ADDITIONAL INFORMATION

Item 7.1 Rezoning Application for properties known as 3945 and 3985 Dougall Avenue; Applicant: 2319576 Ontario Ltd.

a) Dillon Consulting providing the ***attached*** submission dated April 2021 as additional information.
b) Sarah Meneses, area resident submitting the ***attached*** email dated January 6, 2022 as additional information.
c) Owen McDermott-Berryman and Angie Qiu, area residents, submitting the ***attached*** letter received January 7, 2022 as additional information.
d) Brandon Orlando, area resident submitting the ***attached*** letter received January 7, 2022 as additional information.
e) Nathania Liem, area resident submitting the ***attached*** email dated January 6, 2022 as additional information.
f) Kevin Belvett, area resident submitting the ***attached*** email dated January 7, 2022 as additional information.
g) Neil Bridgen, area resident submitting the ***attached*** email dated January 7, 2022 as additional information.

Item 7.2 Rezoning - Chantelle Bayley - 2422 Rossini Blvd Z 035-21 [ZNG-6573] – Ward

a) Bob and Evelyn Morin, area residents submitting the ***attached*** letter dated December 29, 2021 as a written submission.

DELEGATIONS:

Planning Act Matters

Item 7.1 Rezoning Application for properties known as 3945 and 3985 Dougall Avenue; Applicant: 2319576 Ontario Ltd.; File No. Z-014/19, ZNG/5898; Ward 1

a) Justina Nwaesei, Senior Planner (powerpoint)
b) Melanie Muir, Dillon Consulting representing applicant (pdf slides)
c) Gerald Trottier, Legal Counsel for applicant (available for questions)
d) Kevin Belvett, area resident
e) Brandon Orlando, area resident

Item 7.2 Rezoning - Chantelle Bayley - 2422 Rossini Blvd Z 035-21 [ZNG-6573] - Ward 5
a) Simona Simion, Planner II (powerpoint)

Item 7.3 Rezoning - Brisson Property Management - 2920 Langlois - Z-033/21 ZNG/6544 - Ward 10
a) Adam Szymczak, Senior Planner (powerpoint)
b) Mike Stamp, consultant representing property owner

Administrative Items

Item 11.1 Economic Revitalization Community Improvement Plan (CIP) application submitted by 2810859 Ontario Inc. for 10700 Tecumseh Road East (Ward 7)
a) Mark Recine, Chief Operating Officer, Surgical Eye Centres; and Dr. Barry Emara (available for questions)

Item 11.4 Ford City/Building Facade Improvement CIP Application for 1093 Drouillard Road. Owner: Kyle McDonald – Ward 5
a) Vilardi Settimo, agent for the owner (available for questions)

Item 11.5 Ford City/Building Facade Improvement CIP Application for 2778 Richmond Street. Owner: Kyle McDonald – Ward 5
a) Vilardi Settimo, agent for the owner (available for questions)

Item 11.2 Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Amy-Lynn and Gabriel Valente for 10965 Riverside Drive East (Ward 7)
a) Peter Valente, Gabe Valente and Amy Valente-Sarkis

