

ADDITIONAL INFORMATION

Planning Act Matters

- Item 7.1 Draft Plan of Subdivision Application - east of 3550 Howard Avenue SDN-002/21 [SDN/6593] - Wonsch Construction Company Limited - Ward 9
- a) Kimberly Darroch, Team Lead, Planning Services, Watershed Management Services, ERCA submitting the ***attached*** letter dated April 28, 2022 as a written submission.
- Item 7.2 Draft Plan of Subdivision Application 0 Liberty Street n/s Liberty Street, between Dougall Avenue and Gundy Park Lane SDN-003/21 [SDN/6630] - 2342046 Ontario Inc. - Ward 9
- a) The following area residents have submitted the ***attached*** as their written submissions:
 - i. Tony Sauro, lettered dated April 27, 2022
 - ii. Corine and Cristian Velehorschi, email dated April 27, 2022
 - iii. Patricia Babington, email dated April 28, 2022
 - iv. Stephanie and Tommy (*no last name provided*), email dated April 29, 2022
- Item 7.3 Rezoning - 1933923 Ontario Ltd – 0 and 817 Elinor Street - Z-002/22 ZNG/6657 - Ward 7
- a) Written submission (***attached***) received from Magda Swisterski
- Item 7.4 Zoning By-law Amendment Application to add a site specific zoning provision to allow a permanent patio in the rear yard at 642 Windermere Road, which would be exclusive to the restaurant, Vito's Pizzeria, located on the property to the north, known municipally as 1731-1737 Wyandotte Street East Z-008/22 [ZNG/6670]
- a) The following area residents have submitted the ***attached*** as their written submissions:
 - i. Stephen John Deasy, email dated April 11, 2022
 - ii. Matthew Hucker, email dated April 15, 2022
 - iii. Donald Denomme, letter dated April 20, 2022
 - iv. Jeremy McLellan, email dated April 26, 2022
 - v. Jocelyn Perrier, letter received April 28, 2022
 - vi. Donald Denomme, letter received April 28, 2022
 - vii. Peggy O'Kane & Bob Voyvodic, letter received April 28, 2022

Administrative Items

- Item 11.1 Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Albert and Maria Folino for 660 University Avenue East (Ward 3)
- a) Administration providing a revised location map (**attached**). The updated map does not affect the report recommendations.

DELEGATIONS:

Planning Act Matters

- Item 7.1 Draft Plan of Subdivision Application - east of 3550 Howard Avenue SDN-002/21 [SDN/6593] - Wonsch Construction Company Limited - Ward 9
- a) Jim Abbs, Senior Planner (**powerpoint**)
 - b) Karl Tanner, Dillon Consulting
 - c) Rachel Jordan, area resident
- Item 7.2 Draft Plan of Subdivision Application 0 Liberty Street n/s Liberty Street, between Dougall Avenue and Gundy Park Lane SDN-003/21 [SDN/6630] - 2342046 Ontario Inc. - Ward 9
- a) Jim Abbs, Senior Planner (**powerpoint**)
 - b) Melanie Muir, Dillon Consulting representing 2342046 Ontario Inc. (available for questions)
 - c) Laura Andreozzi-Chorney, area resident
- Item 7.3 Rezoning - 1933923 Ontario Ltd – 0 and 817 Elinor Street - Z-002/22 ZNG/6657 - Ward 7
- a) Adam Szymczak, Senior Planner (**powerpoint**)
 - b) Tracey Pillon-Abbs, representing the applicant
 - c) Brian Bondy, area resident
- Item 7.4 Zoning By-law Amendment Application to add a site specific zoning provision to allow a permanent patio in the rear yard at 642 Windermere Road, which would be exclusive to the restaurant, Vito's Pizzeria, located on the property to the north, known municipally as 1731-1737 Wyandotte Street East Z-008/22 [ZNG/6670]
- a) Brian Nagata, Planner II (**powerpoint**)
 - b) Jeffrey Nanson, Solicitor representing Mr. Vito Maggio, property owner
 - c) Vito Maggio, applicant

