permit took over a year. A far cry from the days it took from announcement of the Battery Plant to shovels in the ground. There is something drastically wrong with this approval process, and has been for years.

The current provincial government has set up a task group to cut through the red tape for development. This is admiral but seems to forget about 23 years ago Bill 124 was brought in to amend the building code and planning process to cut through the red tape. Those requirements are being ignored and I have no faith the current government will achieve its goals to streamline and improve the process. I had offered my services to the chair of the task group but have not been invited to attend or even provide input from my experiences with Bill 124 and over 40 years working in the housing industry.

This afternoon the Development and Heritage Committee meeting is considering the October 31, 2024 Heritage Impact Assessment report (HIA) prepared by Archon architects incorporated and a+Link Architecture inc. This HIA is well done and presents the facts accurately. Like any document, though, the echo reflects the shout, the report, though unbiased, is focussed on one issue to the determent of a holistic view. No matter, it is factual and the evaluations are reasonable. To add some context though I present the following:

HIA Report Review

- First, what is the reason for the report? As there is no proposed development there is no need for this report to have been created at all. Earlier this year council had engaged an architect to prepare a concept for a 38 unit condo development which does

not count as a development proposal and hence is not part of the HIA. The HIA states in the conclusions, section 9, that any proposed future development must file a report with the Development and Heritage Committee, along with other city departments, before it may proceed. **This submission before the committee is premature, it achieves nothing.**

- It has been argued that the demolition of the building requires this HIA and the by-law amended however, in the report section 8.2, the Impact section, Destruction, clearly states **no by-law amendment is required for the demolition**. The demolition may proceed as council planned when they closed the curling rink and prepared the condo concept: demolition of a building **for which funds set aside for maintenance and upkeep**; a building which is newer than most of the homes the neighbourhood. **Better stewardship and management would have gone a long way to maintain a city asset**.

- The HIA Cultural and Heritage Evaluation section 6 item 4 incorrectly states the curling use was discontinued in 2024. To be more precise, council decided curling had no value, there was little use of the rinks, so programs could be moved without affecting the community. Unfortunately due to the lack of disclosure, meetings held in camera, **the closure of the curling facility was done by council in preparation of the proposed 38 upscale condo housing development on City owned lands by private developers.**

- Item 5 is correct but does not take into account the club house is in the centre of a thriving community which for years took advantage of the facility until it was left to decay and ruin. Book clubs, voting station, conferences and receptions to name a few. This building was used as a meeting place for many in the neighbourhood and beyond. Personally it was always a treat to take out-of-town guests to the restaurant overlooking the golf course. **Mismanagement and poor stewardship are the reasons for its current condition**.

- The Impacts and Mitigation section 8 has only one item applicable. The rest are not applicable as there is no current development proposal to be considered. The Alternative approach line item states **nothing need be done, no by-law amendment.**

Suggestion to the committee:

If, and only when, a proposal to develop the lands is prepared and brought before the Development and Heritage Committee is when a by-law amendment should be considered. At this time it is a waste of city resources: taking resources away from expeditiously processing legitimate development and housing projects within the city.

From: Mary Antic < >
Sent: January 2, 2025 1:24 PM
To: clerks <clerks@citywindsor.ca>
Subject: Disapproval of Motion to Remove Heritage Title From Roseland Golf Course Club and Lot

To Whom It May Concern,

As residents of Roseland Drive South, we DO NOT support the amendment and removal of the heritage naming of the Roseland Golf Course country club and parking lot. We are old enough to have seen how these things play out and would like this proposition to be denied. We know what a slippery slope something like this can lead to, meaning, that in time the golf course itself will be re-zoned or have its heritage namesake taken away, and we will lose the golf course as well. There are many beautiful homes located around the golf course that are only there because they were assured their backyard scenic golf course view would never change. We don't want to see our beautiful neighbourhood changed into yet another cramped housing project to relocate more and more people to the outskirts of this city.
We have moved here for the reason to be near the golf course and all it's beauty and heritage, and would like to see a remnant of something special to our city intact for many years to come. The Canada we know and love is already unrecognizable with the migrant crisis we face.
So please, do not take the heritage title away from the Roseland Golf and Country Club and adjacent parking lot. Leave what little is left of this city's culture and beauty for us and our neighbours to enjoy.

Sincerely,

Alex and Mary Antic

From: Balsam Hanna < >
Sent: January 2, 2025 8:31 PM
To: clerks <clerks@citywindsor.ca>
Subject: Amendment to Heritage Designation By-law No. 281-2003-455 Kennedy drive West, Roseland Golf Course (Ward1)

Dear Clerk,

I Balsam Hanna with my husband Mokbel Hanna, have received the public notice for the above-mentioned subject.

We have lived in the Roseland area for the past 38 years. We strongly disagree with this proposed amendment to change the heritage designation for part of the Roseland Golf Course property. We feel this will have an adverse impact on the future of this whole neighbourhood.

Yours sincerely,

Balsam Hanna

From: Brandon Orlando < >
Sent: January 2, 2025 10:48 PM
To: clerks <clerks@citywindsor.ca>
Subject: Roseland golf course

The recommendation of a proposed heritage designation bylaw amendment as presented in Report S 161/2024, should be denied. This amendment has the potential to erode the current heritage designation of the current golf course with any proposed future redevelopment of the 10 acres parcel removed"

As a resident of I believe the property should be revitalized and no amendments should be made to take away the heritage designation of the Roseland golf course due to the many concerns other constituents of this area have expressed example increased traffic, volumes, overload of waste, water and sewage, and the destruction of the quiet Roseland neighborhood which I grew up in and move back into to raise my family as I was raised in a beautiful quiet neighborhood. Please vote down this terrible amendment to the Roseland golf course. Thank you for your time.

Regards Brandon Orlando

B.Orlando

From: Brenda Pelka < >
Sent: January 3, 2025 12:00 PM
To: clerks <clerks@citywindsor.ca>
Subject: Amendment to Heritage Designation By-law No.281-2003 Roseland golf Course

To the Members of the Development& Heritage Standing Committee,

My Name is Brenda Pelka. I have lived at for 32 Years.
My phone number is . My email is .

I have read & reviewed the 51 page document regarding the recommendation of a proposed heritage bylaw amendment (Report S 161-2024 for the beautiful Roseland Golf Course.

This proposed amendment should be DENIED by the Development & Standing Committee.
ANY changes to the heritage designation of Roseland Golf Course would set a precedent for future ammendments to come forward altering the cultural heritage attributes of the course.

It is curious as to why the City of Windsor would spend so much time & Human Resources to present this at this time. Any amendment to the bylaw should be presented in conjunction with a development plan.

The timing of this proposition is also suspect. The documents were delivered on CHRISTMAS EVE & the meeting is on January 6 EPIPHANY.

January 2, 2025

To: Development & Heritage Standing Committee

Attn: Mark Mckenzie

Fred Francis

Angelo Marignani

Kieran McKenzie

Jim Morrison

City Clerk

Reference: Report No.: S 161/2024

Development & Heritage Standing Committee

Monday, January 6, 2025, at 4:30 pm

Dear Committee Members;

The Committee will be assessing/debating if City Administration Report S 161/2024 supports a Heritage Designation Amendment Bylaw also known as removing Heritage Designation from approximately 10 acres of land from the property known as Roseland Golf Course, in the City of Windsor.

General Review Comments

Report Notice

I am curious as to the criteria put forth for the distribution of this Notice, although I have been actively involved with this process since March 7, 2024 when I attended the Open House and created & signed the Petitions for this Project, I personally did not receive a copy of the Notice of this Public Meeting and Report No.: S161/2024. Luckily my Son in Law did so I am able to participate in this process. Although given the timing of the distribution, it does not feel like there was much desire for any Public participation or engagement. Please ensure any and all material distributed and future correspondence on this matter are forwarded to me via email: or to Catherine Archer, by mail.

The recommendation of a proposed heritage designation by-law amendment as presented in Report S161-2024, should be denied.

Historical Background from Council Report: S 161/2024

In Appendix A of this Report: It states:

In the late 1920's Henry James "Harry" Neal embarked on the "biggest thing he had ever tackled," the development of the **Roseland Park Subdivision** on the City's South Side. The **"Subdivision"** was to be centered on an 18-hole Championship Golf Course that would eventually owned by the purchasers of Residential Lots from which Neal and his brothers expected to recoup their investment in the Golf Course.

Mr. Neal brought "**Donald Ross**" to Windsor in 1926 to Layout the Roseland Park Golf Course. Ross the most sought after Golf Architect in the World at the time, visited the site in late July – early August 1926. Shortly after the course was built, the "Great Depression" hit. The sale of the surrounding lots from which the brothers expected to recoup their investment in the Golf Course, was basically non-existent and Mr. Neal eventually lost the Course. None the less, the **Roseland Golf Course** and the **Essex-Kent Boys Golf Tournament** which helped to establish, serve as lasting tributes to Harry. J. Neal, who died in 1961 at the age of 78. In 1973 the City of Windsor purchased the Roseland Golf Course from manager/owner and Golf Pro Robert Williamson who went on to develop Seven Lakes Golf Course.

