

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 (***previously distributed***) 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 (***previously distributed***) 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 (***previously distributed***) have been provided by the following area residents:

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

- Item 11.2 Close and Convey the East-West Alley Segments at the south end of Partington Ave., Roxborough Blvd., and Glenwood Ave., and the north/south segment between Roxborough and Glenwood Avenue , all being north of EC Row Expressway - SAA/6177
- a) Karl Tanner, Dillon Consulting submitting the **attached** letter received April 4, 2022 as additional information.

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)

Heritage Act Matters

- Item 10.1 364-374 Ouellette Avenue, Canada Building- Heritage Permit Request (Ward 3)
a) Jackie Lassaline, Principal Planner (available for questions)

Administrative Items

- Item 11.2 Close and Convey the East-West Alley Segments at the south end of Partington Ave., Roxborough Blvd., and Glenwood Ave., and the north/south segment between Roxborough and Glenwood Avenue, all being north of EC Row Expressway - SAA/6177
a) Karl Tanner, Dillon Consulting



April 4, 2022

Corporation of the City of Windsor
Planning & Building Services Department
2nd Floor, 350 City Hall Square West
Windsor, Ontario
N9A 6S1

Attention: Michael Cooke, MCIP, RPP
Manager of Planning Policy, Deputy City Planner

Item: 11.2 / Council Report S.88/2021/SAA/6177
South Windsor Development Company Limited
Alley Closure – Partington and Roxborough at the E.C. Row Expressway

Dear Mike,

On behalf of our client, South Windsor Development Company Limited (SWDC), we are writing to you regarding Item 11.2, the closing of alleys adjacent to Partington and Roxborough at the E.C. Row Expressway.

We are in full agreement to the closing with the exception of the cost being set at \$13,120 per metre (\$4,000/front foot).

We are requesting the cost be negotiated to the satisfaction of the City Solicitor and the City Planner. We are respectfully requesting your consideration for the following reasons:

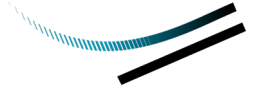
- SWDC has recently bought and sold vacant unserviced lands on both streets at substantially lower values. We would be happy to provide one (1) sale and two (2) purchases within the previous 18 months, in keeping with when this application was made (September 2020); and
- The closed alleys are subject to easement, which normally results in a reduction of 50% of the cost.

We do not wish to delay the closing of the alley and believe that a mutually agreed upon price can be confirmed before this matter proceeds to Council.

We would be willing to speak to the matter at the Committee Meeting this evening.

3200 Deziel Drive
Suite 608
Windsor, Ontario
Canada
N8W 5K8
Telephone
519.948.5000
Fax
519.948.5054

Corporation of the City of Windsor
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Sincerely,

DILLON CONSULTING LIMITED

Karl Tanner, MCIP, RPP
Partner
KDT:jrb

Our file: 15-2901-1000 / 15-2902-1000

cc: Frank Scarfone – Corporation of the City of Windsor
J.H. Whiteside – South Windsor Development Company Limited
Mike Stamp – M.G.S. Real Estate Consulting Inc.