Administrative Items

- Item 11.2 Economic Revitalization Community Improvement Plan (CIP) application submitted by Bijoy Foods Inc. for 3190 Devon Drive - Ward 9
- a) Rahul Rajpura and Amanda Gelman, Medicap (available for questions)
- Item 11.3 Northway Avenue Development from Malden Road to Manitoba Street | Cost Sharing | Carthage Development Inc.
- a) Mohamed Tabib, Carthage Developments Inc.



planning@erca.org

P.519.776.5209

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360 Fairview Avenue West
Suite 311, Essex, ON N8M 1Y6

April 28, 2022

City Clerk's Office
Council Services
350 City Hall Square West, Room 530
Windsor, Ontario N9A 6S1

May 2, 2022 DHSC Meeting
Item 7.1 - Written Submission

To whom it may concern:

**RE: Application for Plan of Subdivision, File: SDN/6593 - Notice of Public Meeting
3550 and 0 Howard Ave
City of Windsor
ARN: 373907009003200,373907009003300
Applicant: Wonsch Construction**

We have reviewed this proposal based on the mandate of the Essex Region Conservation Authority and provide the following comments, for the proposed "4 lot" Draft Plan of Subdivision (*residential land use*).

DELEGATED RESPONSIBILITY TO REPRESENT THE PROVINCIAL INTEREST IN NATURAL HAZARDS (PPS, 2020) and REGULATORY RESPONSIBILITIES under the CONSERVATION AUTHORITIES ACT

The following comments reflect our role as representing the provincial interest in natural hazards management, under the *Provincial Policy Statement of the Planning Act*, as well as our regulatory role in permitting under Section 28 of the *Conservation Authorities Act*.

We have reviewed our floodline mapping for this area and it has been determined this site is not located within a regulated area that is under the jurisdiction of the ERCA (Section 28 of the *Conservation Authorities Act*).

As a result, a permit is not required from ERCA for issues related to Section 28 of the *Conservation Authorities Act*, Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the *Conservations Authorities Act*, (Ontario Regulation No. 158/06).

WATERSHED BASED RESOURCE MANAGEMENT AGENCY

The following comments, are provided in our capacity, as a public commenting body on matters related to watershed management.

SECTION 1.6.6.7 Stormwater Management (PPS, 2020)

ERCA has concerns with the potential impact of the quality and quantity of runoff in the downstream watercourse due to the proposed development on this site.

ERCA recommends that stormwater quality and stormwater quantity will need to be addressed up to and including the 1:100 year storm event and be in accordance with the guidance provided by the



City of Windsor

April 28, 2022

Stormwater Management Planning and Guidance Manual, prepared by the Ministry of the Environment (MOE, March 2003) and the "Windsor-Essex Region Stormwater Management Standards Manual".

We further recommend that the stormwater management analysis be completed to the satisfaction of the Municipality. We do not require further consultation on this file with respect to stormwater management.

RISK MANAGEMENT AND SOURCE PROTECTION PLAN

This property is also located within a Significant Groundwater Recharge Area (SGRA).

There are no associated Significant Drinking Water Threats (SDWTS) or policies with these areas, because the municipal water treatment plant does not use groundwater as its supply. The proponent should consider the sensitive nature of this natural feature. These areas are at a greater risk for contamination from land use activities. Any future proposed activity on these properties at minimum, should not result in increased risk of contamination of the recharge area.

PLANNING ADVISORY SERVICE TO PLANNING AUTHORITIES - NATURAL HERITAGE POLICIES OF THE PPS, 2020

The following comments, are provided from our perspective as an advisory service provider to the Planning Authority on matters related to natural heritage and natural heritage systems as outlined in Section 2.1 of the *Provincial Policy Statement of the Planning Act*. The comments in this section do not necessarily represent the provincial position and are advisory in nature for the consideration of the Planning Authority.

In our opinion, for this particular application, a satisfactory demonstration of no negative impact, could simply be accomplished by the provision of exclusionary fencing (solid chain link fencing, with no access gates). This fencing requirement would effectively mitigate the potential for disturbance of the natural feature from the adjacent land use, proposed by this development. No further EIA or demonstration of no negative impact would be required beyond the provision of fencing in order to satisfy the requirements of the *Provincial Policy Statement (PPS)*.