3945 Dougall Avenue Redevelopment

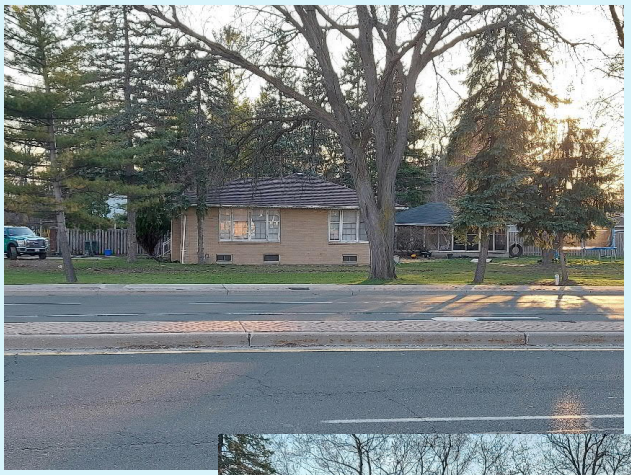
Information Package

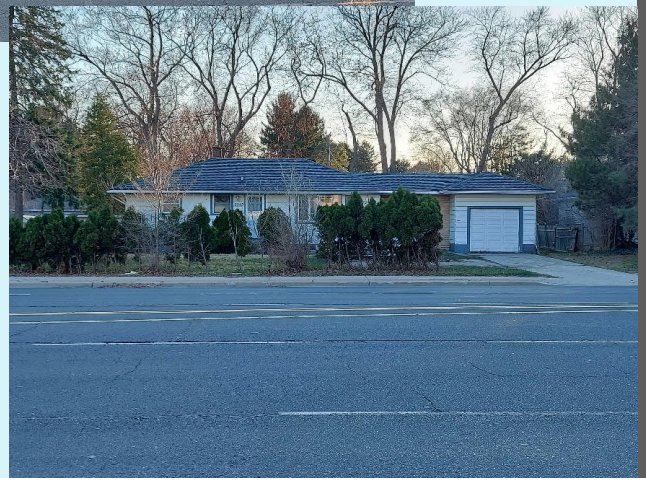
April 2021

DILLON CONSULTING

75 YEARS

Project Overview



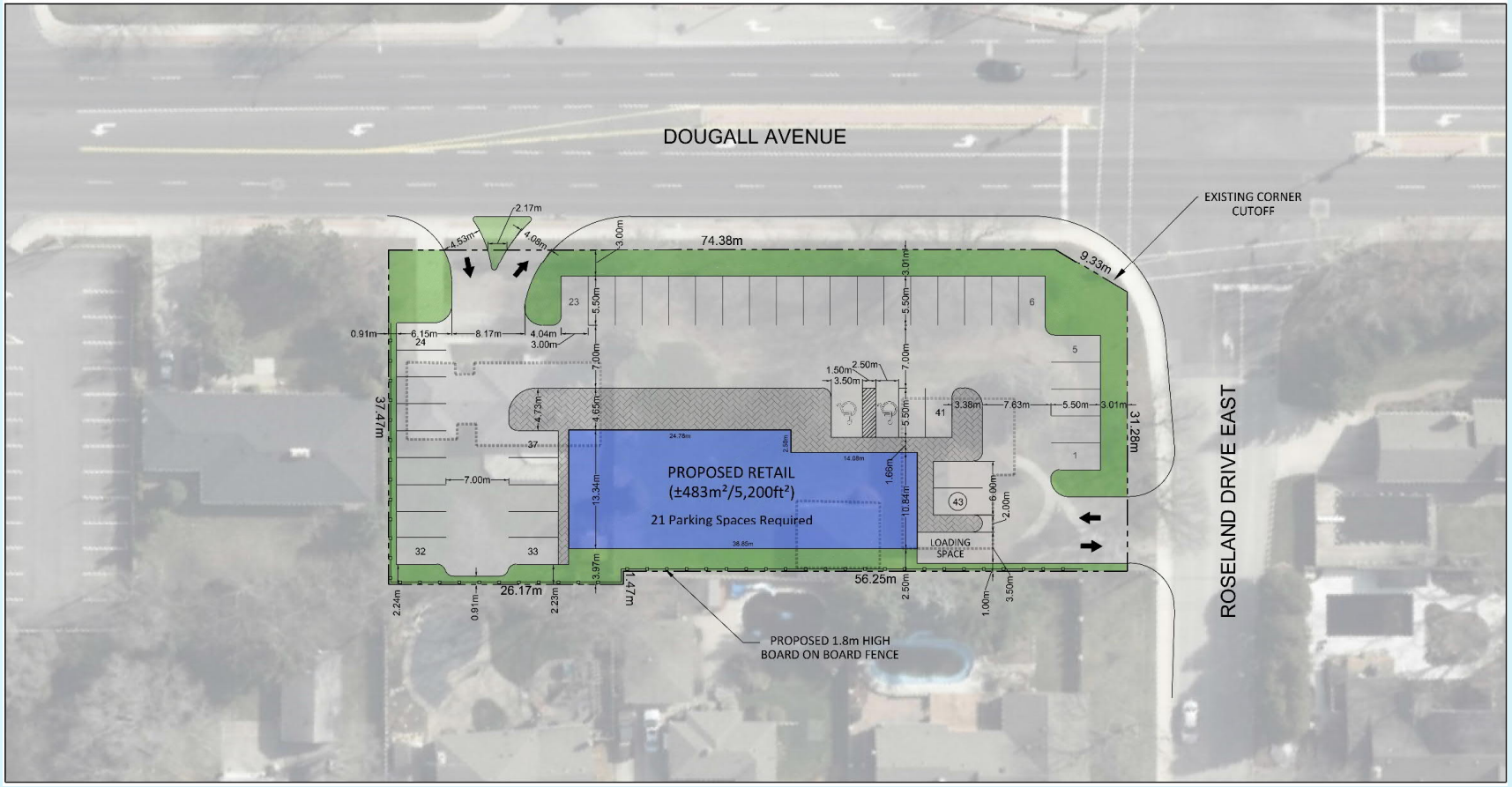


2319576 Ontario Ltd. has submitted a Zoning By-Law application to rezone their property located at 3945 and 3985 Dougall Avenue from Residential District 1.4 (RD1.4) to a Commercial District 1.3 (CD1.3) zone. The applicant is looking to redevelop the site for a neighbourhood commercial building with an associated parking lot.

The Proposed Development consists of the following:

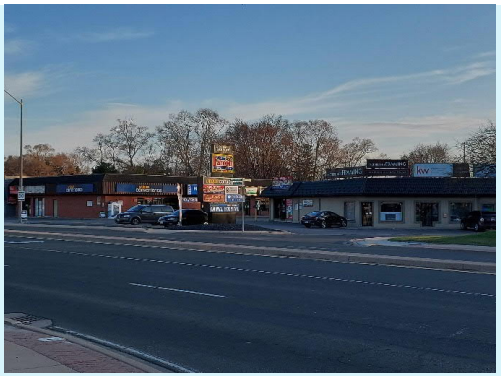
- One (1) 483m^2 (5200 ft^2) commercial building for neighbourhood commercial uses;
- Associated parking area with forty-three (43) parking spaces, which meet the parking requirements as per the City's Zoning By-Law;
- Two (2) driveways, one full access located along Roseland Drive East and one (1) right in/right out access located along Dougall Avenue;
- The subject site is fully serviced;
- The two (2) existing aged single detached homes on the property will be demolished;
- Appropriate fencing, lighting, landscaping and refuse care will be provided and finalized during the Site Plan Control Approval upon the completion of the Zoning By-Law Amendment;
- As part of the submission package a Traffic Impact Statement, Stormwater Management Report and Planning Justification reports were also submitted in support of the rezoning.

