**ADDITIONAL INFORMATION:**

Item 7.1 Interim Control By-law Exemption 2020-8 - 4207785 Canada Inc. - 2650 Metcalfe Street - Ward 5
   a) Dave Sherwood, area resident submitting the *attached* email dated July 3, 2020 as additional information.
   b) David Connor, Solicitor representing Sherwood Auto Sales submitting the *attached* letter dated July 7, 2020 as additional information.
   c) Dixie Johns, area resident submitting *attached* email dated July 9, 2020 as additional information.
   d) Idella Lazar and Steven Lazar, area residents submitting the *attached* emails (2) dated July 10, 2020 as additional information.
   e) Kayla Lessard submitting the *attached* email dated July 10, 2020 on behalf of herself, Steve Keller & Marcel Hanson as additional information.
   f) Melissa Kozak submitting the *attached* email dated July 10, 2020 as additional information.

Item 7.3 Rosati Developments, Part Lot 15, Conc. 5 – 525-535 Cabana East
   a) Donald O’Neill, area resident submitting the *attached* email dated June 30, 2020 as additional information.
   b) Al Bertoia, area resident submitting the *attached* email received June 30, 2020 as additional information.
   c) Bill and Stacey Pich, area residents submitting the *attached* email dated July 8, 2020 as additional information.

Item 11.4 Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Rose City Mini Storage for 1867 Tecumseh Road West (Ward 10)

*Clerk’s Note:* The correct address for this application (see page 3 of 247) should be “1867 Tecumseh Road West” not East as indicated.

**DELEGATIONS:**

**Planning Act Matters:**

Item 7.1 Interim Control By-law Exemption 2020-8 - 4207785 Canada Inc. - 2650 Metcalfe Street - Ward 5
   a) Melanie Muir, Dillon Consulting (available for questions)
b) Shane Potvin, Ford City BIA  
c) Dave Sherwood, area resident  
d) Robert Lessard, area resident

Item 7.2 Rezoning - Green Smart Apartments Inc. - 1091 California - Z006/20 ZNG/6056 - Ward 2  
a) Tracey Pillon-Abbs, Planner  
b) Andi Shallvari  
c) Cameron Reid

Item 7.3 Rosati Developments, Part Lot 15, Conc. 5 – 525-535 Cabana East  
a) William Good, Legal Counsel representing Rosati Construction (available for questions)  
b) Melanie Muir, Dillon Consulting (available for questions)  
c) Donald O’Neill, area resident  
d) Al Bertoia, area resident

**Heritage Act Matters**  
Item 10.1 Descent of the Holy Ghost Romanian Orthodox Church, 2895 Seminole Street – Community Heritage Fund Request (Ward 5)  
a) Fr. Nicolae Condrea
Hi we wish to be part of this meeting as we are going to be immediately affected if you approve this motion for him to construct his trucking company without following the city of Windsor’s bylaws

The owners of this property have caused nothing but chaos and ruin property values along with my health and my employees anyone that lives in the area they have no Respect for anyone in the area that dust and dirt that blows from this yard is ridiculous on a windy day you can’t see we operate a car lot in front of this terminal for the past 30 years I complain to the city more than 200 times Make him pay for the whole lot before he gets to do anything he wouldn’t even put down salt brine for the past 10 years even though I asked him nicely and I would even pay for it he’s trying to lower that my property values and I do have a lawyer on this right now as we speak and I would like to be part of your meeting as we are on majority of the frontage

Dave Sherwood
Sherwood Auto Sales
1351 Drouillard Road
Windsor, ON
N8Y 2R6

July 7, 2020

City Clerk’s Office
City of Windsor
350 City Hall Square West
Windsor, Ontario
N9A 6S1

Dear Sir/Madam:

RE: Exemption from Interim Control By-Law 78-2019
File Number: ICB Exemption 2020-8

We at Sherwood Auto Sales are certainly not in favour of an exemption being granted to the applicant 4207785 Canada Inc. in regards to the creation of a new transport terminal located at 2650 Metcalfe Street.

As the owners with the largest frontage surrounding the property in question, we feel we have a large stake in the decision that will be made regarding this request.