The Original Frame Clubhouse (for what is a Golf Course without a Clubhouse) was replaced by the existing Club House/Curling Rink In 1978. (I imagine it made perfect sense to have a complimentary Scottish Origin Sport to utilize during the Winter months, when the Golf Course lay idle).

The proposed Heritage Designation was enthusiastically endorsed by personnel at the Ministry of Tourism, Culture and Recreation and the Golf Course. In an article on scorgolf.com entitled "**Ross' Roseland Municipal Golf Course: An Unpolished Gem"** author Jeff Mingay called the course in its original concept "perhaps the very best Municipal Course in all of Canada". The Roseland **BOARD** at the time unanimously to apply for Heritage Designation. Heritage Designation will give the course the recognition it deserves and draw the **Community's attention** to what a valuable heritage resource Roseland is. Designation will ensure that the Original Design of the Course will be **PRESERVED** for the enjoyment of this and future generations.

The property is the **"Centerpiece"** of the Roseland Park Subdivision. The entire Property was designated under the Provisions of the Ontario Heritage Act (OHA) by Mayor Hurst and City of Windsor Council by By-Law No. 281-2003.

AND SO HERE WE ARE…

Cultural Heritage Landscape Discussion:

I would argue that Mr. Neal's **"vision"** was as stated:

… the Golf Course was to be the "CENTERPIECE" of the Roseland Park Subdivision…

Diagram 1 – Appendix A S 161/2024

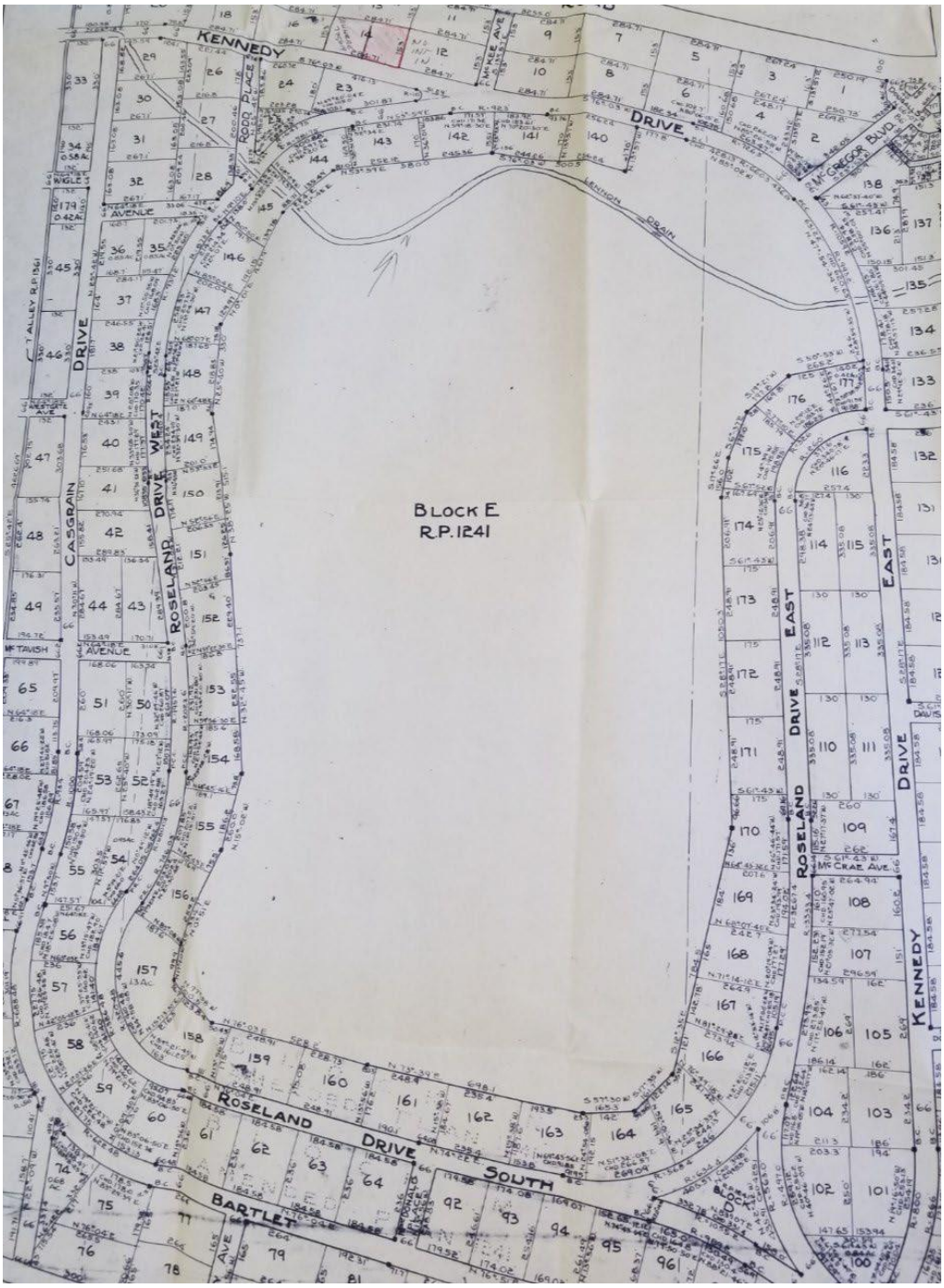

Diagram 2 - 1948 Veterans Land Act – provided by Penny Taylor

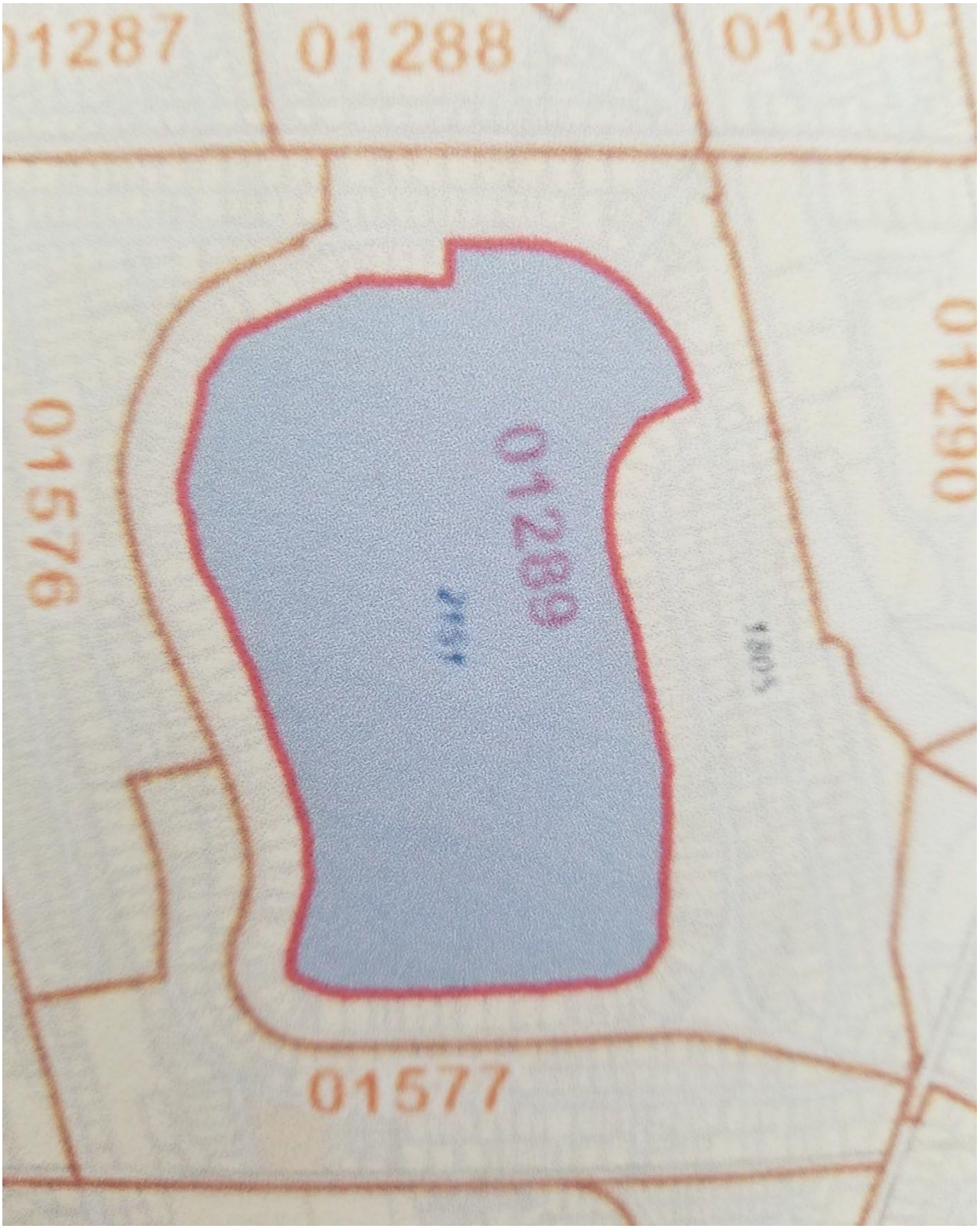

Diagram 3 2003 Map of Lot 01289 from By-Law 281- 2003

Discussion/Questions:

1. March 7th, 2024 – Open House – when you solicited Public Community feedback:

Why was the Public not informed of the Heritage Designation 281-2003 at that time?