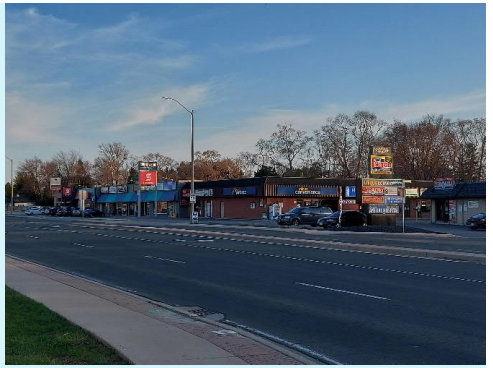
Conceptual Development Plan



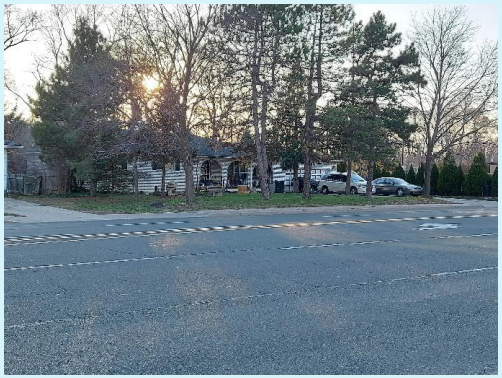
Surrounding Land Use

- The proposed neighbourhood commercial development is a natural extension of the existing commercial uses to the north of the subject site, and will be complimentary to the surrounding residential uses.
- The proposed development will extend the commercial presence on the west side, south to Roseland Drive East by introducing additional needed neighbourhood commercial uses at the corner.
- The intended development is for small scale, neighbourhood commercial uses which are intended to serve the day to day needs of residents within the immediate neighbourhood which are permitted under the Residential Official Plan Designation (OP,6.3.2.8).





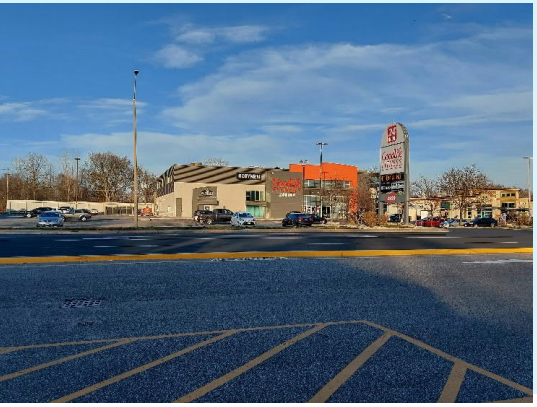
COMMERCIAL PLAZA TO THE NORTH OF THE SUBJECT SITE



ONLY REMAINING RESIDENTIAL DWELLING IN THE BLOCK

Surrounding Land Use

COMMERCIAL PLAZAS ON EAST SIDE OF DOUGALL AVENUE

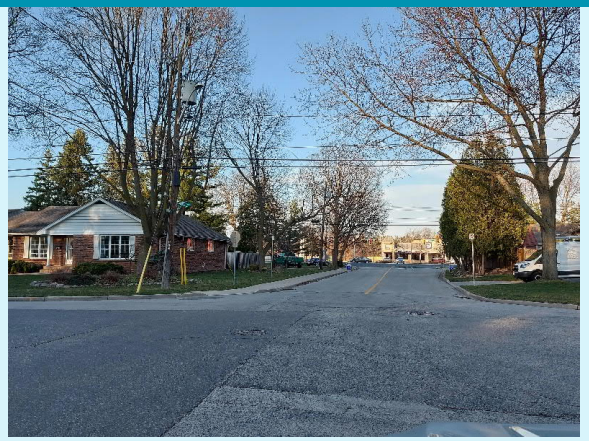


- Dougall Avenue, south of Cabana Road West, and north of Roseland Drive East, is primarily a commercial corridor that serves the surrounding South Windsor residents.
- A March 2020 survey of the corridor identified only one (1) street level commercial unit vacancy between Cabana Road and Roseland Drive East.
- Developments such as this have been approved in recent years in areas similar to the Dougall Avenue corridor.

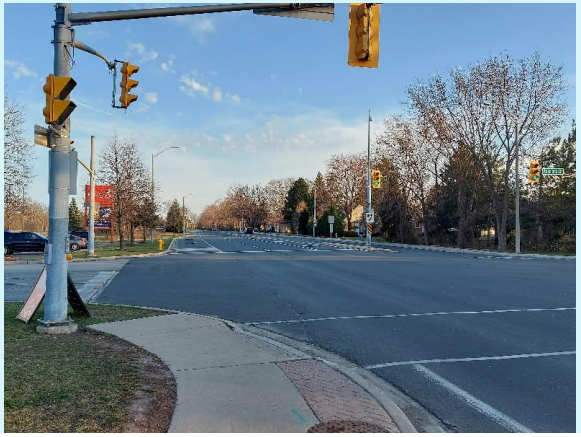
Planning Policies

PPS

- The proposed redevelopment promotes efficient development (PPS 1.1.1(a)) while potentially accommodating a mix of residential and commercial units (PPS 1.1.1(b)).
- It presents an acceptable transition from the commercial corridor type plaza to the north to the single detached dwellings to the south and west.
- It is an infill development which is encouraged in the PPS and will help to promote transit-supportive development (PPS 1.1.1(e)).
- The proposed development meets the intent of Section 1.3.1 by providing a mix and range of uses on the site to provide for a diversified economic base, including and takes into account the needs of existing and future businesses as well as the needs of the surrounding neighbourhoods.
- The proposal incorporates compatible employment uses within a well-serviced, transit-supportive area, and further supports and promotes a walkable community.
- The proposed rezoning will also allow for the site to accommodate residential units in the future, either above the commercial uses or through conversion should the market dictate it.