It is therefore recommended: that the Application may be approved, subject to the condition of the provision of adequate exclusionary fencing, which would function to effectively separate the proposed development from the adjacent natural heritage feature.

FINAL RECOMMENDATION

With the review of background information and aerial photograph, the ERCA advises:

- That a stormwater management plan be completed to the satisfaction of the City of Windsor; and
- That, the Application, may be approved, subject to the condition of the provision of adequate exclusionary fencing, which would function to effectively separate the proposed development from the adjacent natural heritage feature.



City of Windsor
April 28, 2022

We request to receive a copy of the Notice of Decision on this application.

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

Sincerely,



KIM DARROCH, B.A.(HONS.), M.PL., RPP, MCIP
Team Lead, Planning Services,
Watershed Management Services

May 2, 2022

Tony N. Sauro
91 Liberty Street
WINDSOR, Ontario
N9E 1H7

Development & Heritage Standing Committee
Item 7.2 - Written Submission

April 27th, 2022

The Corporation of the City of Windsor
Attention: Council Services
350 City Hall Square West, Room 530
Windsor, Ontario
N9A 6S1

Attention: Development & Heritage Standing Committee

Dear Committee Members:

Re: Proposed New 4 Lot Subdivision off of Liberty Street
(Your File Number: SDN/6630)

I wish to provide the Standing Committee with my written comments in advance of the upcoming public meeting relating to the forgoing development, which is scheduled for the afternoon of Monday, May 2nd.

I welcome the fact that the existing barricade on Liberty Street will only be relocated rather than removed entirely, given the impact that would have resulted in increased traffic flow to and from Dougall Avenue onto Liberty Street. However, I have a concern regarding the proposed "jog" which will act as an entry point from the proposed Plan of Subdivision onto Victoria Boulevard. During the winter months our neighbourhood is not adequately snow-ploughed by the City of Windsor, and I am concerned that the proposed street layout will further hamper the provision of this and other City Services. Consequently, I would urge the City to consider requiring the applicant to revise its Conceptual Plan, such that the configuration will allow for the entry point onto Victoria Boulevard to continue straight/directly out of the Subdivision. While this may require the applicant to reconfigure its proposed subdivision, I would also submit that same would be more in the character of the existing street layout in the neighbourhood as well other homes and properties.

Thank you in advance for your consideration of my concerns.

Yours very truly



Tony N. Sauro

From: C.Velehorschi
Sent: April 27, 2022 9:04 PM
To: Abbs, James <jabbs@citywindsor.ca>; clerks <clerks@citywindsor.ca>
Subject: File #SDN/6630 - Comments for May02, 2022 Public meeting

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.

Dear Mr. Abbs:

We are writing to you regarding File #SDN/6630 where an application for a plan of subdivision is being discussed.

We would like to use this opportunity to express in writing a number of concerns, specifically because it affects a highly desirable neighborhood with correspondingly high city taxes.

We would like to ensure the following:

1. To our knowledge, the land in discussion was sold as 2 parcels, one with access from Gundy Park, the other with access from Liberty St (approx. 0.8acres each). The layout plan for the 4 +1 parcels is different from the original plan, as such please include specifics and details in the upcoming meeting. A slide presentation would be helpful in visualizing that.
2. The Development Committee will enforce and will not approve any condominium development on the subject land.
3. The new subdivision will be built on 4 parcels for 4 single families, no more than one single family per parcel, with maximum 2 floors each and not exceeding the surrounding elevations.
4. Rezoning from residential single homes to condominiums and from residential to commercial will not be permitted by any future bylaw amendments.
5. The site plan approval committee will strictly consider the compatibility of these 4 new houses and their design with the surrounding properties.

6. The future sanitary sewer system must be adapted given limitations that currently exist. Seasonal flooding basements in our area have been ongoing challenges and without a specific solution, a new subdivision is inconceivable.

