

Development & Heritage Standing Committee

ADDITIONAL INFORMATION

Item 7.1 Zoning Bylaw Amendment – Wyandotte Developments Inc - 0 Wyandotte St E. S/S Wyandotte Street E, between Watson Ave and Isack Drive- Z 025-21 [ZNG-6499] to permit a Multiple Dwelling Development - Ward 6

a) Written submissions (**attached**) have been provided by the following area residents:

- i. Arthur Trebbne (2 submissions)
- ii. Lise Stevens
- iii. Lydia Balciar
- iv. Louisa and Tony Spagnoli
- v. Rita Rivait
- vi. Ruth Smith
- vii. Tanya and Tim Brogan
- viii. Barry Nelitz
- ix. John Aquino
- x. Larry and Judy Zavitz
- xi. Shirley Girard
- xii. Janis Carriere
- xiii. Marek and Jolanta Stachurski
- xiv. Heather Hansen
- xv. Enrique and Martha Silveyra
- xvi. Brian Owens
- xvii. Wendy Wang and Ivan Huang
- xviii. Maria Czuchnowsky

Item 7.2 Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Farhi Holding Corporation - 1624 Lauzon Road- Z 039-21 [ZNG-6590] - Ward 6

a) Written submissions (**attached**) have been provided by the following area residents:

- i. Yan Jiang, and Zhenwu Sun, property owners

Item 7.3 Rezoning - Avant Group Inc. - 659 Alexandrine St - Z-045/21 ZNG/6634 - Ward 10

a) Written submissions (**attached**) have been provided by the following area residents:

- i. Rick Jaworski
- ii. Julie Johns
- iii. Meeta Karia

DELEGATIONS:

Planning Act Matters

Item 7.1 Zoning Bylaw Amendment – Wyandotte Developments Inc - 0 Wyandotte St E. S/S Wyandotte Street E, between Watson Ave and Isack Drive- Z 025-21 [ZNG-6499] to permit a Multiple Dwelling Development - Ward 6

- a) Jim Abbs, Planner III (PowerPoint)
- b) Randy Saccucci, 4C Project Management (available for questions)
- c) Stephen Berrill, ADA-Architect
- d) Amy Farkas, Dillon Consulting representing applicant (available for questions)
- e) Richard Dawson, area resident
- f) Nonye Enebeli, area resident
- g) Bernard McGrath, area resident
- h) Cy McGrath, area resident
- i) Gil Leblanc, area resident
- j) Heather Hansen, area resident
- k) Yildirim Serdar Oyman, area resident

Item 7.2 Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Farhi Holding Corporation - 1624 Lauzon Road- Z 039-21 [ZNG-6590] - Ward 6

- a) Jim Abbs, Planner III (PowerPoint)
- b) David French, Storey Samways Planning Ltd.
- c) Jim Bujouves, Farhi Holdings Corp.
- d) Paolo Collavino, PCR Constructors Inc.
- e) Paul Weidl, Baird AE
- f) Brandon Munro, Baird AE

Item 7.3 Rezoning - Avant Group Inc. - 659 Alexandrine St - Z-045/21 ZNG/6634 - Ward 10

- a) Adam Szymczyk, Planner III (PowerPoint)
- b) Fran LaSorda, representing Julie Johns (area resident)

From: Arthur T
Sent: Friday, April 01, 2022 11:56 AM
To: Toldo, Beth <toldob@citywindsor.ca>
Cc: Abbs, James <jabbs@citywindsor.ca>; Ciacelli, Anna <aciacelli@citywindsor.ca>
Subject: Re: Notice of Public Meeting. Wyandotte Developments Inc.

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 wish to revised my comments below for this upcoming Monday meeting.

Upon reviewing the building layout, I wish to object to the building height of 6 stories, as there is no other building in this area, the building next door is only five.

I also object to the second level pickleball court behind my building. The distance between my building is 5.79 Meters and the distance between the residential homes at the back is only 3.35 meters. The sound level will be high. The question I have is how many complains has the City received about noises about courts being to closed to residential housing??? This pickleball court can NOT be installed.

In conclusions: I have no objections to the increase the site coverage to 40%, just the height and the pickleball court.