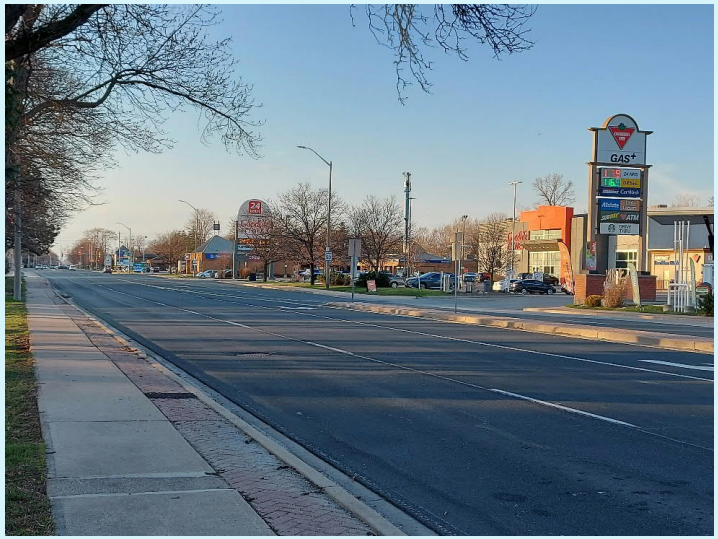
EXISTING RESIDENTIAL TO THE SOUTH



Planning Policies

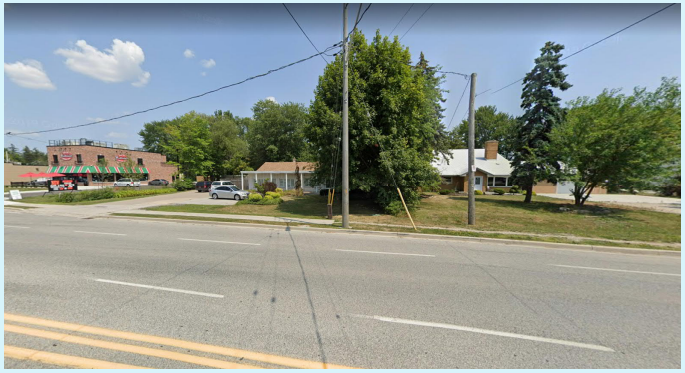
Official Plan

- Under the City of Windsor Official Plan, ancillary uses such as Neighbourhood Commercial uses are permitted in the Residential Land Use designation (OP 6.3.2.9). The definition for Neighbourhood Commercial in the OP states: “Neighbourhood Commercial uses include commercial uses which are intended to primarily serve the day to day needs of residents within the immediate neighbourhood or neighbourhoods” (Section 6.3.2.8).
- The intent of the development is to provide such uses within walking distance to the residential uses in the neighbourhood.
- The other commercial uses in the area are commercial corridor type uses and typically serve a larger area while any potential tenants of the subject site will be smaller scale, neighbourhood serving uses. on.
- There has been interest from smaller scale commercial tenants in moving into the neighbourhood but into smaller units and sites then the existing plazas in the area, thus the reason for the proposed zoning by-law amendment at this time.