Thank you for your kind consideration,

Corina and Cristian Velehorsi

May 2, 2022
Development & Heritage Standing Committee
Item 7.2 – Written Submission

From: Patricia Babington
Sent: April 28, 2022 4:09 PM
To: clerks <clerks@citywindsor.ca>
Subject: File number SDN/6630

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Development and Heritage Committee
Monday, May 2, 2022 at 4:30 p.m. Public Meeting

I wish to put in a request regarding the property subdivision request to the side of me and behind. The large spruce trees. Can they be saved. They have such a good effect on me and the surrounding areas by keeping the air cleaner, protection from strong winds and weather, their beauty, housing animals/birds and nature in general. It would be a real shame to lose even one of these.

Submitted with respect, Patricia L. Babington

From: Patricia Babington
Sent: April 28, 2022 7:12 PM
To: clerks <clerks@citywindsor.ca>
Subject: File Number SDN/6630

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.

Development and Heritage Committee
Monday, May 2, 2022 at 4:30 p.m. Public Meeting

My concern is regarding drainage. While the property to my west side and north is much lower than mine, I trust the CITY will see that my property of many years of paying taxes is protected from the new property subdivision being made higher. I have had absolutely no problem in the past and expect I will not have any in the future.

Submitted with respect, Patricia L. Babington

May 2, 2022
Development & Heritage Standing Committee
Item 7.2 – Written Submission

From: Dexterproton
Sent: April 29, 2022 10:11 AM
To: clerks <clerks@citywindsor.ca>
Subject: Re: File number SDN/6630 Item 7.2 May 2, 2022 @ 4:30pm Standing Committee Meeting

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.

Dear Members of the Standing Committee:

Re: File Number SDN/6630
Meeting Date: May 2, 2022 @ 4:30pm
Item 7.2
Applicant: 2342046 Ontario Inc
Location: 0 Liberty St

After reviewing the proposed plan of subdivision on File Number SDN/6630, we would like to request not cutting down the spruce trees along the property line between the proposed building Lot 3 of the subdivision and the properties of 175 and 107 Liberty Street. Those trees have provided privacy, shade and have been home to abundant wildlife that we have enjoyed watching. In addition, those trees provide environmental benefit to the adjacent homes in the face of our current climate change situation.

Also of concern is that the proposed building envelope has an easement of only 6 feet where it borders the backyards of 175 and 107 Liberty Street. We don't know what the proposed building plan is of the house on Lot 3, but from the subdivision proposal, the building envelope could mean that we would be looking at the side of a house or any accessory buildings such as a garage/etc. Removal of those trees would decrease the enjoyment and value of our property because all we would see is the side of a building 6 feet from our backyard.

In addition to environmental and privacy issues, we also have the following concerns:

1. The noise and air pollution during the construction years.
2. The increased traffic and potential limited access to our property during construction.
3. Buildings other than single unit dwellings (e.g. semi-detached homes, duplexes, etc.) that may be built on these Lots will negatively affect the property values of the surrounding single unit dwellings and neighbourhood.

Thank you for your consideration to the above matters.

Sincerely,

Stephanie and Tommy
Sent with [ProtonMail](#) secure email.

May 2, 2022
Development & Heritage Standing Committee
Item 7.3 – Written Submission

From: Magda Swisterski
Sent: April 29, 2022 3:26 PM
To: clerks <clerks@citywindsor.ca>
Cc: Szymczak, Adam <aszymczak@citywindsor.ca>
Subject: Zoning change, dwellings at Wyandotte and Elinor Str.

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,

1. I welcome a development that supports young families. In support of this the individual apartment units should be of adequate size and have adequate numbers of bedrooms. Request that the majority of the units be 2 bed (50%) with 40% 3 beds and only 10% be 1 bed. One bedroom units do not support families.

2. I welcome a development that supports the local environment and park adjacency. Hard landscaped surfaces should be kept to a minimum with lots of new tree planting to the street facing sides of the development. The building elevation materials should be natural, employing the use of stone and natural wood cladding. Parking should be kept out of sight to the rear of the property or in a below grade basement.