Arthur Trebbne

April 4, 2022
Development & Heritage Standing
Committee Item 7.1 - Written Submission

From: Arthur Trebbne
Sent: March 16, 2022 8:54 PM
To: clerks <clerks@citywindsor.ca>; Abbs, James <jabbs@citywindsor.ca>
Subject: Notice of Public Meeting. Wyandotte Developments Inc.

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.

File Number ZNG/6499 Z-025/21 0 Wyandotte Street East.

I wish to comment on the following above proposed Zoning change. Would you please add my name to the Zoom meeting on April 4 at 4:30 pm and would like to notified of the Council decision. Please pass this request along to the appropriate parties.

In general, I have no issues with the proposed change in the Zoning request.

A couple comments. There will be 64 units but only 62 lockers? Inside parking for the 64 units is 67 spaces and with only 2 handicapped parking spaces???? I think the handicapped spots should be increase. The visitors have 3 H/C spots

I am still concerned about the travel coming onto Wyandotte Street, from our unit and this proposed Condo Unit, the mall and the proposed Condo Uniit directly across from the street. Would someone from the city confirm this is acceptable?

Arthur Trebbne

April 4, 2022
Development & Heritage Standing Committee
Item 7.1 – Written Submission

-----Original Message-----

From: Lise Stevens

Sent: March 22, 2022 10:12 PM

To: clerks <clerks@citywindsor.ca>

Subject: File number ZNG/6499 Z-025/21

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 live at 8335 Wyandotte. St. E., Windsor Ontario N8S 4S8, Park Place. I would like to add my complaints to building this 6 story condo plus underground parking. I will have to say my major complaint is there is too much traffic on Wyandotte as is. During rush hours it may take me 5 minutes to turn left. Will there be a light in between? We have Rivertown 4 story then Park Place 5 units. I cannot picture a 6 level condo in between the condos. I would also like to add that vacant land is a swamp land. Did the city checked into this? We have geese and ducks nesting. I realize they will be gone after this meeting. Speaking to my neighbours, they noticed killdeer birds. Personally, I hear sounds of birds, they say should be protected.

I would like further information on this development, please keep me updated.

Sent from my iPad

From: Lee J Balciar
Sent: March 26, 2022 6:05 PM
To: clerks <clerks@citywindsor.ca>
Subject: Amendment to zoning By-Law 8600 File No. ZNG/6499 Z-025/21

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.

Attention: Development & Heritage Standing Committee

clerks@citywindsor.ca

Amendment to zoning By-Law 8600 File No. ZNG/6499 Z-025/21

The building proposal for property next to 8335 Wyandotte St E will bring a lot of traffic congestion to an already busy area. With 60 units and up to 120 persons occupying the units, automobile traffic will increase considerably. Windsor is an automobile centre and everyone here owns one car minimum. Many own two cars or more! The traffic noise will increase and I find it quite bothersome as it is. The one thing about COVID restrictions: it reduced traffic therefore traffic noise & pollution. (If you think not all will have a car, then residents will be calling taxicabs; the bus system in Windsor is not as frequent enough to make it a good alternative nor is it speedy because of the volume of traffic especially during rush hour.) Perhaps the only good thing about COVID it reduced automobile traffic, therefore noise and air pollution.

Increased traffic means more air pollution & in order to reduce personal affects of air pollution residents can use in door air purifiers which use more electricity which will cause an extra electrical load to our grid in this area which seems to be very close to maximum as our building switches to generator often especially in the warmer months.

We need speed bumps now to reduce speeders. We also could use a light for pedestrians to cross Wyandotte to the plazas. One of our residents was hit this past year.

The drivers are impatient, making them dangerous not just noise makers and air polluters. People in the area will not walk as much reducing their general health and putting an extra load on our health care system. Many people have dogs and I fear there will be traffic fatalities with so many dog walkers as car numbers increase.

The proposed lot is a small swamp. It will be quite expensive to change properly. The city storm sewers cannot handle the volume as is! The natural high water level will cause flooding. It does so In old Walkerville. The architects did not go more than 4 ft, so it was always dry. I lived in that area. This building at 8335 had problems on the first floor when it was new & there is no parking below ground here.

