/ks
4:30 p.m., Monday July 4, 2022
Development & Heritage Standing Committee

Preliminary list only. Final list may not be in this order:

ADDITIONAL INFORMATION

Item 7.2 940 Cousineau Road, Applicant M. Naserian & S. Etemad-Rad, file Z-013/22 ZNG6733
a) Amy Stasso, area resident, emailed written submission
b) Kevin Peifer & Maureen Kelly, area resident, emailed written submission
c) Lena Colucci, emailed written submission

Item 7.3 Rezoning - City of Windsor – 542 Dougall – Z-042/21 – Ward 3
a) Jonathan Choquette, area resident submitting written comments

DELEGATIONS:
Planning Act Matters

Item 7.1 Rezoning – 1731952 Ontario Limited – 987 & 1003 California Avenue – Z-024/21 (ZNG/6484) – Ward 2
a) Greg Atkinson, Planner *(via Zoom)* (PowerPoint)
b) Tracey Pillon-Abbs, representing 1731952 Ontario Limited (*via Zoom)*
c) Andi Shallvari, property owner, available for questions (in person)

Item 7.2 940 Cousineau Road, Applicant M. Naserian & S. Etemad-Rad, file Z-013/22 ZNG6733
a) Adam Szymczak, Planner *(via Zoom)*
b) Mohammad Naserian, applicant *(via Zoom)*
c) Tracey Pillon-Abbs, representing Mohammad Naserian *(via Zoom)*
d) Lucian Smuczer, area resident (in person)
e) Maureen Kelly, area resident (*via Zoom)*
f) Lisa & Steve Murray, area resident (in person)

Item 7.3 Rezoning - City of Windsor – 542 Dougall – Z-042/21 – Ward 3
a) Frank Garardo, Planner (PowerPoint) *(via Zoom)*

Item 7.4 Zoning By-law Amendment Application for 2601 Lauzon Parkway, S/W CNR of Lauzon Parkway and Enterprise Way; Applicant: JBM Capital Inc.; File No. Z-005/22, ZNG/6660; Ward 8

a) Justina Nwaesei, Planner *(via Zoom)* (PowerPoint)
b) Jeff Belanger, Jabe Inc. & Tracey Pillon Abbs, representing JBM Capital Inc. available for questions *(via Zoom)*

July 4, 2022
Development & Heritage Standing Committee
Item 7.2 – Written submission

From: Amy Stasso
Sent: June 17, 2022 3:00 PM
To: clerks <clerks@citywindsor.ca>
Subject: FILE NUMBER ZNG/6733 Z-013/22

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.

Hi

Our residence at 935 Bartlet Drive has received a notice of public meeting regarding the file number listed above.

We have serious concerns about the proposed rezoning and housing project that is planned in the residential area located directly behind our home.

This is a beautiful area with green space and mature trees/vegetation. It was recently deemed a heritage area and this housing development will destroy this area.

We would like to have your concerns heard at the meeting and we would like to be informed of any changes to the current zoning.

Thank you
--

AMY STASSO,

July 4, 2022
Development & Heritage Standing Committee
Item 7.2 – Written Submission

From: Kevin Peifer
Sent: Monday, June 13, 2022 8:22 PM
To: Szymczak, Adam
Subject: proposed zoning change for 940 Cousineau Road

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, Adam…

We received a notification about a zoning change for 940 Cousineau Road.

Your name was listed as a contact for additional information.

We have spoken with several neighbours and we, as well as the neighbours, DO NOT support this request for a zoning change.

Please advise how to proceed.

Maureen Kelly & Kevin Peifer

July 4, 2022
Development & Heritage Standing Committee
Item 7.2 Written Submission

From: Lena Colucci
Sent: June 20, 2022 12:18 PM
To: Szymczak, Adam <aszymczak@citywindsor.ca>; clerks <clerks@citywindsor.ca>
Cc: Francis, Fred <ffrancis@citywindsor.ca>
Subject: File ZNG/6733 Z013/22 940 Cousineau Rd

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 Adam and City Clerk's Office,

I am a very concerned citizen and felt I needed to share my thoughts on this proposal affecting this quiet residential community.

I tried to call you but received a voice mail and thought it best to email.

These are my concerns regarding the zoning change proposal for 940 Cousineau Rd. :

1) Traffic on this road is consistently increasing and adding 6 more families to this road will only add to the problem. We already are dealing with high volumes of traffic and speeding drivers.

2) I am very concerned that the drain system cannot support 6 units. All along Cousineau Road we have been dealing with costly flooding issues over the last few years and adding 6 families to this small area will compound the problem. Never had these issues when I moved in 12 years ago but the last few years the flooding has been uncontrollable. These flooding issues need to be addressed first.

3) ERCA will also need to get involved since this property boarders on to an eco friendly draining system. They will have to approve these plans. Plus there is only 1 driveway currently for entering and exiting that property over the drain. Consideration is needed as to how 6 vehicles will be able to enter and exit that property safely.

I can understand if someone wanted to put in a small semi- detached unit, that would better fit in with the styles currently in the area, but 6 units is just too many for the quiet residential community we have here and the infrastructure that is currently in place.

I thank you kindly for considering my concerns,

Lena Colucci

July 4, 2022
Development & Heritage Standing Committee
Item 7.3

-----Original Message-----
From: Jonathan Choquette
Sent: June 28, 2022 11:56 AM
To: clerks <clerks@citywindsor.ca>
Cc: Bortolin, Rino <rbortolin@citywindsor.ca>
Subject: Written submission re 542 Dougall Ave. (File #ZNG/6625)

Hello,
I am writing as a homeowner in the vicinity of 542 Dougall Ave. Please consider this my written submission re Rezoning of 542 Dougall Avenue (File #ZNG/6625), agenda item No. 7.3, Council Report: S 68/2022, D&H Standing Committee meeting Monday July 4 2022.

1) I am supportive of the proposed rezoning to allow for a single unit dwelling to be constructed on said property

2) I echo the comments of Kristina Tang – Heritage Planner (p. 178) that "new development is to be respectful as an infill to adjacent heritage properties" and support her recommendations for the new build.

3) Regarding the Alley Contribution (p.180), which stipulates that "the owner agrees, prior to the issuance of a Building Permit, to contribute $250 per linear meter payable to the City of Windsor and deposited in the General Fund intended for the upkeep of alleys within the City of Windsor." Given the lot width (9m), the alley contribution would amount to a fee of $2250. The City ought to consider if such a fee might disincentivize the builder from incorporating alley-access parking in the rear of the building, which is in line with the current character of the neighbourhood.

The report was accessed here (p 157 - 183):
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.citywindsor.ca%2fcityhall%2fcommitteesofcouncil%2fStanding-Committees%2fDevelopment-and-Heritage-Standing-Committee%2fDocuments%2fPublic%20Meeting%20Development%20Standing%20July%204%2c%202022%20with%20Item%20Numbers%20and%20footer.pdf&c=E,1,9gxtbsSn5__ATdgGomM1Qv_cCCRsTDO8R25CjctyH9iduO5SFxlmbQlIw48Yp4DP8vpVPP6eYaIApxMpdci9YfdORlOTlfBtMFfiRuIq&typo=1

Thank You!
--
Jonathan Choquette