3. I welcome a development that considers the climate crisis we are currently experiencing. A development that has sustainable goals such as net zero carbon or follows passive house principles.

4. I welcome a development that will sit harmoniously within the scale of the existing neighbourhood. A two floor development would be a better outcome.

Hoping you will take all the above concerns into your kind consideration,

Sincerely,

Magda Swisterski (from Elinor Street)

From: steve deasy
Sent: April 11, 2022 7:54 PM
To: clerks <clerks@citywindsor.ca>
Subject: Amendment to zoning by-law 8600 file number ZNG/6670 Z008/22

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.

Dear City of Windsor Clerks,

I received in the mail a notice that Vito Maggio Holdings requests an amendment allow a permanent patio across the alley behind the Vito's Pizzeria restaurant.

I think the city should look kindly on their request, and on other similar requests. As you know, the covid pandemic had a profound effect on local businesses, and temporary arrangements had to be made to allow for dining on sidewalks, parking lots, repurposed parking spaces, decks and on and on. Now that things are opening up and such temporary measures begin to be disallowed, consideration should be given to permitting permanent outdoor bistro-like dining, such as the Maggio request.

My reasons are:

1. The pandemic is not over, nor is it likely to end ever. As we move from pandemic to endemic, some will be comfortable with indoor dining, some will not. Some will continue to mask, and some will not. This change supports this "new normal".
2. If approved, the owner will likely invest in permanent patio structure that will be really nice - nicer than the temporary ones. One need only look at what Milos across the street for an example of that.
3. Walkerville is fast becoming the "it" neighborhood of Windsor. Allowing changes like this will only add to our "coolness" factor.

I admit that with my location at 521 Lincoln Road, I will not be impacted by noise, et cetera, at Vito's. However, I have been impacted by the rooftop patio at Wineology and holy roller revivals in the Rapha parking lot, but I don't complain about them. It's about having a vibrant and alive Olde Walkerville neighborhood and maintaining its status as a desirable destination.

Best Regards,

Stephen John Deasy

May 2, 2022
Development & Heritage Standing Committee
Item 7.4 – Written Submission

From: Matthew Hucker
Sent: April 15, 2022 9:30 AM
To: clerks <clerks@citywindsor.ca>
Subject: File Number ZNG/6670 Z-008/22

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.

I am writing today to voice my opinion of the Zoning By-Law 8600: Applicant Vito Maggio Holdings Inc. Location 642 Windermere Rd.

I believe that this amendment will benefit the Walkerville area, and its surrounding restaurants. This area has always provided a unique, and curious environment. This Permanent patio, designated for Vito's Restaurant will provide more visitors, and continue to expand the Walkerville atmosphere. As a resident of Walkerville, I support this Amendment.

Matthew Hucker

PAGE 2 OF 2

APRIL 20, 2022.

CLERK'S OFFICE, FILE NUMBER ZNG/6670 Z-008/22
CITY OF WINDSOR

TO : BY-LAW STANDING COMMITTEE

RE: VITO MAGGIO HOLDINGS APPLICATION
FOR ZONING AMENDMENT

AS A LONGTIME RESIDENT HERE IN WALKERVILLE,
I HAVE SEEN A WIDE RANGE OF CONDITIONS ADJACENT
TO MY PROPERTY AT 654 WINDERMERE RD. BOTH GOOD
AND BAD, AT ONE TIME THIS AREA WAS DARK, DIRTY
AND, AT TIMES, EVEN DANGEROUS.

IN RECENT YEARS, I HAVE SEEN SUBSTANTIAL
IMPROVEMENTS IN THIS AREA. I BELIEVE THAT THE
ADDITION OF A PERMANENT PATIO AT 652
WINDERMERE RD. WOULD SERVE TO CONTINUE THE
IMPROVEMENT PROCESS AND ALSO TO HELP UPGRADE
THE OVERALL AESTHETICS AND FUNCTIONS OF OUR
ALLEYWAYS.

THEREFORE, I STRONGLY SUPPORT THE APPLICATION
OF VITO MAGGIO HOLDINGS.