Lydia Balciar

Sent from my iPhone

From: Louisa and Tony Spagnoli
Sent: March 27, 2022 11:50 AM
To: clerks <clerks@citywindsor.ca>
Subject: ATTENTION: Development & Heritage Standing Committee

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ATTENTION: Development & Heritage Standing Committee

clerks@citywindsor.ca

Amendment to zoning By-Law 8600 File No. ZNG/6499 Z-025/21

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Increased traffic means more air pollution & in order to reduce personal affects of air pollution residents can use in door air purifiers which use more electricity which will cause an extra electrical load to our grid in this area which seems to be very close to maximum as our building switches to generator often especially in the warmer months.

We need speed bumps now to reduce speeders. We also could use a light for pedestrians to cross Wyandotte to the plazas. One of our residents was hit this past year. If the project goes through the light needs to be installed prior to building commencement to avoid traffic jams with construction vehicles.

The drivers are impatient, making them dangerous not just noise makers and air polluters. People in the area will not walk as much reducing their general health and putting an extra load on our health care system. Many people have dogs and I fear there will be traffic fatalities with so many dog walkers as car numbers increase.

The proposed lot is a small swamp. It will be quite expensive to change properly. The city storm sewers cannot handle the volume as is! The natural high water level will cause flooding not to mention the effects of global warming. .

Louisa & Tony Spagnoli

From: Rita Rivait
Sent: March 27, 2022 11:58 AM
To: clerks <clerks@citywindsor.ca>
Subject: ATTENTION: Development & Heritage Standing Committee

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ATTENTION: Development & Heritage Standing Committee

clerks@citywindsor.ca

Amendment to zoning By-Law 8600 File No. ZNG/6499 Z-025/21

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Increased traffic means more air pollution & in order to reduce personal affects of air pollution residents can use in door air purifiers which use more electricity which will cause an extra electrical load to our grid in this area which seems to be very close to maximum as our building switches to generator often especially in the warmer months.

We need speed bumps now to reduce speeders. We also could use a light for pedestrians to cross Wyandotte to the plazas. One of our residents was hit this past year. If the project goes through the light needs to be installed prior to building commencement to avoid traffic jams with construction vehicles.

The drivers are impatient, making them dangerous not just noise makers and air polluters. People in the area will not walk as much reducing their general health and putting an extra load on our health care system. Many people have dogs and I fear there will be traffic fatalities with so many dog walkers as car numbers increase.

The proposed lot is a small swamp. It will be quite expensive to change properly. The city storm sewers cannot handle the volume as is! The natural high water level will cause flooding not to mention the effects of global warming. .

Rita Rivait

April 4, 2022
Development & Heritage Standing Committee
Item 7.1 – Written Submission

From: Ruth Smith
Sent: March 27, 2022 7:14 PM
To: clerks <clerks@citywindsor.ca>
Subject: ATTENTION: Development & Heritage Standing Committee

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ATTENTION: Development & Heritage Standing Committee

clerks@citywindsor.ca

Amendment to zoning By-Law 8600 File No. ZNG/6499 Z-025/21

The building proposal for property next to 8335 Wyandotte St E will bring a lot of traffic congestion to an already busy area. With 60 units and up to 120 persons occupying the units, automobile traffic will increase considerably. Windsor is an automobile centre and everyone here owns one car minimum. Many own two cars or more! The traffic noise will increase and I find it quite bothersome as it is. The one thing about COVID restrictions: it reduced traffic therefore traffic noise & pollution. (If you think not all will have a car, then residents will be calling taxicabs.)

We need speed bumps now to reduce speeders. We also could use a light for pedestrians to cross Wyandotte to the plazas. One of our residents was hit this past year. The lights should be installed before building starts to help with construction traffic.

The drivers are impatient, making them dangerous not just noise makers and air polluters.

The proposed lot is a small swamp. It will be quite expensive to change properly. The city storm sewers cannot handle the volume as is! The natural high water level will cause flooding. (It does so In old Walkerville. The original architects did not go more than 3 ft. down, so it was always dry. Lydia Balciar lived in that area for 10 years.)

This building at 8335 had problems on the first floor when it was new & there is no parking below ground here.

Several years ago I, Ruth Smith, had the opportunity of presenting my desire to have an Eternal Flame erected in Dieppe Park to honour our hero's of the past. Thankfully the idea caught on and with much enthusiasm from City Council and veterans' organization, it came to fruition.