View of Dougall Avenue Corridor Looking Northeast

Similar Development Approval in the Area

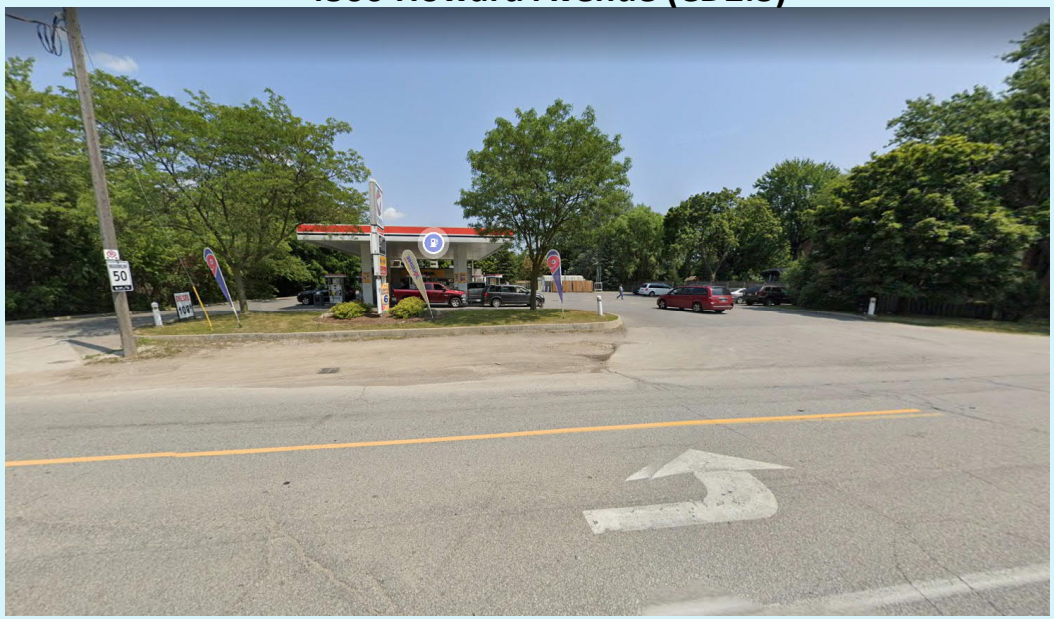


- A recent example of this type of rezoning in the area is the new Antonino's Original Pizza located at 4350 Howard Avenue.
- In February 2017, council approved the Zoning By-Law Amendment to the site to permit a two storey mixed use building on the site on a residentially designated property. The amendment was from a R1.4 zone to a CD1.2 zone with several site specific modifications.
- The development at 4350 Howard Avenue typically would be found in mixed use areas, however the Residential Land Use policies contain very permissive Neighbourhood Commercial policies.
- There are currently no specific policy guidelines with respect development concepts for neighbourhood commercial uses in areas designated Residential in the OP.

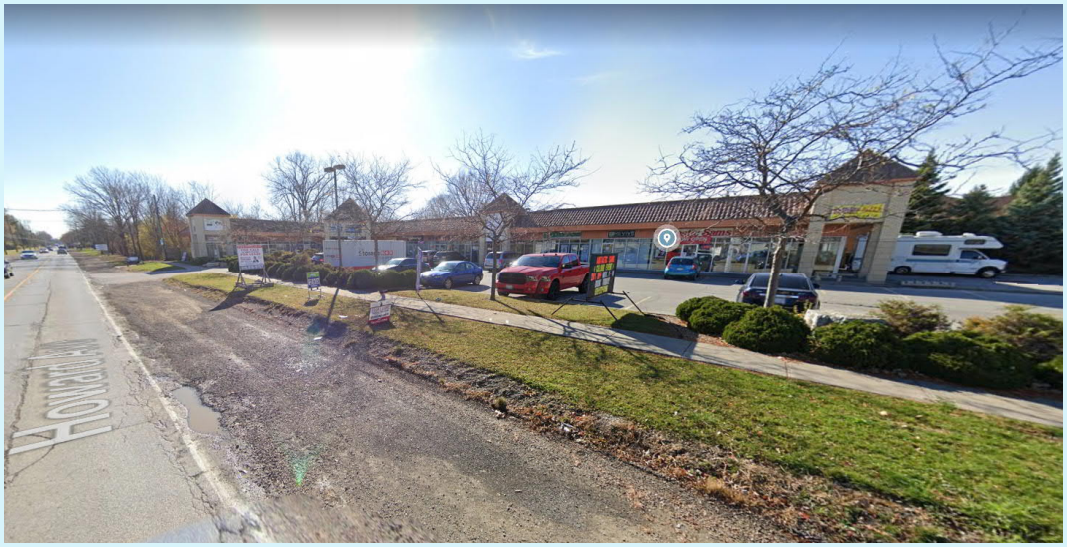
Similar Neighbourhood Commercial Developments in Residential Designations

525-535 Cabana Road East (RD 1.4, S.20(1)223)