2. March 21st – meeting attended by over 200 local residents in opposition to this Proposal and a Petition signed by 600+ residents.

Did that not warrant a reconsideration of this proposal, before all this time, energy and resources were directed toward this Proposal, especially given the Heritage Designation?

3. March 22nd and April 18th email was sent to Mayor Dilkens /City Council informing of the Heritage Designation obtained from the Ontario Heritage Foundation - only one Councillor responded Councillor Gary Kaschak (Ward 8) in that April 19th email he stated: "The Golf Course has been given Heritage Status& cannot be anything but a golf course moving forward but the building is not & never has been a heritage site." I also heard our Mayor make that similar statement numerous times on Public Media Outlets in those early months.

Did our current Chair on Board of Directors of Roseland Golf Course not know this property was protected by By-Law 281-2003 or was he giving me misinformation?

4. August 24, 2024, architectural team ARCHON Architecture Inc alon with heritage professional at a+LiNK Architecture Inc. firm based out of London, Ontario were retained to prepare HIA for the designated Roseland Golf Course property. October 31, 2024, HSMFW Project lead and Consultant Team formally submitted the HIA and associated survey plan to constitute a complete package of the designated by-law amendment.

If this package was complete in October, why did it not get "hand delivered" until December 24th, 2024? Why London firm instead of Windsor?

5. Nancy Morand the Heritage Planner who recommended the heritage designation of Roseland Golf Course, states within her November 2001 report to the Windsor Architectural Advisory Committee (now Windsor Heritage Committee) that these later additions to the property [i.e. the club house and curling rink building, par-three course, pro shop building, and storage shed] will not be listed in the reason for designation" Designation By-law 281-2003 applies to the entire Roseland Golf Course property, because the legal description is for the entire property.

So apparently the 2003 Mayor and City Council expected the property to be maintained and cared for, does this mean now the Par 3 will be next on the shopping block? Does this severing of approximately 10 acres set a precedence for it to happen again? What does it mean to have a Heritage Designation of a Historical Property if 21 years so Council can change it? At the time the Roseland Golf Course was designated the Clubhouse/Curling Rink was only 24 years old… why was it not maintained? Does this mean you may see Luxury Condominiums going up around Willistead – they won't miss 10 acres.

Closing

If you overlap these 3 maps you will see the Footprint of Property Identified as #01289 as in By-Law 281-2003 has not changed in 100 years. This is the Property that then Mayor and City Council intended to have protected from sale or development for perpetuity. This is not privately owned, Zoned GD1.2 this property is publicly owned Parkland that has been Heritage Designated since 2003, left in the stewardship of the City of Windsor. Why is our Current Mayor and City Council moving in the opposite direction? Like many of the Absentee Land Owners in our South Windsor Community, they have disinvested in this property, allowed it to deteriorate, because they are speculating on selling this lot in the future for denser Residential use.

This Provincial Push for housing should have nothing to do with Roseland Golf Course, the 38 Luxury Condominiums proposed on March 7th, 2024 would result in .0029% of their total quota of 13,000 new homes by 2031. There are many abandoned buildings and lots downtown and around the City that would yield a much higher outcome of perhaps even "affordable houses", while revitalizing neighborhoods.

The focus seems to be on the **Clubhouse** and its demolition through neglect. Sounds like that has been decided. The bigger concern in this report is the almost 10 acres they want to remove at the entrance to the Golf Course. If this is allowed, what is to stop future City Councils to see other opportunities to convert the **Golf Course** to **cash**, the biggest fear is that this will lead to housing on the Golf Course itself. There is a provision for an (8.3) **Alternative Approach** – would be **not** to remove a portion of the property from the designation.

Roseland Golf Course neighborhood is unique. The Don Ross design Roseland Golf Course, the "**Centerpiece of the Roseland Subdivision**" is about to Celebrate its 100th Anniversary. To add further to its History in 1948 lots were provided to Soldiers returning from War in the Veterans Land Act. Councillor Morrison you stated in a July article of the Windsor Star "We need to Preserve Our Heritage… these are magnificent buildings… Some Developers, they just want to tear them down and make the most Money" – this is perhaps not a building, but an intricate part of the fiber of this Roseland neighborhood (Community), it is already Heritage Designated, it should be protected. Do not allow this travesty, take care of what you have been given to protect. Over the years Roseland Golf Clubhouse in its glory was a community hub… create a place for all to enjoy, protect it, and preserve it … as your predecessors did. **Please deny the proposed by-law amendment on the Roseland Golf Course in report S 161-2024.**

"***SHOW LEADERSHIP BY EXAMPLE"***

*We had a saying in the Navy… Leadership is the **Backbone** of any successful organization; but in order to be a good Leader you have to have a **Backbone.***

Sincerely,

Catherine Archer Gary Archer

From: david pelka < >
Sent: January 3, 2025 12:04 PM
To: clerks <clerks@citywindsor.ca>
Subject: Reprt S 161/2024

Dr. David Pelka

The recommendation of a proposed heritage designation bylaw amendment as presented in Report S 161/2024, should be denied.
It is clearly stated in the HIA report attached to the above proposal, that the existing Roseland clubhouse has no heritage value. This clears the way for the stated purpose of demolition of the existing clubhouse and curling facility. The municipality has determined that it is not fiscally responsible to renovate, maintain or utilize its potential.
The proposal also clearly states that any rezoning/redevelopment would require another HIA report. At this time there appears to be no concrete proposal for a new clubhouse. The concepts of size to meet the needs and function of use have not been clarified.
Also we continue to see in the media the desire of the municipality to add high density housing by way of a multistorey luxury condominium on a portion of this designated heritage property. The local community upon whom this would have the greatest impact has been very clear that this is not acceptable and will not meet the need of affordable housing in our community.
It appears that the municipality has expended a large amount of resources that include tax payer dollars on administrative man hours and outside consultants. There are no plans to tendered for development or construction, and any bylaw amendment seems premature.
The amendment has the potential to erode the current heritage designation of the golf course with any proposed future redevelopment of the 10 acres parcel removed. This bylaw amendment should be completed in conjunction/connection with a proposed rezoning report.
I sincerely feel that the approach that the city is taking on this proposal is eroding the trust of the residents that it serves.

David Pelka

From: D Phillips < >
Sent: January 2, 2025 2:53 PM
To: clerks <clerks@citywindsor.ca>
Cc: mayoro <mayoro@citywindsor.ca>; Francis, Fred <ffrancis@citywindsor.ca>
Subject: RE: Amendment to Heritage Designation By-law No. 281-2003 455 Kennedy Drive West

Name: Dennis Phillips
Affiliation: property owner

The recommendation of a proposed heritage designation bylaw amendment as presented in Report S 161/2024, should be denied. This amendment has the potential to erode the current heritage designation of the current golf course with any proposed future redevelopment of the 10 acres parcel removed.
The area property owners paid premium prices to live in this community. We chose this community because of its character and nature. This proposal undermines what we paid for and betrays a lack of vision for our community.
There is a housing crisis, but this proposal does not contribute toward solving that crisis. It is akin to Premier Doug Ford selling off protected green space to the profit of land developers.
Dennis Phillips

From: Jane Van Buskirk < >
Sent: January 2, 2025 10:25 PM
To: clerks <clerks@citywindsor.ca>
Subject: Deny the proposed bylaw amendment Report S 161/2024

Name: Jane Van Buskirk

I am a resident of South Windsor for over 65 years. I believe the treasure we have in the Roseland Gof Course is a jewel to our city. Selling off our revered asset, the Roseland Golf Course, is not a respected decision. We are proud that Windsor has a Donald Ross golf course established in 1928; why should our current Council members vote to remove historical designation to this prized property .
We recognize that low cost housing is needed, but South Windsor has higher taxes than many sites that are underpopulated and better suited to build condos, for example, the St Clair College property. Build a parking building and use the existing surface parking areas to build condos for students and residents. Build condos where homes were expropriated for the Gordie Howe bridge land assembly and replace the trees and landscaping that were bulldozed. Lastly, Windsor needs the entire Golf Course property to maintain our existing city green space.