Now on behalf of a large number of senior citizens, I presume to make another suggestion. That lot next to our condo building is our only green area and would be an ideal spot for a small parkette with several benches to replace the gardens and lawns we had to forsake. It would be a perfect place to just sit and relax and enjoy the sunshine that a six story building would block out and completely obstruct the morning sunshine sunrise that we can enjoy from our balconies. On the proposed site we have several trees including a rare white wisteria that would be in jeopardy. Heaven knows we need trees not parking lots. The lot is also a haven for birds.

Please consider these options.

Maybe a few less taxes but just maybe a few more votes.

Sincerely

Ruth Smith

Sent from my iPhone

April 4, 2022
Development & Heritage Standing Committee
Item 7.1 – Written Submission

From: Tanya Brogan
Sent: March 28, 2022 11:45 AM
To: clerks <clerks@citywindsor.ca>
Subject: Amendment to zoning by-law B600 No. ZNG/6499 Z-025/21

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.

RE: BUILDING PROPOSAL NEXT TO 8335 WYANDOTTE EAST

Thank you for your notice with respect to the above. Please note that we are vehemently opposed to the amendment to the present by-law with respect to the property east of 8335 Wyandotte East. The traffic as it exists now is very heavy and with a new proposed building, will only increase. It is almost impossible to cross the street now - as a matter of fact, one elderly woman was already hit by a car last year. I myself almost got hit twice while trying to cross the road to Riverside Plaza due to impatient drivers. A new building will take away the green space that we now enjoy. It will also prevent the folks who live on the east side of the building to get the morning sun.

Another note: the lot is currently a swamp. Will the city sewer systems be able to handle the increased volume - something to think about.

The noise will surely increase with the proposed building. We are currently an adult-oriented condo and we relish the relative quietness of the neighborhood as is; however, rush hour can be quite noisy and will only get noisier if the plan goes ahead.

Please reconsider and thank you.

TANYA AND TIM BROGAN

April 4, 2022
Development & Heritage Standing
Committee Item 7.1 – Written Submission

From: Barry Nelitz
Sent: March 29, 2022 1:56 PM
To: clerks <clerks@citywindsor.ca>
Subject: Amendment to zoning By-Law 8600 File No. ZNG/6499Z-025/21

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from [Mail](#) for Windows

The building amendment for the property that is next to 8335 Wyandotte St. East with the higher and wider sizes will make the area look disjointed with the three of our buildings close to the same size it looks uniformed and well laid out. Now with the increase of one floor higher than the rest meaning more units, this will increase the traffic congestion in this busy area already over loaded with cars and trucks and (speed). The building will have 64 units x 2 cars per unit and maybe 1 truck also these numbers all add up to more noise and worse a lot more air pollution. With this major increase of traffic we will need to pay for a traffic light, speed bumps, cross walks as a lot of people that reside in these buildings are older (one of our residents was hit this past year just trying to cross the street). Therefor by going away from the first by-law it increases the cost to the people that already live here and down plays the living area as a whole.

From: John C. Aquino
Sent: March 30, 2022 11:17 AM
To: clerks <clerks@citywindsor.ca>
Subject: File Number ZNG/6499 Z-025/21 Zoning By-Law 8600

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 emailing in reference to the above file number regarding amendment to zoning by-law 8600.

I am expressing my concerns as a resident of Rivertown Terrace, the neighbouring condo complex, that should this amendment be approved, it will cause lasting damage to the surrounding community in the following ways:

The proposed condominium is far too large for the property they plan to build on. A 6 storey building will absorb every last part of green space left available on the property. The 6 storey building will be towering over the surrounding buildings, blocking out areas of natural light to the neighbouring buildings.

Adding a new 6 storey building will significantly increase traffic flow to an already overly populated area. The traffic on Wyandotte St is extremely heavy as it is, witnessing several traffic backups that occur all day, every day. With the plaza across the street, and several shopping centres in the area, adding another 6 storey residential building will create havoc to the already very heavy traffic and congestion that happens along this area of Wyandotte.

I question where the parking lot and proposed pickle ball court for this building will be located on this property, as the property is already very cramped as it is. The distance between this and the surrounding condo complexes will be extremely close, causing great discomfort to the surrounding residents. I again stress the havoc this will create in the already very busy street with traffic and congestion along Wyandotte, and the ability of entering and leaving the driveways to the complexes.