Over the last several years we have been forced to complain dozens, if not hundreds, of times to the city, by-law officers, and councilmen regarding the lack of respect for the residents and businesses of Drouillard Road and surrounding areas displayed by the company in question. The owners of 4207785 Canada Inc. consistently failed to follow by-laws that were and are in place regarding the property in question. They have produced so much dust and dirt that leaves their property and spread all over Drouillard Road and the surrounding community that residents cannot even open their windows on nice days. Businesses, including ours, have lost money due to this as well, and have been forced to pay employees to clean up the mess left and created by 4207785 Canada Inc.

In an area where an attempt to better the surroundings is clearly being made, a neighbourhood effort is required to do so effectively. 4207785 Canada Inc. has been a terrible neighbour since the very start of their operations at 2650 Metcalfe Street, which should not have even began in the first place due to the by-laws that were in place at the time the company began its operations.

Before considering this application, the City should require the applicant to take immediate steps to prevent the dust, dirt and debris currently emanating from its property. The granting of the exemption will only increase the problems in this regard.
We have saved all files, pictures and information regard this issue and are prepared to issue a lawsuit if the necessary actions are not taken by the City and its councilors to rectify, resolve and eliminate this burden on the local community.

Yours truly,

David Sherwood
From: Dixie Johns  
Sent: Thursday, July 9, 2020 1:19 PM  
To: Szymczak, Adam  
Subject: Transport Terminal

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: Mr. Adam Szymczak  
Development & Heritage Standing Committee  
Re: File number: ICB Exemption 2020-8  
Transport Terminal

Hello Mr. Szymczak and Windsor City Council

I am writing in regard to the possible proposed site at 2650 Metcalfe Street (west side of Drouillard Road, north of Metcalfe Street) for a new Transport Terminal to possibly be located at the above address.

I live very close to the above mentioned address. I have lived at 1374 Albert Rd. for approx. 12 years. Of the many reasons I have chosen to remain to reside in this area is due to what this area offers such as being a quiet, peaceful, clean residential area to live in Windsor, Ontario.

With Ford City continuing to improve our community & our personal living conditions, I feel that allowing a Transport terminal to be allowed at the above location would diminish the excellent quality of life to which myself, along with my neighbours have become accustomed to living.

Our quality of life would definitely be compromised...not only would the noise of these large & small transport vehicles become unbearable but the dust & quality of air we breathe would be detrimental to our health.

In my opinion, having a transport terminal at this location would cause the air quality to be considered an ongoing pollutant. The noise, debris, dust would likely be of a health hindrance to all who live near the proposed location.

I also feel that the value of our properties would be lessened due to the above mentioned reasons. i.e. noise/air pollutants.

The quality of life residents that live near/in this area would definitely be lessened. Not only for the many elderly residents but also for the younger children who live & play in the area.

I, respectfully request that this proposed Transport Terminal be located outside of mine & my neighbours neighbourhood.

Perhaps an area that is not in a residential area would be a safer choice for a Transport terminal.

Yours to oblige,
Dixie Johns

I appreciate the opportunity to voice my opinion by e-mail (letter) regarding this matter.
Thank you, Beth, for your time and E Mails. My letter is below. When I have done this before, I tried to make sure each councillor would take the time to read this. I am hoping they will, but I suppose in this case it will only be the members of the Standing Committee. I hope they will get our message loud and clear as to our opposition.

My name is Idella Lazar. I am a member of Ford City Neighbourhood Renewal and have lived on Hickory Road for almost 50 years.

I am writing in regard to the application for a site plan approval to permit a Transportation Terminal for 2650 Metcalfe, Ward 5. They wish to exempt the property from Interim Control By-law 78-2019. I have no means for streaming, so am submitting a written objection.

This application must not be approved in my opinion from my Ford City involvement and from my experience on living in the area.

The yard is in a residential area of Ford City; namely Albert Road, Hickory Road and Metcalfe Road. This property has been a source of complaints for years with several owners. There has been fires, noise all hours of the night, no lighting and dust. I have walked Drouillard Road when a truck was driving up the street from the yard and had to wait until the dust died down. It was terrible! This only adds to the dust and dirt that we get from the scrap yard but at least he washes down the vehicles and tries to control it.

This yard has been a problem for years with the former owners. I have been involved in one way or another with each of them - as an individual, with Marina's help from Drouillard Place, by-law complaints, the Ward Councillor, or more recently Ford City Committees. The residents should not have to put up with this type of operation.

The truck traffic and yard - a transportation terminal - does not fit in with the new branding of a community of small businesses that Ford City, the BIA, and residents have achieved. The location would be better served with needed housing. Please do not let this situation continue again.