The recommendation of a proposed heritage designation bylaw amendment as presented in Report S 161/2024, should be denied. This amendment has the potential to erode the current heritage designation of the current golf course with any proposed future redevelopment of the 10 acres parcel removed"

Sent from my iPhone

From: Jean-Yves Renaud < >
Sent: January 3, 2025 8:19 AM
To: clerks <clerks@citywindsor.ca>
Subject: Reject - Report S 161/2024

To whom it may concern,

The proposed amendment to the heritage designation bylaw, as outlined in Report S 161/2024, should be rejected. This amendment directly undermines the existing heritage status of the golf course by allowing future redevelopment of the 10-acre parcel being excluded.

I strongly believe this heritage site should be preserved for future generations, and alternative solutions should be explored rather than replacing the building.

JY Renaud
South Windsor Resident

From: Louis Durnbeck < >
Sent: January 2, 2025 4:16 PM
To: clerks <clerks@citywindsor.ca>
Subject: RE Amendment to Heritage Designation By-law No. 281-2003 455 Kennedy Dr W, Roseland Golf Course (Ward 1)

Re: Proposed Amendment to Heritage Designation of Roseland Golf Course

I would like to begin with an observation concerning the contents of the report, a copy of which I have thanks to a concerned neighbour. Although we live only a short distance from the Roseland GC property, we received nothing from the City other than an email notification of the Jan. 6 Committee meeting right before the Christmas holiday. Jan. 6 also happens to be Epiphany, a day of religious observation for many.
Firstly, I see the City contracted a firm from London to deliver these assessments. I don't understand why a Windsor-based firm wasn't hired, given the likelihood that a local operation would have more knowledge about the Course and the surrounding community. We are left to believe that perhaps no local firm was willing to deliver conclusions that would be so biased in favour of the position put forward by City Administration.

The Report and the Reality

Repeatedly throughout the materials there are statements saying the golf course itself remains true to the Donald Ross design, specifically that tee boxes and greens remain in their original locations. This suggests the course remains true to Ross' vision, but unfortunately this is untrue...
- Tee boxes have in many instances been moved or lengthened, with new tee areas added throughout.
-The green on number 15 has been entirely replaced. The Ross original was destroyed and a replacement added further back, behind where the original green was located. It was not very well constructed however. I understand St Clair College student labour was used in its construction and an effort was made to replicate the original green but it is quite different in its subtilties and drains very poorly.
-Ross designed a number of Parkland style courses, none of which were in any way an attempt to replicate Linksland style courses. I believe none of Ross' Parkland courses use sod-faced bunkers. I have played at many. The changes made at Roseland to some of the bunkers in this fashion are out of character with the original concept.
-Ross always used what nature gave him in his layouts. The waterway known as the Lennon Drain runs through part of the playing area and was used by Ross as a natural hazard, creating a small pond in front of number 8 green, running eastward toward number 9 green. In my opinion this was all filled in, with an underground pipe to carry the waterflow, primarily to speed up play and potentially increase the number of green fees collected. The addition of a large man-made pond in front of number 9 green is something Ross would never have done and it's a radical departure from the original design.
What's done is done, and I say this with all respect to those involved, but these are examples of past mistakes that were allowed to happen under the well-intentioned Board and Council of the day. All this was done with the Heritage designation in place which seems to have offered no protection from interference on the property so highly praised and touted for its historical value. I don't know if any Heritage exemptions were even sought. I do know that the foremost student of Ross designs in Canada, Thomas McBroom of Toronto, who has been involved in dozens of course renovations, was not consulted. That too was a mistake.
Now we have an opportunity before us to take a wiser position than was taken earlier which has indeed adversely affected the originality of the Donald Ross design. Now we are able to show respect and appreciation for the skills and wisdom of one of Golf's greatest architects by honouring his vision for the entire property he so clearly mapped out in his drawings of 1926. Ross knew full well any proper golf course required a club house, patron parking area and maintenance shed for equipment. He included those areas in his drawings and they were properly included in the original Heritage Designation. Every course of any standing has appropriate clubhouse facilities, certainly for food and beverages and the promotion of comradery as well as for players' locker rooms. His drawings show a Clubhouse situated at the location where the existing Clubhouse sits, though the newer one is much larger. During the past few years, since the Roseland clubhouse has been closed, golfers have no comfortable place to go there for a bite to eat before a round or for food, a beverage and fellowship

after. Quite a few, unfortunately, have taken to the use of the parking lot, often close to the road, to tell tales, munch on a sandwich and imbibe on the beverage of choice.
If we, as a community and as a City really are proud of this important and historical landmark and wish to promote and enjoy it we must respect the vision of its architect, Donald Ross and protect the entire property and provide proper facilities. A hot dog stand or little stand-alone building off to the side someplace with few if any amenities is entirely inappropriate for a golf facility of such rich Heritage. This is not Little River. Roseland is more closely related to Essex GC and Oakland Hills GC which Donald Ross designed around the same time, albeit with different budgets. Roseland GC deserves to be treated with the respect commensurate with its roots.

Collateral Damage & Unexpected Consequences

Since the Report materials contains reference to the City's intention to increase the number of housing units, and it's clear that's the intention for the 10 acres under review, it's fair to consider the impacts a high-density housing project would have on the surrounding community. Others may choose to address these concerns but I will enumerate my concerns briefly:
-Increased Traffic – The widening of Cabana has already resulted in a huge increase in usage. Much of that seems to be traffic headed for LaSalle. There has also been an increase in speeding and dangerous driving, even resulting in the death of a young motorcyclist at the corner of McGraw. McGraw is the main access road to Cabana and even now it is often difficult to access Cabana from McGraw. There is no traffic light there and while right turns can be tricky enough, left turns onto Cabana can be quite dangerous. The only other access is from Casgrain, where there is no traffic light, and the same issues exist there. Routing to Casgrain is via Kennedy through a residential neighborhood that already sees increased traffic, speeding and at times dangerous driving as it is a relatively long straight stretch of road, never policed. It is a walkway to school and back for numerous children and area residents often use it as part of their outings for walks, biking and running. It would be foolish and dangerous to add more vehicular traffic to this road which would be inevitable with more residents and visitors driving to the golf course property.
- Services – The area already experiences numerous issues with electricity blips and outages, not only in stormy weather situations. An increase in electrical demand could well worsen this situation. Increasing sewage loads could well challenge the sewer system currently in place as such increased demand was never envisioned.
-Property values and enjoyment of residential properties – There is concern property values, especially in the immediate area, would be adversely affected. Increased numbers of people, vehicles and traffic generally could easily be seen as having a negative impact on property values as well as disrupting the existing peaceful quiet neighborhood. The report deals with sightlines from within the golf course area but says nothing about the changes that would affect residents from their properties. The views from homes all around the proposed site would be changed dramatically and not for the better.
-Unexpected consequences – There are often unexpected issues that arise from change and I'm sure adding high density housing to an area designed for single family residential use would be no exception. Allow me to bring to your attention one example that happens to involve Roseland Golf Course: when the Lennon Drain was changed by covering up the original open waterway and drain pipes were installed all the way back to Casgrain we started having road flooding on Rodd Place. Though it wasn't too bad initially, it has gotten progressively worse during the present day more frequent bouts of heavy rain. Recent efforts to determine the cause by underground drainage photography, according to those doing the work (another London-based firm), suggests the inadequate 8 inch pipe on Rodd may not have been connected to the new larger pipe underground at Rodd and Roseland. They looked for, but couldn't find the connection, which should have been obvious. It seems likely that work done to the golf course may have resulted in an oversight that has had unforeseen consequences that to date I've heard no one offer solutions for or acknowledge.

While some of my comments may seem not directly related to the review at hand, we all know what is really going on here. We would oppose the proposed change to the Heritage designation at the Roseland property in any event. Any such change would only result in a loss of Heritage value for the entire Roseland Golf Course property and provide a precedent for similar amendments at any and all Heritage-designated sites in Windsor, including the remainder of Roseland Golf Course itself. For these reasons, we ask you to do the right thing and DENY the application for amendment.

Thank you for your thoughtful consideration,
Louis J. Durnbeck

From: Margo & Moe < >
Sent: January 3, 2025 8:18 AM
To: clerks <clerks@citywindsor.ca>
Cc: Margo Bezaire <>
Subject: Amendment to Heritage designation By-law 281-2003

The recommendation of a proposed heritage designation by-law amendment as presented in report S 161/2024 should be denied. This amendment has the potential to erode the current heritage designation of the current golf course with any proposed future redevelopment of the 10 acres parcel removed.
There is no public support for this and you can expect further opposition to this if you go forward with the heritage designation amendment.