I am concerned with the addition of an open pickle ball court, and the disruption and noise this will create to the surrounding residents. Having this directly south of the Rivertown Terrace Condo building will cause major disruptions to the generally quiet living conditions of the condo and surrounding houses, as well as have damaging effects to the wildlife in the area due to added lighting required for this court. This area is known to have situations of people loitering in public places at all hours of the night. Adding an open pickle ball court will encourage this type of behaviour and create more disruptions for the surrounding residents.

I urge you to reconsider this amendment, and do not proceed with approval. Construction of this proposed 6 storey building will be detrimental to the surrounding areas, both logistically and environmentally, and will have permanent damaging effects to the neighbourhood. Please consider these concerns when the time comes to review on April 4th.

Thank you,

John Aquino
Resident of Rivertown Terrace

April 4, 2022
Development & Heritage Standing Committee
Item 7.1- Written Submission

From: Larry Zavitz
Sent: March 30, 2022 2:22 PM
To: clerks <clerks@citywindsor.ca>
Subject: File Number ZNG/6499 --- Z025-21

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.

WE object to amendment to Zoning BY-lo 8600 for the following reasons.

- 1-Allowing smaller units adds to traffic and parking problems.
- 2-The building height will not fit in with existing structures and will add to population in the building.
- 3-Allowing more lot coverage allows for less drainage and will push water into yards to the South.

Larry and Judy Zavitz

April 4, 2022
Development & Heritage Standing Committee
Item 7.1 – Written Submission

-----Original Message-----

From: shirley girard

Sent: March 30, 2022 2:57 PM

To: clerks <clerks@citywindsor.ca>

Subject: File number ZNG/6499 Z-025/21

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 to express my opinion on the proposed condominium complex on Wyandotte Street East and proposed zoning changes.

I feel the size of this complex is too big for the property. Where is the green space. I've been told the centre section of the building is qualifying for green space. I would be surprised if they put real grass there. Does artificial grass count as green space?

I am also wondering why they do not have a retention pond. That whole piece of property has standing water most of the year. Residents in surrounding condominiums call it Lake Wyandotte. The property owner can't even cut the grass because there is too much water. Flooding is such a huge problem in Riverside.

My other concern is the open pickle ball court above the visitors parking structure. Pickle ball is very popular but is very noisy. This proposed structure is close to existing condominiums and houses. I believe quality of life for owners adjacent to proposed structure will be profoundly impacted by the noise.

Sincerely
Shirley Girard

Sent from my iPad

April 4, 2022
Development & Heritage Standing Committee
Item 7.1 – Written Submission

-----Original Message-----

From: Janis Carriere

Sent: March 30, 2022 5:08 PM

To: clerks <clerks@citywindsor.ca>

Subject: Wyandotte Developments Inc, condo proposal bordering Rivertown Terrace

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, I have several objections to this proposal.

- 1) A six storey building does not fit with the bordering condos. Building should be limited to 4 stories in keeping with the rest of the neighbourhood.
- 2) There is not enough green space. Please show respect for the neighbours.
- 3) I am strongly opposed to a pickle ball court. This is a nice quiet neighbourhood. I've seen firsthand what such a facility has done to a friend's outdoor, and even sometimes indoor, enjoyment. The noise and lights are very intrusive.

I would appreciate the consideration of these objections, please.

Sincerely,
Janis Carriere

April 4, 2022
Development & Heritage Standing Committee
Item 7.1 – Written Submission

From: Marek Stachurski
Sent: March 31, 2022 9:52 AM
To: clerks <clerks@citywindsor.ca>
Subject: ATT: Development & Heritage Standing Committee - RE: Amendment to zoning By-Law 8600
File No. ZNG/6499 Z-025/21

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,

The building proposal for property next to 8335 Wyandotte St E. bring several concerns that need to be looked at. It will bring a lot of traffic congestion to an already busy area. With 60 units and up to 120 persons occupying the units, automobile traffic will increase considerably. Windsor is an automobile centre and everyone here owns one car minimum, many own two cars or more! The traffic noise will increase and I find it quite bothersome as it is. The one thing about COVID restrictions: it reduced traffic therefore traffic noise & pollution. (If you think not all will have a car, then residents will be calling taxicabs. The bus system in Windsor is not as frequent enough to make it a good alternative nor is it speedy due to the volume of traffic especially during rush hour.) Perhaps the only good thing about COVID is reduced automobile traffic.