THANK YOU, I AM DONALD T. DENOMME



WINDSOR, ONT. N8Y3E1

May 2, 2022
Development & Heritage Standing Committee
Item 7.4 – Written Submission

From: Jeremy McLellan
Sent: April 26, 2022 9:19 PM
To: clerks <clerks@citywindsor.ca>; Nagata, Brian <bnagata@citywindsor.ca>
Subject: Notice of Public Meeting to Consider an Amendment to Zoning By-Law 8600 - File Number ZNG/6670 Z-008/22

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,

I am writing to officially express my concerns regarding the “Notice of Public Meeting to Consider an Amendment to Zoning By-Law 8600”, File Number ZNG/6670 Z-008/22. I would also like to officially request to be added as a delegate in the upcoming committee meeting so I can express these concerns in person. This is related to Applicant, “Vito Maggio Holdings Inc.” requesting to add a permanent patio to the rear of 642 Windermere Road.

I am the homeowner of 667 Chilver Road and live there with my wife and twin 4-year-old daughters. Our property boundary is approximately 30 feet from the proposed patio and one of my daughter’s bedrooms is roughly 50 feet from the patio boundary.

I have several concerns about this parking area becoming a full-time patio and I am firmly against the idea. My concerns are based on past experience of having this area used temporally as a patio during the pandemic. I was not against this area’s temporary use as a patio during the pandemic as I too wanted business to make it through the lockdowns. However, now that we are reopened, I do not want this to be a full-time patio supported by a zoning amendment.

My biggest concerns are obviously noise and having inebriated people located almost in my back yard. During this area’s use as a patio over the course of the pandemic there was at least one wedding and several instances where there were party buses pulling up and parking back there full of drunk people right behind my house. These events took place when we were supposedly under capacity restrictions for COVID. I shudder to think what will take place back there when things are back to normal. It was a regular occurrence to have drunk people, early in the day, and late at night, in the ally waiting to be seated. This is not what I want my 4-year-old daughters to be exposed to.

Past behavior of the business owner not following pandemic related restrictions and no-one doing anything about it (even when informed of what was going on) leads me to believe that any potential restrictions (proposed below) that may be put in place for this proposed patio will be ignored and worse, not enforced.

If this were to be approved, I would want to know if there would be any way of preventing the following activities and making the approval contingent on these or other similar enforceable restrictions:

- No weddings and/or any other form of party/event, live music, bands, speakers playing music, party buses, karaoke. This is basically in my back yard within a residential area. These activities woke my daughter up on several occasions during the pandemic and could be heard easily from my bedroom further back in the house. There is a difference between a patio being used for dining and a patio being used for parties/events.

I would also want to make sure that the patio area would not be allowed to be open until 2 AM as if it were a bar or nightclub.

If this were to be approved with limitations/restrictions, I want to know how they be enforced? and by who? As indicated, the “rules/restrictions” were not enforced during the pandemic. Would I call? The City? The police? And would the calls be answered and dealt within in a timely manner? The busy and loudest nights were weekends, would someone be around to answer these calls and enforce restrictions.

If approved, would the only enforceable restriction be the “noise by-law”? If so, who do I call about that? If approved, what controls will be put in-place for sound proofing/reduction? And ensuring orderly conduct in the alleyway?

Frankly, I am very surprised this motion is even being put forward and considered for the following two reasons:

- 1) This is clearly a residential area, where people with families live. I know The City wants to be business friendly; however, first and foremost The City should be thinking about neighborhoods and the people who live there. How will this impact my home’s value? I want my kids to be able to sleep at night and not see and be exposed to drunken patrons in our back residential ally right next to where they play in our backyard.
- 2) There is an active traffic thoroughfare the goes between the restaurant and the patio that I am sure must be City owned property. The servers must cross this roadway constantly with food and drinks and this is where they had patrons lining up to be seated throughout the pandemic. I would think The City would be liable if anyone were to be hit by a car. Why would The City even consider taking this risk?