Moe & Margo Bezaire, property owners Roseland Drive

Sent from my iPad

Hello -- this email is to serve as an **Objection to the proposed Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive, West, Roseland Golf Course (Ward 1). This amendment has the potential to erode the current heritage designation of the current golf course with any proposed future redevelopment of the 10 acres parcel removed"**

I am representing my household at . My husband and I, including our adult children are concerned about entry and exit of traffic onto Roseland Dr. E and entry and exit of traffic onto Casgrain Drive.

The recommendation of a proposed heritage designation bylaw amendment as presented in Report S 161/2024, should be denied. "The report before the committee is solely geared to removing the heritage designation and any discussion on future rezoning/redevelopment will be subject to a future report/proposals. This bylaw amendment should be completed in connection/conjunction with a proposed rezoning report. The current amendment should be deemed premature". By approving this amendment, you change the entire definition of what the Land/Heritage Land/Veteran Land in this area.

Additionally, we wish to express concerns surrounding safety in the existing neighborhood. There are no sidewalks. There is minimal street lighting. Casgrain Drive itself has no street lights. It is very hard to see pedestrians on this road especially when dark as it offers no sidewalks.

Having lived on Casgrain Drive for over 25 years, we have seen Casgrain Drive and Roseland be used as a throughway to Howard Avenue. Speeding has always been an issue and as a result, the speed limit was eventually reduced to 45 km, however, to this day, many do not abide by the reduced speeding limit. Casgrain Drive is also on a school bus route and many children and students cross Kennedy and Casgrain Drive to reach their bus stops/school destination.

There are a large number of pedestrians who use the area for recreation to walk a variety of circuits around the golf course or loops of several blocks. Youth often crossing Dougall at Roseland to go to Starbucks or Tim Hortons, especially in the summer. There are children walking and riding bicycles in the area and there many school bus - especially at the intersection of Roseland E and Kennedy E, Kennedy and Casgrain Drive. The proposed amendment will increase traffic flow along Roseland, Kennedy and North Casgrain Drive adding to additional risk for pedestrians/bicyclers and children.

Additionally, the rezoning proposal at top of Casgrain and Cabana, would cause further congestion as there are proposed plans to rezone the corner of Casgrain and Cabana Rd W **- 1141/1175: a four story Dwelling-consisting of 6 commercial spaces, 25 dwelling units, 61 parking space, access on Casgrain and Cabana.**

There are further development proposals in the area which includes:

1. Proposal 475/479 Cabana Rd W: 3 story, 18 dwelling units, 25 parking spaces in rear, access lane on Cabana
2. Proposal 619 Cabana Rd W: where developers want to sever this one lot into 3 – 45 ft x 150 ft lots- each severed lot will house a minimum of 6 dwelling units and 7 parking spaces in rear, 3 access lanes on Cabana (student dormitory style development up to 72 bedrooms on a 135 ft x 150 ft

A multi-use residential building on Heritage Land/Roseland Golf Course, in addition to the proposed developed plans outlined above will no doubt creates noise and light pollution issues, green space loss

by converting grass and tree land to concrete and pavement, lack of infrastructure support-electrical/plumbing/sewage that would only cost the city more dollars.

In summary, the amendment has the potential to increase hazard associated with increased traffic through a well-used area that should be maintained as a safe, peaceful environment for multiple recreational uses by the public.

Thank you for your attention. I can be reached at if further input required.

Thank you,

Maria and Ian (John) MacNeil; Laura and Amanda MacNeil
Keep South-Windsor/Roseland area the well-established low density Single Family Residential Dwelling as is.

From: Mark < >
Sent: January 3, 2025 10:07 AM
To: clerks <clerks@citywindsor.ca>
Subject: Amendment to Heritage Designation By-law No. 281-2003 - 455 Kennedy Drive West, Roseland Golf Course

To Whom It May Concern,

I am writing to express my great opposition to the amendment of Heritage Deignation By-law No. 281-2003 - 455 Kennedy Drive West, Roseland Golf Course (Report No.S161/2024 ; File No. MB/6075).

The recommendation of a proposed heritage designation bylaw amendment as presented in Report S 161/2024, should be denied. This amendment has the potential to erode the current heritage designation of the current golf course with any proposed future redevelopment of the 10-acre parcel removed. A heritage designation was given to this parcel of land for a reason and should not be removed to suit the council's needs. It jeopardizes the entirety of Roseland Golf Course as well as any other parcels of land or buildings with Heritage designations, rendering them null. The only reason that this by-law amendment is under consideration is for the destruction of the clubhouse in order to build luxury condos to "ease the housing crisis." Windsor and Ontario are not in a luxury condo crisis, and this will do nothing to ease this. All it will do is release the city from the negect they bestowed upon the care of the clubhouse and pad their numbers for their housing build commitment. City Council should be ashamed for taking this route and instead truly focusing on affordable housing, not the decimation of heritage parcels.

Sincerely,

Mark Poisson

From: Marla Sponarski < >
Sent: January 3, 2025 10:07 AM
To: clerks <clerks@citywindsor.ca>
Subject: Amendment to Heritage Designation By-law No. 281-2003 - 455 Kennedy Drive West, Roseland Golf Course

To Whom It May Concern,

I am writing to express my great opposition to the amendment of Heritage Deignation By-law No. 281-2003 - 455 Kennedy Drive West, Roseland Golf Course (Report No.S161/2024 ; File No. MB/6075).

The recommendation of a proposed heritage designation bylaw amendment as presented in Report S 161/2024, should be denied. This amendment has the potential to erode the current heritage designation of the current golf course with any proposed future redevelopment of the 10-acre parcel removed. A heritage designation was given to this parcel of land for a reason and should not be removed to suit the council's needs. It jeopardizes the entirety of Roseland Golf Course as well as any other parcels of land or buildings with Heritage designations, rendering them null. The only reason that this by-law amendment is under consideration is for the destruction of the clubhouse in order to build luxury condos to "ease the housing crisis." Windsor and Ontario are not in a luxury condo crisis, and this will do nothing to ease this. All it will do is release the city from the negect they bestowed upon the care of the clubhouse and pad their numbers for their housing build commitment. City Council should be ashamed for taking this route and instead truly focusing on affordable housing, not the decimation of heritage parcels.

Sincerely,

Marla Sponarski

From: Melissa Coletti < >
Sent: January 2, 2025 12:59 PM
To: clerks <clerks@citywindsor.ca>
Subject: Development & Heritage Standing Committee Meeting Monday January 6, 2025
Importance: High

Melissa Coletti & Jim Marcovecchio – Homeowners
We do not wish to speak but want the Development & Heritage Standing Committee to know that we oppose the heritage designation bylaw amendment that is being recommended in Report S161/2024. We strongly feel that this amendment puts the current heritage designation for the 10 acres Roseland Golf Course at risk for future development.

Thanks,
Melissa

From: Melissa Petz < >
Sent: January 2, 2025 11:22 AM
To: clerks <clerks@citywindsor.ca>
Subject: Planning and Heritage Standing Committee Meeting, Item 10.1 for January 6, 2025.

Good morning, I do not wish to speak at the city council meeting. Please accept my email in lieu.

The recommendation of a proposed heritage designation bylaw amendment as presented in Report S 161/2024, should be denied. This amendment has the potential to erode the current heritage designation of the current golf course with any proposed future redevelopment of the 10 acres parcel removed.

Thank you
Melissa Petz- concerned resident

Sent from Gmail Mobile

From: Olivia Curti <>
Sent: December 29, 2024 10:21 PM
To: clerks <clerks@citywindsor.ca>
Cc: Stephen Durocher <>
Subject: Roseland Golf Course - Jan Council Meeting Submission

I do not wish to speak at the meeting but would still like my voice and opinion be heard on this matter on behalf of myself and my husband.

Here are several reasons why removing the heritage designation at Roseland golf course would be detrimental to the neighborhood:

1. Loss of Historical and Cultural Value - The heritage designation protects the golf course's historical and cultural significance, preserving the architectural, social, and environmental legacy of the area. Removing this designation would erase a valuable piece of the community's history, diminishing the neighborhood's unique character. This also opens the door for future development on the golf course. Even though a current mayor would “assure that the golf course isnt going anywhere” this opens the door for other development and changes of the golf course. Roseland is a highly sought after mature neighbourhood in windsor. With the residents being very proud and protective of this gem of an area. Removal of this designation would be a huge disservice to the city.

Instead, the city had many other proposed locations that are sitting vacant either empty buildings or parking lots. Those certainly should be considered first and foremost before ANY cultural and historical designations are considered being lifted that are designated by the province of Ontario. This should be purely common sense from the City.