Increased traffic means more air pollution & in order to reduce personal affects of air pollution residents can use in door air purifiers which use more electricity, which will cause an extra electrical load to our grid in this area, which seems to be very close to maximum as our building switches to generator often especially in the warmer months. We need speed bumps to reduce speeders. We also could use a light for pedestrians to cross Wyandotte to the plazas as one of our residents was hit this past year.

People in the area will not walk as much reducing their general health and putting an extra layer on our health care system. Many people have dogs and I fear there will be traffic fatalities with so many dog walkers as car numbers increase.

The proposed lot is a small swamp. It will be quite expensive to bring it to proper code. The city storm sewers cannot handle the volume as is. The natural high-water level will cause flooding.

I hope you will take this into consideration of the issues that the proposed zoning will do.

Sincerely,

Marek and Jolanta Stachurski

April 4, 2022
Development & Heritage Standing Committee
Item 7.1 – Written Submission

From: Heather Hansen
Sent: March 31, 2022 11:57 AM
To: clerks <clerks@citywindsor.ca>
Subject: Zoning Bylaw Amendment ZNG/6499 Z-025/21

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.

Please be advised that I live next to the proposed condominium structure. I live on the second floor facing south. The proposed pickle ball courts will be directly outside my patio door..The black wire fencing around the courts will do nothing for the noise or esthetics that these courts cause. The lighting will also shine directly into my condo.THE NOISE OF MANY PEOPLE CONGREGATING AT ALL HOURS. I feel the noise and lighting will affect my QUALITY OF LIFE. I do not see plans for a retention pond. The property is flooded all the time.Where will the water go?. There does not seem to be any green space.concrete and ashhaltIt all seems like The condo buildings in this area are 4 or 5 floors. I think 6 floors is too high for the area. Another of my concerns is traffic.

Sincerely
Heather Hansen

April 4, 2022
Development & Heritage Standing Committee
Item 7.1 – Written Submission

From: martha sil
Sent: March 31, 2022 1:33 PM
To: clerks <clerks@citywindsor.ca>
Subject: ByLaw 8600 ANG/6499, Z-025-21

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 this may concern,

Please note that as residents and owners of 8430 Kingston Crescent for the past 28 years, we object to the amendment of Bylaw 8600 referencing to File Number ZNG/6499, Z-025-21.

Since the construction of the many apartment buildings and townhomes adjacent to the north of our property in the past 20 years +, we have experienced and been forced to adjust to an increase in;

- Noise throughout the day and night which travels from the apartment units located above the main floors of the building transmitting noise directly into our bedroom windows
- Rodents increasingly being seen crossing the street and our backyards coming from the north properties (refuse areas)
- During rain events and melting seasons, a significant increase in lot water drainage coming from the properties to the north which causes our backyard to remain wet all year and unable to grow grass/plants (will only get worse as the landscape area will now be replaced with structure and parking areas)

We realize there is a housing crisis in Windsor and are sensitive to it. However, allowing such a high level of residential density within such a small footprint north of our residence will only continue to put further strain on our property value and neighbourhood peacefulness.

As respectful neighbours and City of Windsor taxpayers, we strongly suggest against this decision consideration.

Enrique and Martha Silveyra

April 4, 2022
Development & Heritage Standing Committee
Item 7.1 – Written Submission

From: Brian Owens
Sent: March 31, 2022 3:00 PM
To: clerks <clerks@citywindsor.ca>
Subject: FW: File Number ZNG/6499 Z-025/21

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.

City Clerk's Office
The City of Windsor

Re: Notice of Public Meeting to Consider an Amendment to Zoning By-Law 8600
File Number ZNG/6499 Z-025/21

I am writing in response to your invitation to make representation on the consideration to amend Zoning By-Law 8600. File Number ZNG/6499 Z-025/21

I live at River Town Terrace, 410-8475 Wyandotte St. East. I will be impacted profoundly by the amendment request from Wyandotte Developments Inc. My concerns are laid out below.