Thank you for your time to read my submission.

Idella Lazar
-----Original Message-----
From: idella lazar
Sent: Friday, July 10, 2020 10:03 AM
To: Toldo, Beth <toldob@citywindsor.ca>
Subject: 2650 Metcalfe Street

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.

This is the E Mail from my son re the matter of 2650 Metcalfe and the meeting on Monday, July 13. File ICB Exemption 2020-8

My name is Steven Lazar. I have lived at 2755 Metcalfe Street for 20 years.

I wish to express my feelings about 2650 Metcalfe and the application to permit a Transportation Terminal at this address. I want to strongly object to the possibility of another transportation yard.

I have complained about that yard to the city many times. My property is across the street and the loading dock is directly in front of my house. When my children were trying to sleep at night they had to listen to the clanging of unloading metal racks at the dock. Just the noise of the trucks moving and hooking up to trailers was bad enough. The only lighting in the yard was from the truck headlights that would literally shine into our rooms. Often my children had to listen to foul language if the windows were open. There was so much dust and dirt that the wind would carry to my house. At times you could not open the windows upstairs for fresh air because of the noise, dirt, lights and language as mentioned above.

On my street it is total residential. Former owners often worked at night. A transportation terminal does not belong in that area surrounded by residential! It is not fair that we should have to put up with these problems. Please do not approve the application.

Thank you for reading my submission.

Steven Lazar
Hi,

I am unable to delegate on this matter. However, please see my letter of opposition below.

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Hello Mr. Mayor and Councillors,

This e-mail is written on behalf of residents living on the 1300 block of Albert Road.
1375 Albert: Kayla Lessard
1364 Albert: Steve Keller
1367 Albert: Marcel Hanson

I am writing to express my opposition to the request for an exemption from interim Control by-law 78-2019. This exemption file # ICB EXEMPTION 2020-8, will be discussed on Monday July 13, 2020 at the Development & Heritage Standing Committee.

The property 2650 Metcalfe Street has caused residents and business owners a great deal of problems over the years, specifically relating to the use as a trucking terminal.

The noise, dust and sight of the trucking yard impacts the quality of life of the residents and business owners in Ford City. The trucks park too close to the fence on Metcalfe, often hitting it causing dents to the fence. Trucks enter and exit the yard all hours of the day and night. The hours of operation are not adhered to. The trucks cause a great deal of noise from opening and closing their hatches, beeping as they back up, and honking. I am sure you are aware of these complaints as my neighbours submitted a noise log and video to 311 months back (RFS # 18-169013 EM). In addition, the drivers will sit in the yard and idle for long periods of time causing excessive noise and pollution. During the night the trucks will idle with their lights on directly shining into our homes.

The entrance for transport trucks is on Drouillard Road, However, trucks will often turn down Metcalfe and will get stuck, this blocks local traffic from exiting or entering. It often takes skilled drivers 15-25 minutes to move. When the trucks enter the site from Drouillard or are driving in the lot the air is filled
with dust making it hard to breath for pedestrians. The dust attaches to our cars, homes, sidewalks, and roads making our neighbourhood look filthy.

Allowing a trucking terminal will counteract the effort of the Ford City Traffic Calming Plan and the Ford City CIP. Drouillard road is limited on ways to reduce traffic. This is evident in the traffic calming study proposal conducted by Dillion Consulting. Since there are limitations on the ability to calm traffic on Drouillard the city needs to be diligent on preventing the types of land use that will further exacerbate the problem. A transport terminal does not align with the Ford City CIP written by the City of Windsor. A trucking terminal will impact the safety and walkability of our streets for the residents, businesses, and visitors.

Thank you for your time,

Kayla Lessard
I am messaging about the property that is listed as 2650 Metcalfe on your location map. This property should not be considered for an exemption for many reasons, and these are some of them; first on the list, the property is unpaved, they have had no consideration when it comes to business ethics, plus, it is not favourable to the culture and climate of the neighbourhood.

When I speak of the property not being paved, this is very problematic because when trucks go through the dirt, the dirt is blown everywhere making it difficult to see for oncoming traffic, and pedestrians alike. The dirt actually beats off of the bare skin and is painful. City buses have had it happen that they were right behind a transport coming out, and the dust clouds make it difficult to visibly see, which is a danger for traffic. We have almost had my children hit by a transport as they were walking to the park. My kids were on the sidewalk, but were hard to see through the cloud of dust. The dust is everywhere, all over our cars, homes, backyards, and the beautiful playground that the city put in for our children to enjoy.