4560 Howard Avenue (CD2.3)

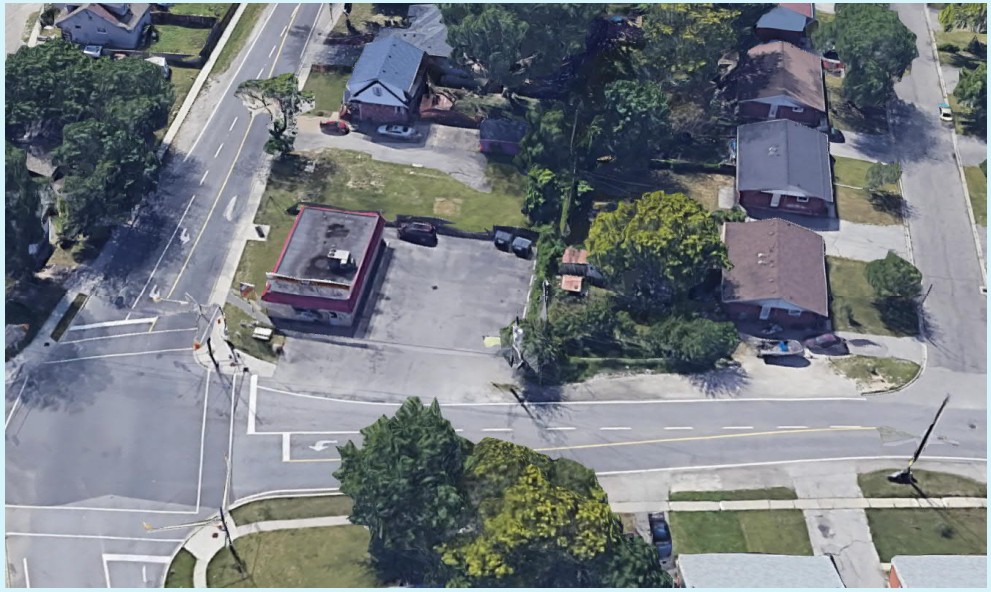


Similar Neighbourhood Commercial Developments in Residential Designations



3395 Howard Avenue (CD 1.1)

1205 Totten Street (CD 1.1)



Justification of Amendment

- Similar to the above examples, the subject site is located within a neighbourhood, which is a category of Development Patterns which exhibits a characteristic lotting and/or development patterns. A Development Pattern refers to an area bounded by the nearest Collector and/or Arterial roads and/or other major linear physical features (OP 6.2.1.3). The subject site is adjacent to Dougall Avenue, an arterial road, which is also the boundary of the Roseland area, the neighbourhood to the west.
- The proposed CD1.3 zoning provides flexibility for a uniquely situated property and permits both residential and neighbourhood commercial uses. This flexibility allows the applicant to react to the market demand, and provide the appropriate land uses as needed. At this time there is a high demand for the proposed neighbourhood commercial uses, as shown by the need for a zoning amendment. It is important to note that there are currently no commercial vacancies in the surrounding area, and as such the applicant wishes to provide the additional neighbourhood commercial units needed to the supply area. Adding needed commercial space will help ensure that a sufficient land supply for commercial purposes is provided while meeting the evaluation criteria for neighbourhood commercial uses (OP, 6.3.2.9).
- Should market demand shift and the commercial uses are no longer required, the proposed zoning will still permit a variety of residential dwelling types, which allows the applicant to redevelop the site for residential uses. The proposed zoning would also permit a mixed use building, which incorporates both residential and commercial uses and would allow for a unique blend of the compatible uses should the need be present.

January 10, 2022
Development & Heritage Standing Committee
Item 7.1 – Written Submission

From: Sarah Meneses
Sent: Thursday, January 06, 2022 10:15 AM
To: clerks <clerks@citywindsor.ca>
Cc: Mitch Hodgson; Nwaesei, Justina <jnwaesei@citywindsor.ca>
Subject: Amendment to Zoning By-Law 8600 (Dougall Ave)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

This is in response to the letter received from the Planning Department (File Number ZNG/5896 Z-014/19) regarding a proposed zoning change to properties 3945 and 3985 Dougall Avenue from residential to commercial.

I am a homeowner within the lands affected by the zoning change and I oppose the zoning change for the following reasons:

1. Increased traffic to a residential area as the proposed site plan has a driveway approach on Roseland Dr E. There should be no reason to add a commercial driveway approach to a local street when there is access to an arterial road from this property. Additionally, this application has requested double the number of parking spaces required. Does the applicant have further plans that would require all these additional parking spaces?
2. Increased light and noise pollution from Dougall Ave. Recently, the home across the street from us (on Kennedy Dr E) removed almost all of the trees surrounding their property. These trees provided protection from the noise and light coming from Dougall Ave, plus added curb appeal to this neighborhood. I would hate to see further destruction to the mature trees and quietness of this area considering both these properties are lined with mature trees.
3. Encroachment of commercial properties on residential areas causes a decrease in property value.
4. As stated in the recommendations section of the council report, this amendment is not consistent with the Provincial Policy Statement (PPS 2020), does not conform with the City of Windsor Official Plan, and approval of the requested amendment is not good planning.

Based on the above information, all steps should be taken to eliminate traffic to the residential area (i.e., no driveway approach on Roseland Dr E) and continue to provide protection of the mature trees and quietness of our neighborhood.

Feel free to contact me if you have any further questions. I would appreciate continued communications regarding this matter.

Kind regards,
Sarah

January 10, 2022
Development & Heritage Standing Committee
Item 7.1 – Written Submission

RE: Amendment to Zoning By-Law 8600 for 3945 & 3985 Dougall Ave.
File Number ZNG/5896 Z-014/19

Dear Members of the Development and Heritage Committee,

I write to express my opposition to the rezoning of 3945 and 3985 Dougall Avenue from residential to commercial use.

I am the owner of 3990 Kennedy Dr E. and back on to the property at 3985 Dougall Ave. I purchased this property to raise my family in a residential neighborhood. A large aspect of my enjoyment of my property is my family's use of our backyard. I fear this enjoyment will be greatly diminished by the noises and smells associated with a commercial property in such close proximity.

I'm sure it comes as no surprise to committee members that the price of residential real estate in Windsor increased over 25% this past year, with similar increases in prior years. There is a great need and demand for residential real estate. In contrast, there are at least 5 vacant retail/office spaces across the street in the Dougall and Cabana plaza. In fact, a significant portion of the Dougall through to Ouellette corridor is riddled with vacant commercial properties. Much of Ouellette is vacant. A vast commercial desert exists at Dougall and Eugenie.

Currently, two families live at the property at 3985 Dougall. In approving a rezoning from residential to commercial, two families will be displaced. Furthermore, once approved, the site plan would encase the residential property 3935 Dougall in commercial parking lots. You can bet that by approving this application it won't be long before you receive a similar one from the owners of 3935 Dougall.

Two years ago, when I received the first application for rezoning notification, I contacted the developer's consultant to inquire about the intended use of the property. At that time, they did not have a prospective tenant and I doubt they do now. This application and its possible approval are all being done as speculation as to the demand for commercial property.