2. Negative Impact on Aesthetic and Visual Appeal - Heritage green spaces contribute to the visual charm of an area. Replacing them with high-rise condos would certainly disrupt the neighbourhood's aesthetic cohesion, turning it into a less attractive environment for both residents and visitors. Including increased traffic, privacy from tall condos ability to see in to the private yards I’d neighbours , as well as obstruct views, reducing the area’s scenic appeal.

3. Decreased Property Values - The presence of heritage landmarks can increase property values, as people often desire living in areas with cultural and historical significance. Replacing these landmarks with condos will lead to a loss of value for existing properties, especially those that rely on the character and charm of the heritage site. As stated previously. Lifting this designation would leave opportunity for future development of the golf course land. The lifting of heritage designation should only be considered for the club house building and nothing else. If it cannot be separated, this should absolutely not be allowed to follow through with.

4. Future Impact on Green Space- Golf courses provide valuable green space, which is increasingly scarce in urban environments. This is a public city owned course and land. If anything is done here it should be for the greater good of community use, not for money making to sell the land to developers to build condos.

5. Reduced Community Identity and Pride- Heritage buildings / green space often play a central role in a community's identity. The loss of such landmarks weaken residents' sense of connection and pride in their neighborhood. Communities that preserve their history tend to be more engaged and united.

6. Traffic and Congestion- Building new condos in roseland would bring in more residents, leading to higher traffic volumes, congestion, and strain on local roads that are otherwise quiet and quaint. This would become even more of a thruway for the area. This would negatively affect the overall quality of life for current residents,

7. Irreplaceable Loss- Once a heritage site is demolished, it cannot be recreated. Condos only benefit the developer for immediate financial gain, but the cultural and historical value lost will be irretrievable, leaving a long-term void that cannot be replaced by new construction.

In sum, removing the heritage designation in favor of building condos would result in the loss of a key cultural asset, harm the neighborhood's aesthetic and historical character, and bring about negative social, environmental, and economic consequences for residents. Overall, this proposal is not the BEST interest of the neighbourhood. A City should be looking out for the best interest of its residents, and it has been proven time and time again thru this process that that is certainly not the priority. In addition, giving only a few weeks notice of a council meeting during a public Holiday week is very convenient timing to ensure that mass number of residents that would otherwise voice their opinion on the matter will be lesser. Even how this proposal started, with a intricate and detailed design of what the city planned to do, instead of a real open house, which offers the ability of residents to comment has been executed completely backwards. This is a prime example of not how to execute a project that impacts residents greatly.

I am very much against this proposal in full, especially the lifting of a heritage and cultural designation.

Thank you,

Olivia Curti

From: PENNY TAYLOR <>
Sent: January 2, 2025 9:06 PM
To: clerks <clerks@citywindsor.ca>
Subject: Heritage designation ar Roseland.

Hello:
I am very angry and AGAINST your proposed heritage designation bylaw amendment Report S 161/2024. This should never happen or even be thought of. This will ruin the golf course and surrounding area. I live in the original house on Kennedy Dr. W. that my father in law built with his VLA grant and have the original plan which shows the entire golf course including the 10 acres in question as one large area. It does not show the parking lot area, club house area and par three area as separate entities - it's ALL one area. As for your "luxury condos" - you know damn well these will be bought by Toronto landlords and rented out to multiple students. This will exacerbate the traffic problem which is already bad and overload the sewers and create more flooding. What a way to ruin an old established neighbourhood. You have no regard for the heritage of this area. It all comes down to the almighty dollar doesn't it! This will just start the takeover of the entire golf course. But then again - you don't care.
Penny Taylor

From: Rob Miller < >
Sent: January 3, 2025 10:04 AM
To: clerks <clerks@citywindsor.ca>
Subject: Roseland Golf Course: Heritage Designation & Proposed Future Building

To Whom It May Concern:

As residents in the Roseland Golf Course area, we are concerned about the proposed removal of the heritage designation of Roseland Golf Course. We are not in favour of removing the heritage designation which we understand, protects the golf course as it currently stands. This is our cultural heritage, as well as a green space, which we feel should be preserved for future generations of Windsorites. The recommendation of a proposed heritage designation bylaw amendment as presented in Report S 161/2024, should be denied. We understand that this amendment has the potential to erode the current heritage designation of the golf course and possibly affect any proposed future redevelopment of the golf course.

Sincerely,
Robert Miller
Sari Varsa-Miller

From: Peter Marra < >
Sent: December 29, 2024 9:15 AM
To: Mckenzie, Kieran <kmckenzie@citywindsor.ca>; Francis, Fred <ffrancis@citywindsor.ca>; McKenzie, Mark <mmckenzie@citywindsor.ca>; Marignani, Angelo <amarignani@citywindsor.ca>; Morrison, Jim <jmorrison@citywindsor.ca>; clerks <clerks@citywindsor.ca>
Subject: Report S 161/2024 - for the Jan 6 2025 - Development and Heritage Standing Committee

Good morning all,

I am so sorry to bug you over this holiday season, however, my enclosed letter will show you why I had no choice.

I wanted to get this information out to the members of the Development & Heritage Standing Committee in ample time so that you have an opportunity to review my submission prior to your scheduled Jan 6, 2025 meeting. This time of year is probably busy for each of you with family, holiday events, travel and maybe even time to disconnect, but unfortunately, it looks like City business prevails.

When you read my submission, if you have any questions, please feel free to email me or even call me at 519-***-**** for any clarification that may be required.

When you go into your Jan 6 meeting some questions that should be asked are as follows;

1. A question should be posed to Administration, if any previous Heritage Impact Assessment (HIA) were completed on the Roseland golf course since the original 2003 designation for any works completed onsite. As I mention in my enclosed submission, major drainage works on the Lennon drain were completed a few years ago, regardless of whether the Drainage Act was followed, that act does not negate the City's requirement to follow any other piece of legislation such as the Endangered Species, Permit to Take Water, or contravening Heritage Designations.

2. Why is the full picture not being disclosed now, such as the proposed multi-story, multi-unit, high-density condo building currently communicated out to the public?

3. A question to a+Link should be posed, if they were to evaluate a proposed multi-story, multi-unit, high-density building on the 10 acres, does their current HIA stand up?

4. A question for each of you as Councilors, when you met in closed session to decide on including the Roseland site as part of the Housing Solutions Made for Windsor plan, did you make that decision knowing all of the information, such that a major bylaw amendment was needed to remove Heritage Designation from the area proposed for the high-density building.

5. A formal recorded vote should occur on this matter.

Attn City Clerk:

Please accept this email and attachment as my formal written submission on Report S 161/2024, to be presented to the Development & Heritage Standing Committee on Jan 6,

2025. I hope my correspondence is distributed to all Committee members in advance of the meeting with ample time for them to review it prior to the Jan 6th meeting.

My name is Peter Marra and I'm a resident of the Roseland Neighborhood who lives at . My phone number is 519-***-****. You can reply to me using the email address p********** @******mail.com

I will not be attending nor speaking on this matter at the Jan 6th meeting.

Please place me on the distribution list for any further communication relative to the Roseland golf course site in the future. I would also like to receive a copy of the Jan 6 meeting minutes when completed as well as where a recording of the meeting can be obtained.

Regards,
Peter Marra

December 29, 2024

To: Development & Heritage Standing Committee

Attn: Mark Mekenzie
Fred Francis
Angelo Marignani
Kieran McKenzie
Jim Morrison
City Clerk

Reference: Report No.: S 161/2024
Development & Heritage Standing Committee
Monday, January 6, 2025, at 4:30 pm

Dear Committee Members;

The Committee will be assessing/debating if City Administration Report S 161/2024 supports a Heritage Designation Amendment Bylaw also known as removing Heritage Designation from approximately 10 acres of land from the property known as Roseland Golf Course, in the City of Windsor.

General Review Comments

Report Notice

A notice and copy of the administrative report S 161/2024, was hand delivered on Dec 23rd, 2024. The notice asked for comments by Jan 3rd, 2025, and published that the Development & Heritage Standing Committee meeting will occur on Jan 6th, 2025.

Notice was provided through a time of year to be known for when residents are preoccupied with holiday events, family gatherings and travel. The City of Windsor's own employees and City Hall were off and closed respectively during this time.

The notice for this bylaw amendment and administrative report was ill-timed to gather appropriate public feedback/participation.

At the very least, the Committee should defer this matter to allow for proper public consultation.

However, the following comments have been provided to support the Committee to deny the proposed bylaw amendment proposed.

Administrative Report S 161-2024

In Appendix E of the Administration report, a municipal scan table is presented of where Heritage Designation Amendment Bylaw have been implemented across Ontario. The items listed in the table seem to be pointed toward bylaw amendments for lands that are privately owned and not on land that is publicly owned. Administration should update this table to show where heritage designation bylaw amendments have occurred on lands publicly owned by a municipality in Ontario.