Please feel free if you would like to discuss any of these concerns and please do mark me down as a delegate for the upcoming May 2 Heritage Committee meeting.

Kind regards,

Jeremy McLellan

Local business now more than ever need the support of their community.

I've been a resident of Alder Walkerville since 2004, both as a homeowner & a renter.

When I first moved to the neighbourhood it was common to see prostitutes & their john's on the corner of Wyandotte & Windermere.

That has now changed because folks like the ^{THE} Maggio's & chose our neighbourhood to open their businesses.

I fully support Vito P. keeping the patio open @ Windermere for the time requested

Jocelyn Perrier

CITY OF WINDSOR
COUNCIL SERVICES

APR 28 2022

RECEIVED

APR 28 2022

JULY 7/2021

RECEIVED

RE: VITO MAGGIO HOLDINGS INC.

642 WINDERMERE ZONING APPLICATION

TO: DEVELOPMENT & HERITAGE
STANDING COMMITTEE

I LIVE AT 654 WINDERMERE RD. AND HAVE
RESIDED THERE FOR 45 YEARS. MY REAR YARD
AND THE PATIO IN QUESTION SHARE A COMMON
FENCE. I ALSO OWN THE 4 PLEX ACROSS THE
ST. AT 661 WINDERMERE RD.

I FULLY SUPPORT THIS PATIO APPLICATION,
AND COMMENTS I HEAR FROM MY TENANTS
ARE ALSO POSITIVE.

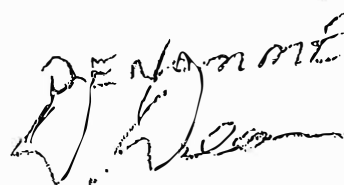
I BELIEVE THIS WALKERVILLE AREA HAS
BECOME A DESIRED DESTINATION POINT, LARGELY
DUE TO THE MAGGIO'S PRESENCE HERE. I
COULDN'T ASK FOR BETTER NEIGHBOURS.

THE MAGGIO'S THEMSELVES HAVE ALWAYS
TREATED ME WITH COURTESY & RESPECT. THEY
ARE EXCELLENT SEWARDS OF THEIR
BUSINESS. THANK YOU.

I AM DONALD DENONNE

PLEASE

-926 307



**May 2, 2022 DHSC Meeting
Item 7.4 - Written Submission**

We are writing this letter to express our support for Vito's alley and back yard of the Windermere property as extra seating for their amazing restaurant.

All through the pandemic Vito's has shifted and pivoted their operation to comply with the current regulations in place.

Their business continued to draw customers from all over Windsor as they offer quality Italian food and created some amazing value deals - which as previous restaurant owners we believe were likely not big profit makers but intended to keep their business alive and to keep to their staff employed while so many other restaurants chose instead to close down and lay off their employees. Isn't this the type of behaviour we should be looking for in our business owners?

As restaurants were eventually allowed to open up outdoors, Vitos created the "backyard alley seating" which quickly became something new and fun for everyone to experience. This draw brought customers who may not have ever walked thru or down an alley - which is an experience that can be daunting for some. This new found gem benefitted in many ways: more people were coming to Walkerville thereby increasing traffic to other businesses in the area and people began to feel more comfortable using our many alleys to get around - thereby creating a safer and cleaner environment for all.

Our home abuts an alleyway a few blocks away but not directly en route to Vito's. Our alley has definitely seen an increase of alley traffic which we welcome as a matter of pride and safety. In fact - this year - for the first time ever - we actually planted flowers along our alley for these very reasons- as a way to beautify it and to welcome passers by.

The continued traffic Vito's brings to Walkerville increases the overall value and good feel that Walkerville residents continue to strive for and hope to enjoy for years to come. Increased traffic for one business helps all businesses in the area. Isn't this what we want?

Peggy O'Kane & Bob Voyvodic

**CITY OF WINDSOR
COUNCIL SERVICES**

APR 28 2022

RECEIVED



LOCATION MAP : 660 UNIVERSITY AVENUE EAST



SUBJECT PROPERTY

Item No. 11.1 - May 2, 2022
DHSC Meeting

