

ADDITIONAL INFORMATION

- Item 7.4 Rezoning - 2156567 Ontario Ltd. – 1092-1096 Dougall Avenue - Z-041/21 ZNG/6624 - Ward 3
- a) Barbara Gebara, area resident submitting the **attached** email dated January 24, 2022 as a written submission.
 - b) Cheryl Colborne, area resident submitting the **attached** email dated February 2, 2022 as a written submission.

DELEGATIONS:

Planning Act Matters

- Item 7.1 Official Plan Amendment and Zoning By-law Amendment for 11646 Tecumseh Rd. E.; Applicant: Maple Leaf Homes Ltd.; File Nos. OPA 143 [OPA/6324]; Z-005/21 [ZNG/6323]; Ward 7
- a) Justina Nwaesei, Sr. Planner (powerpoint)
 - b) Tony Chau, Senior Project Manager, ADA-Architect
 - c) Tracey Pillon-Abbs, Planning Consultant representing Applicant
- Item 7.2 RICBL Exemption 2021-4 - Dillon Consulting Limited - 0 Tecumseh Road East - Ward 7
- a) Adam Szymczak, Sr. Planner (powerpoint)
 - b) Zoe Sotirakos, Dillon Consulting (available for questions)
- Item 7.3 Rezoning - 2776557 Ontario Ltd - 1153-1159 Riverside Drive East - Z-037/21 ZNG/6588 - Ward 4
- a) Adam Szymczak, Sr. Planner (powerpoint)
 - b) Tracey Pillon-Abbs, Planning Consultant representing Applicant
 - c) David Impens, area resident
- Item 7.4 Rezoning - 2156567 Ontario Ltd. – 1092-1096 Dougall Avenue - Z-041/21 ZNG/6624 - Ward 3
- a) Adam Szymczak, Sr. Planner (powerpoint)
 - b) Tracey Pillon-Abbs, Planning Consultant representing Applicant
 - c) Mary Ellen Zalev, area resident
 - d) Cheryl Colborne, area resident
 - e) Sharon and Neil Valmassoi, area residents

Administrative Items

- Item 11.1 Pillette Village BIA Streetscape Improvements - Funding Proposal
- a) Bridget Scheuerman, Pillette Village BIA (available for questions)

February 7, 2022
Development & Heritage Standing Committee
Item 7.4 – Written Submission

From: Barbara Gebara
Sent: January 24, 2022 2:28 PM
To: clerks <clerks@citywindsor.ca>
Subject: Zoning by-law 8600

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Sent from my iPad

File number; zng/6624. Z-041/21

To who it may concern. My address is 1107 Victoria ave. Located on the corner of pine st.
I wish to decline approval of the fifth apartment addition to 1092 Dougall ave.

Thank you for your time, Barbara Gebara (home owner)

February 7, 2022
Development & Heritage Standing Committee
Item 7.4 – Written Submission

From: Cheryl Colborne
Sent: February 2, 2022 11:55 PM
To: clerks <clerks@citywindsor.ca>
Subject: File ZNG/6624 Z-04/21. 1092 /1096 Dougall

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I received notice of amendment to Zoning ByLaw 8600. I am concerned as a home owner at 240 Pine St. . I enjoy living downtown and would like to stay in area but the homes are being purchases by out of town / or local investors who turn homes into multiple family rental units that are often left unkept or unmanaged and along with the Mission concerns and homeless/crime issues it is becomes unruly.

The home at 1092/1096 Dougall was a duplex and new owner dug out basement this year to make it a Fourplex which in not completed and now wants a 5 plex on such a small lot with no available parking.

We struggle with parking along Pine between Ouellette and Church and down Victoria Ave from Erie to Giles as it is unsafe to park in alley spots due to car safety/breaking and conversion of alley parking to recreational space for home owners leaving us with no driveways and no place to park. The hospital staff and Health unit staff park on our streets to avoid parking fees leaving us to park blocks away from our home at times. We have tried to approach council re option of Permit Parking but told City was not approachable at the time and was left with mute response. I pay a lot for taxes @ \$4000 (for a 23'x72' lot) with no driveway or parking option close to my home most of the time.

This home will not be offering affordable rent options in area and there will be a need for 10 extra parking spots to area which we CANNOT SUPPORT, unless you provide us with Permit parking.

We have a duplex 1 block away on Dougall with 1 renter taking up 4 parking spots. The garbage disposal area for a 5 plex is limited also in alleyway causing more concern for rodents. We also have the Granada apt. building on Dougall and Giles with no parking available in area and 2 apartment complexes on Pine and Pelissier with no parking... when is the city going to put a stop to creating this parking issue in this downtown area. We need to create safer alleys for parking options.

Downtown was once a respectable area to reside but the city has let us down. Please help to balance private residential home owners to rental building and properties to allow our area to maintain its integrity and historical presence.

Please do not allow this change to our Zoning Bylaw, support your downtown residents.
Thank you for your attention to this concern.