Previous Work on Golf Course

A few years back, the City of Windsor embarked on major drainage works within the Roseland golf course. At the time of this major drainage work, a significant change in landscape occurred, with drainage improvements and the creation of ponds. Given the golf course has had heritage designation since 2003, did the City of Windsor get a Heritage Impact Assessment for the works that occurred as part of the drainage project and how they impacted the heritage value of the golf course landscape?

There is no mention of the previous drainage improvements that occurred across the site in any of the reports before you, the administrative report, or the Heritage Impact Assessment.

When you look at the original 1926 plan, which was the basis for the original 2003 Heritage Designation, provided as part of the report and the current aerial photo, there has been changes to the landscape of the golf course. The committee should be provided with a list of what changes have occurred on the golf course since the original 2003 heritage designation and if any Heritage Impact Assessments were completed at the various times when those respective works occurred.

Housing Solutions Made for Windsor

It is noted in the administrative report that a Housing Solutions Made for Windsor (HSMFW) plan was developed and approved by Council. Seven (7) properties were identified with the Roseland golf course being one of them. City Council had made this decision in a closed session, therefore, the content of what was reported as part of the closed meeting at the time of the decision on the Roseland property is unknown publicly.

However, I would ask if Council was aware that a heritage designation bylaw amendment was required for the Roseland property during the deliberation of the HSMFW plan approval.

Furthermore, as part of the HSMFW plan, the Mayor has also provided the public with a proposed plan for a multi-story, multi-unit, high-density, condominium building on the Roseland property. Ironically where the 10 acres redesignation (bylaw amendment) is being requested.

This proposed building is not part of the subject report before you, but we all know what is proposed and what will come next. The City will need to rezone the property, put out RFP for the private enterprise to build, etc.

2003 Designation Bylaw

It appears in 2003, when the original designation was placed on the golf course, a misunderstanding occurred while identifying the area covered. However, over the last two decades, this misunderstanding allowed the neighborhood to go through a major rejuvenation because residents saw an opportunity to reinvest, rebuild, and sever properties, along with investing significantly in houses surrounding the golf course and throughout the Roseland neighborhood, without fear of future over-development. Now for the City to say, it was a misunderstanding, and we want to change the rules over two decades later, seems disingenuous.

Within the 2003 Roseland Heritage Designation bylaw, the City of Windsor has put these exact words into the current bylaw;

> *Reason For Designation*
>
> *Design*
>
> - *Original Ross sketches of all eighteen greens and a written course description exists, as does a overhead rendering of Ross's plan for Roseland prepared by W. Irving Johnson of Donald J Ross Associates (1926)*

Ross' 1926 plan is almost a century old, his plan and his vision covered the entire area for the golf course including land for a parking lot and clubhouse, for what is a golf course without parking or a clubhouse. As the City saw fit to use this plan to designate the golf course and included all of the lands on the original 1926 plan in order to honor our Heritage and Ross' legacy.

We should continue to rely on the 1926 plan and keep all of the lands identified in Ross' plan as part of the Heritage Designation. **The proposed bylaw amendment should be denied based solely on the few aforementioned paragraphs.**

Heritage Impact Assessment Comments

These are comments provided with respect to the a+Link Architecture Inc., Heritage Impact Assessment (HIA).

Building vs Land Heritage Impact Assessment

The HIA speaks to the matter of demolishing the existing clubhouse. However, it fails to assess how the removal of the proposed 10 acres of property (bylaw amendment), and what effect that would have on the current heritage designation of the golf course.

The current report is looking to remove the 10 acres from the current heritage designation in order to support/get a demolition permit for the existing/current clubhouse.

The HIA, is clear in section 6.2, that the Cultural Heritage Evaluation was geared to the existing building. The three evaluation criteria tables, further in Section 6.2, all reference the building within their table titles. Nowhere in any part of Chapter 6, there is an evaluation of what effect would be had on the existing golf course landscape should the 10 acres be removed.

Chapter 7 of the HIA, is meant to support the bylaw amendment, removing 10 acres from the current designation. In section 7.1, the last sentence of the first paragraph, it is clear the bylaw amendment is to facilitate demolition of the clubhouse. There is no support or evaluation within Chapter 7 of what effects would be had on the existing golf course Heritage Designation should the 10 acres be removed.

In Chapter 8 of the HIA, there is a table relating to the “Impact” of the current proposed bylaw amendment. Within that table, there is a section called “Land Use.” No change in land use of the 10 acres was included in the current HIA evaluation process.

Further, in Chapter 8 of the HIA, there is also a “Mitigation” table. It is clearly indicated in that table, that any proposed future rezoning/redevelopment of the 10 acres is not part of the assessment before you today.

As it is known publicly from the City of Windsor, as part of the HSMFW plan a multi-story, multi-unit, high-density condominium building is proposed.

Therefore, to decide to remove the existing heritage designation on the 10 acres of land is premature without proper knowledge of what is proposed to be built on those lands, what is the proposed rezoning and what effect building something on those lands has on the existing golf course landscape.

Golf courses are large open landscaped spaces, consisting of nicely contoured, landscaped, and manicured property. Removing 10 acres of land from the Roseland golf course, regardless of what it is currently being used for, will greatly impact the nature and identity of the Roseland Neighborhood and the existing golf course.

<u>City of Windsor Official Plan</u>

Chapter 3, Section 3, of the HIA, speaks about the City of Windsor’s, Official Plan (OP). In Chapter 9, Volume I of the City’s OP, there are goals and objectives provided for the City of Windsor to work towards when they make Planning and Heritage Designation decisions. The main objectives, as noted on Page 8 of the HIA, are;

- Conservation management
- Integration with planning objectives
- Leadership by example
- Public Awareness and Participation

How does removing 10 acres from the current designation achieve “Conservation Management” it may even hinder or negatively affect conservation management.

“Integrate with Planning Objectives”, it was noted earlier, that no planning matters are part of this decision today, however, it is well known what will be occurring on the 10 acres, and that should be disclosed and provided before the decision is made.

“Leadership by Example”, which was noted previously relative to Appendix E of the Administrative Report, that no publicly owned property has been redesignated in Ontario and the City of Windsor should continue to show leadership and the Committee should deny this bylaw amendment. The City should continue to be a leader in Heritage Designation and not allow changes to their properties for financial gain, because when private properties with destinations come forward for amendment, how can you say no with precedence being set now?

“Public Awareness and Participation” while I already noted how the public was made aware of this over the holiday season. Nothing more to say here.

Cultural Heritage Landscape

As noted on Page 8 of the HIA, the City’s OP, places the golf course into what is defined as a “Cultural Heritage Landscape”. How would removing 10 acres of the site not negatively influence the landscape of the golf course?

It is already City-owned, it should remain City owned and remain with its current Heritage Designation.

The City of Windsor, should in fact, look at recreating the 1926 Clubhouse to further enhance and promote their own OP and the PPS and to further enhance the City’s precious Cultural and Heritage inventory. Think about the local golf courses, like Beach Grove, and Essex, they all have buildings with heritage value and Roseland should be the same.

Provincial Policy Statement

In Chapter 3, section 1, of the HIA, there is a discussion on the Provincial Policy Statement (PPS). The following is quoted from the HIA;

> *The PPS provides general guidance for municipalities for planning and development of communities in a number of ways by; encouraging a sense of place, by promoting well-designed built form and cultural planning and by conserving features that help define character, including built heritage resources and cultural heritage landscape.*

When the Committee evaluates your decision on this matter today, you should each look at the PPS and ask how removing 10 acres from the current heritage designation promotes any number of these PPS objectives.

You cannot evaluate the built form of a multi-story, multi-unit building, because it was not provided.

Removing 10 acres will affect the cultural heritage landscape.

The neighborhood is called Roseland, after the golf course, so this site is a prime, gleaming example of our neighborhood character, this further supports a sense of place.

How can a proposed known/forthcoming multi-story, multi-unit condominium building promote a sense of place and not dilute the character of the neighborhood and the current Cultural Heritage Landscape of the golf course?

Closing

The City of Windsor seized the opportunity in 2003, to designate the golf course with a Heritage Designation. This was based on having a copy of the original 1926 Donald J Ross design. In that design, Mr Ross, showed the golf course, proposed clubhouse, and parking to support the golf course all contained on a single parcel of land. All of that single parcel of land as part of the 1926 design, currently has the Heritage Designation.

In Mr. Ross' 1926 design, he did not show a proposed, 21st-century architectural design, high density, multi-story building.

The proposed bylaw amendment before you today will erode the Culture and Heritage process that the City of Windsor has worked so hard to achieve over the years.

The HIA provided, supports the demolition of the existing clubhouse, but does not support the removal of the 10 acres. With this HIA in hand, the City of Windsor should be able to issue a demolition permit for the clubhouse without changing the current heritage designation of the land. Therefore, the current HIA provides support for demolition only.