City council intended this property to be used for residential purposes. It is currently being used for such purposes.

In summary, there has never been a greater need for residential properties and Windsor is awash in underutilized commercial properties. Rezoning is a necessary task of council, but the change of residential property to commercial property in the current economic climate must be a decision taken with great care. The properties are currently fulfilling a residential demand. There must be an exceptionally high bar to clear to remove residential capacity, particularly

capacity that is currently in use and to replace it with a vague and speculative commercial endeavor.

Thank you for your consideration,

Owen McDermott-Berryman & Angie Qiu

January 10, 2022
Development & Heritage Standing Committee
Item 7.1 – Written Submission

Atten: Standing Committee

My Name is Brandon Orlando and I'm writing this letter in response to the proposed amendment to zoning by-law 8600 for the following addresses 3945, 3985 Dougall Ave. Windsor Ontario. I would like to start off by saying our home which is located at 4014 Kennedy dr. East has been in my family for 40 years now, I purchased it 4 years ago from my mother to establish my family and build a new generation here consisting of my wife and two young children so I could give them a start in a great location with mature trees and lots of safe room to play and grow. That being said I am strongly against the rezoning of these two properties to any type of commercial or retail application which will negatively affect the natural beauty and community feel of our neighbourhood. It is very hard for me to communicate my many reasons to why these properties should not be rezoned in writing so I will do my best to do so in point form. Please see the following points.

-More noise pollution due to more traffic and the removal of many mature maple and pine trees that buffer the noise and light from Dougall ave.

-Increased traffic on Roseland dr. East and Dougall Ave which is already busy do to the fact that it is the only entrance to our area and the city owned Roseland Golf coarse off Dougall ave.

-There are over 25 mature trees a shrubs on these two properties that will most likely need to be cut down for development many are on City of Windsor Property which with the new city by-law of not wanting to cut down mature trees should not be allowed.

-Reduced sale price and property value of the surrounding homes which will most likely not be factored into City property tax evaluation.

-Possible overflow parking from shoppers or employees on Roseland Ave and Kennedy dr.

-Side entrance and exit on Roseland dr. to close to the corner I believe this will cause accidents and other safety issues. Many people and their children use this sidewalk to go to the Q store Canadian tire gas bar, Little Caesars, Subway, Starbucks Etc. (High pedestrian traffic on Roseland Dr. crossing the proposed exit and entrance of this plaza)

-Light Pollution from the parking lot lights which we already have a substantial amount from the Canadian Tire gas bar.

-Noise late a night from garbage truck pickup and back up beeper.

-Diesel delivery trucks idling in proposed loading bay area off of Roseland dr, also blocking traffic while backing in to loading bay causing more congestion very close to intersection.

-If a restaurant goes in, we could have issues with rodents like our neighbours down the street who back onto the Cotta restaurant located in the Scotia Bank Plaza.

-Reduction of trees and grass land which will be replaced with concrete and asphalt adding to more water run off causing houses close to the property to flood or retain more water in their yards.

-People will use the entrance on Roseland dr. to cut the light and enter onto Dougall Ave through the entrance lane on Dougall Ave, which would be illegal. If you guys decide to change the timing of the light to discourage this from happening, then there will be more cars idling on Dougall Ave going to and entering from the 410-corridor causing more noise and pollution from the accelerating vehicles. This is why the lights are timed the way they are now due to traffic studies done by the City of Windsor.

-More after hours parking for the young kids who race up and down the Dougall Ave. 401 Corridor which we already have many issues with kids hanging out all night and fighting in the parking lots.

-There are already 5 vacant retail and office spaces available in the Dougall and Cabana Plaza and another 2500sf of commercial space at the Countryside Plaza located at 3869 Dougall Rd. Why is there a need to build more commercial and retail building when there are other spaces already available and not being used.

In Conclusion I have many more issues that I would like to explain but it would be very hard to express in written form as I had mentioned earlier in my letter. Also, I would like to mention that 2 of my neighbours had not received the rezoning letter and a few others who are elderly and either do not have access or know how to use Zoom to be part of this online meeting which is unfair, and this would exclude their input and not allow your committee to be fully informed of their concerns on this matter.

Thank for your time and consideration

Brandon Orlando

January 10, 2022
Development & Heritage Standing Committee
Item 7.1 – Written Submission

From: Nathania Liem
Sent: Thursday, January 06, 2022 8:09 PM
To: clerks <clerks@citywindsor.ca>
Cc: mom
Subject: file number ZNG/5896 Z-014/19

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello -- this email is to serve as an objection to the proposed amendment to zoning bylaw 8600 for lands at 3945 &3985 Dougall Ave.

I am representing the two households at 3970 Roseland Dr. E and 4021 Kennedy Dr. E.

We are concerned about entry and exit of traffic onto Roseland Dr. E. The proposal to rezone to commercial use would increase overall traffic volumes.
Note that in the past, the city has responded to concerns about traffic using the Roseland area as a thoroughfare (eg. from the Windsor Crossings area to Dougall).

The Roseland area is residential. There are no sidewalks. There is minimal streetlighting. As a result, the neighbourhood has a character to be maintained. 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. There are youth often crossing Dougall at Roseland to go to Starbucks or Tim Hortons, especially in the summer. There are children walking or riding bicycles in the area and many school bus stops along Roseland especially at the intersection of Roseland E and Kennedy E.