1. An open Pickle Ball Court is proposed to the south of River Town Terrace. This will result in continuing noise and annoying light. I am opposed to this construction.
2. There are two wetlands to the south and the east of River Town Terrace. The plans from Wyandotte Developments Inc. do not make provision for a retention pond to deal with this water. Waterfowl nest; and feed and drink in these wetlands. The City of Windsor needs to undertake a conservation assessment of the property.
3. The proposed building is too large and bombastic for the site. There is not enough green space. I oppose the construction of such a huge building.
4. The proposed building is six stories. This is far too high. All condominiums, in the area, are lower. We need to have all condominiums, in the area, the same height.
5. The proposed project calls for a driveway to the west of River Town Terrace. This is too close to our building. The noise and pollution will be too great. Residents, who live on the west side of the building will not be able to open their windows, or use their balconies. I am opposed to a driveway so close to our building.

Thanks you.

Brian M. Owens PhD
Archivist Librarian Emeritus

From: Wendy Wang
Sent: April 1, 2022 1:19 AM
To: clerks <clerks@citywindsor.ca>
Cc: Ivan Huang
Subject: Re: Wyandotte Developments Inc

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 The Development & Heritage Standing Committee, City Clerk's Office,

As owners of 107-8475 Wyandotte St E, we would like to express our concerns regarding the construction request that Wyandotte Developments Inc. has made to the City of Windsor requesting an amendment to permit the construction of a 6 story building on the L shaped property to the south and west of River Town Terrace.

Please see our comments below:

1. The proposed condominium is far too large in surface area for the property. It is too big and does not allow for sufficient green space.
2. The proposed condominium is too high. The proposal calls for a six story building. The other condominiums in the area are only four stories. It is essential to keep all condominiums in this area the same height.
3. The proposed condominium project calls for a driveway to be on the far east side of the property. This is too close to River Town Terrace.
4. The proposed project includes an open pickleball court to the south of River Town Terrace. This will result in continual noise. We support a totally enclosed pickle ball court, with walls and roof. We have concerns about the noise and light that will be created.

Thank you,
Ivan Hang and Wendy Wang

April 4, 2022
Development & Heritage Standing Committee
Item 7.1 – Written Submission

From: Maria Czuchnowsky
Sent: April 1, 2022 12:00 PM
To: clerks <clerks@citywindsor.ca>
Cc: Greg C.
Subject: Development & Heritage Standing Committee re: proposed condo development

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 advocating on behalf of Maria Czuchnowsky, a resident of Rivertown Terrace apts. at 8475 Wyandotte St. E.

She lives on the northwest side of Rivertown Terrace and is greatly concerned about a condo development proposed by Wyandotte Developments Inc that would be built on the property directly west of her.

One of the proposals by the development co. calls for the bldg. to be 6 stories high. If the majority of the bldg. is going to be built on a north/south axis, then she (and other tenants) are concerned this will create a six story western wall that would block the sunlight on the west of their bldg. This is far too high considering all the other buildings in the direct area are either four or five stories high.

The proposed condo development will be too large as well, and will not allow for sufficient green space considering that there will be a parking lot and possible outdoor pickle ball court directly planned to the south of Rivertown Terrace. This development into the direct area southwest of Rivertown Terrace is unwelcomed and terribly intrusive. We hope that the proposals of Wyandotte Developments Inc will be changed.

From: 孙振武 <sun, zhenwu>
Sent: March 22, 2022 11:26 PM
To: clerks <clerks@citywindsor.ca>
Subject: About an amendment to zoning by-law 8600

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 Development & Heritage Standing Committee officer,

We are the owners of 1605-1611 Lauzon road, and we have received a notice from you about an amendment to zoning by-law 8600 (file number ZNG/6590 Z-039/21), our opinion on this amendment are as followed,

- 1) An increase in maximum permitted height for a main building from 14 m to 31 m, will seriously affect the sight and lighting of our house and building in our lot;
- 2) Among the relatively low buildings, having such a tall buildings will increase the depression in the hearts of the people who live and work here;
- 3) The increase of hundreds of households will make the already tight infrastructure capacity even more unbearable;
- 4) Traffic conditions will worsen.

In conclusion, we oppose this amendment.

Sincerely,

The owner of 1605-1611 Lauzon road,
Yan Jiang
Zhenwu Sun

March 22nd, 2022.

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RECEIVED

MAR 23 2022

PLANNING
CITY OF WINDSOR

TO WHOM IT MAY CONCERN

I HAVE CONCERNS ABOUT PROPERTIES ON EITHER
SIDE OF 678 ALEXANDRINE STREET IN WINDSOR
BECAUSE ALL THREE OF THOSE PROPERTIES ARE
A FOOT OR MORE HIGHER AT DIRT LEVEL THAN
MINE CAUSING MAJOR WATER RUN OFF ON TO
MY PROPERTY.