Given the information of the report S 161-2024, the Development & Heritage Standing Committee should deny the proposed bylaw amendment on the Roseland Golf Course.

Regards,

Sandy Marra *Peter Marra*

Sandy and Peter Marra

From: Peter Marra < >
Sent: January 2, 2025 11:58 AM
To: Francis, Fred <ffrancis@citywindsor.ca>; Mckenzie, Kieran <kmckenzie@citywindsor.ca>; McKenzie, Mark <mmckenzie@citywindsor.ca>; Morrison, Jim <jmorrison@citywindsor.ca>; Marignani, Angelo <amarignani@citywindsor.ca>; clerks <clerks@citywindsor.ca>
Subject: additional comments relating to Report s 161/2024

Please accept this submission as additional comments relating to the above note report and in addition to my Dec 29, 2024 submission.

I have had an opportunity to speak with Ms. Tang and Mr. Campigotto at the City about the subject matter of Report S 161/2024, being presented to the Development & Heritage Standing Committee on Jan. 6, 2025 and offer a few more comments that the Committee members should be aware of. They are as follows;

1. The current report is trying to substantiate that the 10 acres should not be part of the Heritage Designation because Ms. Morand stated that in her report from 2001. While the current report has done a good job providing a copy of the previous administration's report, what is has failed to do is provide any sort of detailed meeting minutes on how the discussion of Council or a Committee debated the report back in 2001 or how Council debated the bylaw in 2003. As you are aware, the report says one thing, however, the direction of Council back in the day may have been different and that may be why the current Heritage Designation covers the entire 125 acres.

2. I have confirmed with Ms. Tang and Mr. Campigotto, that their Heritage file of this site does not contain any previous HIA. I will point out that major drainage works occurred sometime in 2018, you can check this for yourself by pulling up the 2017 and 2019 aerial photos. There is further a large soil stockpile area in the middle of the course that still exists today without an HIA. It seems that the City is doing work on the current Heritage Designation property without the proper approval of the Heritage Committee. Before any further amendments and/or approval for this site occurs, this Committee should direct City administration to go in and complete an HIA to reconcile what has occurred on this site to date since the original 2003 designation and to substantiate if those works had any negative impacts on the current Heritage Designation of the golf course. Please note that this has occurred on lands meant to remain part of the Heritage Designation.

3. The report goes so far as to mention the HSMFW plan that City Council has approved but fails to mention what is proposed to be built on the proposed 10-acre parcel trying to be removed from the current Heritage Designation. Ms Tang and Mr Campigotto have mentioned that this report solely deals with Heritage matters and any discussion on rezoning and future redevelopment will not be heard at the Jan 6, 2025 meeting and will be the subject of a future report prepared by one of the City's development planners, however, brought to this same Committee. Therefore, since these matters are interrelated and the same Committee will be dealing with them, a decision on a bylaw amendment at this time should be deferred until a proper report and subsequent HIA are prepared for what the plans are for the future of the 10 acres. This Committee should not be wearing blinders given they and the public know what will occur on this site in future.

4. There is a compromise that exists that this Committee could explore. ***The compromise could recommend the approval of the bylaw amendment to occur, thus removing the 10 acres from the heritage designation, <u>however, to impose a condition/restriction</u> that as part of the amendment the current Green District 1.2 zoning remains on the 10 acres indefinitely into the future.*** What this will allow the City to do is make changes to the 10-acre property, as long as the intent of the GD1.2 zoning is

met. Therefore, if the City wants to tear down the existing clubhouse and rebuild a new clubhouse, it can do so, if the City wants to rebuild/repair/modify the parking lot, it can do so, if the City wants to remove the par 3 course and create a public park there, it can do so. All future works on the 10 acres would need to meet the intent of the GD1.2 zone category/requirements. That is what the land is zoned today and what the proposed Heritage Designation retained parcel of the golf course is, therefore that is why it should be zoned indefinitely GD 1.2. Because the City is the owner, applicant and approval authority, it can do this without resistance or fear of being challenged at the Ontario Land Tribunal.

Attn City Clerk;

Please accept this as further comments relative to Report S 161-2024.

Regards,
Peter Marra

From: Sheri-Lynne Livingston < >
Sent: January 2, 2025 3:27 PM
To: clerks <clerks@citywindsor.ca>
Subject: Roseland Heritage Amendment

To whom it may concern,

I am writing to ask that someone pass on my comments during the meeting that is set to take place soon regarding amending the Roseland Golf Course and surrounding land Heritage Designation.
Although I am not able to attend in person or by zoom, I wish to make it known that I completely disagree to remove this heritage designation, even if only for a small portion of the property, and the recommendation for the bylaw amendment as presented in report S 161/2024 should be denied.
We reside in the area and would be saddened to see it become something other then an improved version of the current clubhouse/restaurant facility that can benefit the community, even perhaps increase the services that will keep the curling but include new options for Windsorites to enjoy.

Thank you,
Sheri Livingston

From: Silvio Barresi < >
Sent: January 2, 2025 1:30 PM
To: clerks <clerks@citywindsor.ca>
Subject: Amendment to Heritage Designation By-Law No. 281-2003 -455 Kennedy Drive (Ward 1)

TO: DEVELOPMENT & HERITAGE STANDING COMMITTEE

I quote from the ONTARIO HERITAGE TRUST as follows;

"Designation of heritage conservation districts (OHA, section 41) empowers a municipality with the ability to identify a special area of their community that possesses unique character and to identify and ensure that this character is preserved."

City of Windsor council, under the leadership of Mr. Michael Hurst, in 2003, deemed it desirable to designate Roseland Golf Course, 455 Kennedy Drive West, to be of architectural and/or historic value or interest.

Now, the present council of City of Windsor is asking the Development and Heritage Standing Committee to support a Heritage Designation Amendment Bylaw, to sever and remove heritage designation from approximately 10 ACRES of land from the property known as Roseland Golf Course, in the City of Windsor.

This, to me is in complete defiance and disrespectful to 2003 City of Windsor council, ex Mayor Hurst, and the residence of the City of Windsor.
To allow this amendment, would have the potential to erode the current heritage designation of the golf course with any proposed future redevelopment of the 10 acre parcel removed.
It could negatively impact all other ares of Heritage Designation in the City of Windsor on the basis of precedence.

It should be denied.
It should be denied.
It should be denied.

I, any many other residents of our fine city, and the well established area of Roseland, thank you for taking the time to read my and our concerns over this matter.

Please ask yourselves, what overall benefits could it possibly have for the City of Windsor?

Thank you

Silvio Barresi

From: Tina Van Hinte < >
Sent: January 3, 2025 11:34 AM
To: clerks <clerks@citywindsor.ca>
Subject: Roseland Golf Course - Heritage Designation

The recommendation of a proposed heritage designation bylaw amendment as presented in Report S 161/2024, should be denied. This amendment has the potential to erode the current heritage designation of the current golf course with any proposed future redevelopment of the 10 acres parcel removed.

I am against a proposed future building on the Roseland Golf Course site.

The community is against a proposed future building on the Roseland Golf Course site.

There are so many areas of Windsor that are desperately in need of development and redevelopment (vacant lots, neglected and downtrodden areas). Please focus on those sites.

In the process of community consultation, we are being consulted and we are answering. Listen to the community. Listen to us. We do not want the heritage designation removed and we do not want development on this site.

Sincerely,

Tina Van Hinte

From: catherine pupatello < >
Sent: January 2, 2025 5:39 PM
To: clerks <clerks@citywindsor.ca>
Subject: Roseland golf course proposal

We have lived in the Roseland area for over 35 years. The proposal put forth amending S161/2024 SHOULD BE DENIED! We strongly oppose any changes..HERITAGE DESIGNATION SHOULD REMAIN AS IS.

TONY AND CATHY PUPATELLO
Sent from my iPad

From: Walter Bocian < >
Sent: January 3, 2025 10:32 AM
To: clerks <clerks@citywindsor.ca>
Subject: Report S 161/2024

My name is Walter Bocian and I live at , Windsor, Ontario. My email address is and I am a concerned friend of the Roseland neighborhood.
"The recommendation of a proposed heritage designation bylaw amendment as presented in Report S 161/2024 should be denied. This amendment has the potential to erode the current heritage designation of the current golf course with any proposed future redevelopment of the 10 acres parcel removed. " I also would like to say I will be in attendance with my wife at the council meeting @ 4:30 p. m. on January 6th 2025 in council chambers. Please also consider the flooding protection and environmental protection this jewel has on us as this city is probably behind on tree planting already. As you know, cement does not absorb water and cement does not provide us with oxygen.

Thanking you in advance Walter Bocian.
Sent from my Huawei tablet