The proposed zoning change will increase traffic flow along Roseland with associated risk to pedestrians and children. We understand that there is a proposal to have the Roseland Dr. driveway/entry serve only for delivery trucks -- this would be an even greater hazard to pedestrians. There is mention of a second story to accomodate residential tenants. This would only increase potential traffic volumes in and out of that corner, with increased risks as outlined above.

In addition, during certain hours of the morning, there is already increased traffic lining up at the Roseland E/Dougall stop light. to make the left hand turn north on Dougall. The proposed commercial use of the subject lands will only clog the Dougall/Roseland intersection even further -- backing up onto Roseland Dr.. It can almost be anticipated that a vehicle wanting to exit the subject property onto Dougall Ave will use the Roseland E corner for their own purposes, and not proceed directly onto Dougall. This would also clog the intersection.

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 519-819-9555 if further input required.

Thank you,
Stephen Swancott and Nathania Liem
TH Liem, Rebecca Liem

January 10, 2022
Development & Heritage Standing Committee
Item 7.1 – Written Submission

From: Kevin Belvett
Sent: Friday, January 07, 2022 11:04 AM
To: clerks <clerks@citywindsor.ca>
Subject: Development & Heritage Committee File Number ZNG/5898 Z-014/19

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Mr. Rino Bortolin,
Chair
Standing Committee on Development & Heritage
File Number ZNG/5898 Z-014/19
Windsor, ON, N9A 6S1

Dear Mr. Bortolin,

I am writing to you today in the context of the Committee's consideration to consider an amendment to Zoning By-Law 8600. The properties are located at 3949 & 3985 Dougall Ave.; N/W corner of Dougall Ave & Roseland Dr. E. Intersection.

My name is Kevin Belvett and I currently reside with my wife and our 4 1/2-year-old son, at 4020 Kennedy Dr. E., Windsor ON, which is located one house down from the corner of Roseland Dr. & Kennedy Dr. on the south side. Being relatively new to the area, we have lived at this location for approximately 17 months and chose this area because of the family-friendly neighborhood, great schools, and also the location which we feel will provide our family with a safe place to play and grow.

We believe in growth and development but in this case of the potential re-zone, we are strongly opposed. The potential addition of any new commercial or retail space would take away from the beautiful neighborhood and community in which we have chosen to live. On our walks, we have noted that there are over 25 mature trees and shrubs on the properties in question which would almost assuredly have to be removed and are located on City property. With the potential rezoning, comes years of construction with heavy equipment driving up and down the streets for access. Our son takes the bus and gets dropped off at the corner of Roseland and Kennedy, along with other kids in the neighborhood. It would be extremely alarming to have to worry about more traffic. Any completed new building would need access which would come from Roseland and add much more traffic to this already busy street. The mall across the street shares the light at the intersection of Dougall so this will just add to the congestion.

There are currently at least 5 different commercial properties in the near vicinity with vacancies for retail and commercial endeavors. These locations already provide services that include, but are not limited to the following;

Financial Services, groceries, dine-in and take-out, personal care, health & wellness, pharmacy, convenience, gym, medical, gas station, post office, coffee shops, and even vet services.

The addition of another non-residential building, in this area, creates additional noise and light pollution issues. It creates additional safety issues as well with delivery trucks and construction equipment. It reduces the greenspace by converting the grass and tree land to concrete and pavement. It just brings another commercial environment into a beautiful residential setting when one more is simply not required.

I could go on and list many more reasons but I believe the Committee understands where we are coming from.

I would like to thank the Committee for the opportunity to have my comments heard and hope you will take them into consideration in your decision-making process.

Best,

Kevin Belvett

January 10, 2022
Development & Heritage Standing Committee
Item 7.1 – Written Submission

From: NEIL BRIDGEN
Sent: Friday, January 07, 2022 11:50 AM
To: clerks <clerks@citywindsor.ca>
Subject: Zoning amendment file number ZNG/5896 Z-014/19

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Opposed to zoning change from residential to commercial. Commercial development will only increase traffic at an already busy intersection. It will also increase noise and light pollution in a well established, quiet, peaceful neighborhood. Residents are concerned about drop in market values of property as a result of commercial development.

29 Dec 2021

January 10, 2022
DHSC Meeting
Item 7.2 - Written Submission

File Number ZNG/6573 Z-035/21

Re Location : 2422 Rossini Blvd Applicant : Chantelle Bayley

Attention City Clerk:

Please accept this letter in opposition to the aforementioned applicant's request to amend the Zoning By-law to add “Multiple Dwelling with maximum of three (3) units for the property located at 2422 Rossini Blvd.

Our family has resided at our 2428 Rossini Blvd home, which is located directly next door to the applicant's property, for more than 56 years and have always enjoyed the quiet character and integerty of the neighbourhood. However in the past several years Ms Bayley has been using the dwelling as a 3 unit rental contrary to proper zoning. During this time we have experienced additional pressure on limited parking resources; disruptive and undesirable tenants; and insufficient property upkeep. Further Ms. Bayley is an absentee landlord making it difficult to direct concerns efficiently.

For the aforementioned reasons we strongly oppose the request to grant the amendment of zoning for 2422 Rossini Blvd.

If you have any further questions or concerns please feel free to contact us.

Yours truly,

Bob and Evelyn Morin