Then I start to discuss a lack of business ethics, this is shown and has been shown by the city needing to take the property owner to court for a lack of upkeep, along with a lack of consideration for neighbours with business practices. Now, considering the city has put money and resources into rebranding The Drouillard area, it would be nice to see it kept looking nice, instead of covered in dirt to the point where it looks like it might be a beach, only missing the water, unless it’s rained. The last issue that I will bring up, is in the past, there were problems with the previous company latching trucks at all hours of the night. This was crazy, because one would hear this sound at all hours of the night without consideration of those neighbours who live around there.

I hope that you would be able to take all this under consideration, when discussing our area.

Sincerely,

Melissa Amber Kozak
Long term resident
Zoning Bylaw Amendment

I am writing regarding a notice of a public meeting to consider an amendment to zoning bylaw 8600, file number ZNG/6057 Z-007/20. We have received notice that the neighbor’s property at 525 and 535 Cabana Rd., East is being considered for rezoning. I am opposed to that change. I wish to attend the meeting scheduled for July 13, 2020 electronically, and I also wish to be notified of the decision of the City of Windsor in writing.

The property in question was originally residential. The house there was torn down a few years ago and the lot has remained empty since. The area was then zoned to allow for a single-story medical complex. As neighbors, we were assured that it would be single-story only and that there would not be parking against our fence.

The owners, Rosati Development Corp. have applied now to allow additional uses of Restaurant and Takeout Restaurant to be added to the list of permitted uses. We live directly behind that property, on Bedford Court. We are opposed to those changes as having a restaurant on that site will lead to:

1. After hours use and noise.
2. Strong smells from the restaurant.
3. Risk of rats and other vermin.

Donald O’Neill
I am submitting this objection to the development and standing committee on behalf of the residents located on Bedford Court. An application to amend the zoning by-law 8600 has been submitted by the applicant Rosati Construction to allow additional uses of restaurant and take out restaurant.

Our previous experience with a similar issue was on a property located next door to this site. The applicant at the time Club Malibu first presented themselves as a cafe. Once they obtained a liquor license the name changed to Club Malibu Bar and Grill. They added live music and operated until late hours compromising our quality of life. Music, loud patrons and vehicle traffic operating late into the evening could be heard from inside our homes. It became unbearable. This was greatly affecting our quality of life providing great deals of stress and anxiety. Our only salvation came when one of the tenants located in the plaza, a dental office, purchased the property and did not renew them as a tenant.

The zoning and restrictions that are placed on this site were agreed to after numerous city counsel meetings and ultimately brought to the Ontario Municipal Board where an agreement was finally reached by both parties involved. The minutes of settlement OMB file number is PL080534.

The applicant has since purchased the property from the owner identified in the minutes of settlement.

When the applicant purchased the property, they were very well aware of the zoning by-law and restrictions that were in place on this application and I assume their purchase decision and negotiated price took that into consideration.

At this time, they want to amend the permitted use contrary to what has already been agreed upon by all parties. Considerable time and money have already gone into the agreement and we are opposed to amending the designated usage.

Minor alterations such as building design, roof style or material used could be mutually agreed upon but the permitted uses other than for professional offices and or services should be not be a consideration.

We find it disheartening that we are once again faced with this problem and are looking to the committee to uphold what already has been negotiated and agreed upon.

Thank you,

Al Bertoia
Good Morning

I am sending this email as we are opposing the amendment to the current zoning By-Law relating to the file number in the subject line.

Reasons for the opposition include:

Hours of operation – under the current zoning the medical facility was to operate under day time hours. A restaurant would not operate under the same hours as I am sure it would include evening hours as well.

Due to the extended hours we would be subject to light intrusion, increased traffic at all hours of the day, leading to increased noise and exhaust pollution.

A restaurant would also create odour and the use of dumpsters, leading to and increase in the rodent population and the sound of the dumpsters being emptied at all hours of the night.

This area does not need a new restaurant, the traffic is already horrendous with people speeding through the lights at the corner of Howard/Cabana. Please remember that there is a grade school just down the street. Please help to keep these kids safe as they walk to and from school.

As when the first re-zoning was brought forward, the neighborhood voiced their opinions only not to be heard. Hopefully, our voices will be heard this time round, NO to the amendment.

Thank you
Bill & Stacey Pich