I ALSO HEARD THAT THEY PLAN TO BUILD TWO
NEW HOMES ON EITHER SIDE OF THAT HOUSE,
ONE WHICH IS BETWEEN MY HOUSE AND ~~678~~
ALEXANDRINE

I GET LOTS OF WATER NOW AND AM WORRIED ABOUT
THE FOUNDATION OF MY HOUSE.

PLUS WHEN THEY BUILD THIS HOUSE I WILL LOSE
ALL THE AFTERNOON SUNLIGHT I HAVE ENJOYED
FOR THE LAST 35 YEARS

OVER

1
THAT EMPTY LOT IS ONE OF THE REASONS

BOUGHT MY HOUSE WAS FOR THE EXTRA SUNLIGHT

NOW I'M AFRAID THEY WILL BUILD TOO CLOSE AND

THE GROUND LEVEL WILL BE EVEN HIGHER.

I CAN'T BUILD MY GROUND HIGH ENOUGH

BECAUSE MY FOUNDATION DOES NOT ENOUGH BLOCKS

TO DO SO

AS FOR 659 ALEXANDRINE, IT MEANS MORE

PEOPLE, MORE TRAFFIC AND MORE NOISE IN THIS

VERY QUIET NEIGHBORHOOD

I HOPE YOU HAVE ANSWERS FOR ME

PLEASE RESPOND

THANK YOU

RICK JAWORSKI

6/36 ALEXANDRINE

NRX-3B9

City of Windsor
400 City Hall Square East
Windsor, Ontario
N9A 7K6

Re: File Number ZNG/6634 Z-045/21

Dear Standing Committee and Adam Szymczak;

My name is Julie Johns. I have resided Remington Park at 620 Alexandrine my entire life since 1978. I am currently the owner of 620 Alexandrine residence since 2012.

Myself and my neighbours have concerns regarding this potential change.

The concerns about the City of Windsor changing the "Zoning By-law 8600 pertaining to file number ZNG/6634 Z-045/21" includes:

1. Infrastructure - I don't believe this area has had any updates in the infrastructure of Remington Park since 1980. With the potential of 4 units with multiple sewage inputs into the sewer system would the current infrastructure be able to handle the capacity without overloading the system during regular times as well as rain storms. My residence specifically flooded in 2017 with the rainstorm as our current city system could not handle the capacity of the rain.
2. Flooding issues for neighbors and lack of green space due to the projected size of this complex or unit being built.
3. Increased Traffic of Remington Park by 4 households with potentially 8 cars or more increases the risk of high speeds down residential areas, more traffic on Alexandrine specifically.
4. Parking on Alexandrine. How will a 4-unit structure be built on the said address 659 Alexandrine with a garage for each unit. This is a concern as to how many people per unit are driving vehicles then parking will be an issue on the street and around the neighbours of 659 Alexandrine.
5. Potential curbs and sidewalks. I was speaking with the city councillor last year (2020) and he said he was pushing to have curbs and sidewalks down this street. Will the development of this unit cause the sidewalk to be pushed to my side of the street only?
6. The changing from Single residential zoning to multi residential zoning on a regular size lot. Does this mean if we allow this zoning to be approved then multiple residential zoning may end up being monopolized within Remington Park?
7. Privacy of neighbors due to the height of this projected structure will have.
8. Property value. The potential of the rezoning of this area will bring down all of the residential property values within Remington Park.

Based on these concerns, I am not in favour of the rezoning or the Residential District 1.3.

Sincerely,
Julie Johns

April 4, 2022
Development & Heritage Standing Committee
Item 7.3 – Written Submission

From: meeta shah
Sent: March 28, 2022 5:57 PM
To: clerks <clerks@citywindsor.ca>; aazymczak@citywindsor.ca
Subject: FILE # ZNG6634; Z-045/21

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Good afternoon,

In reference to above I do not approve the building of 4 plex in my area. As this is single plex housing street. Moreover this will result in lowering the prices of the single family homes and increases sewage and other taxes.

I do not want any commercial complex _ 4plex to be constructed.

Meeta Karia