ADDITIONAL INFORMATION

Planning Act Matters
Item 7.1 Zoning By-law Amendment - 930 Marion Ave; Applicant Berkshire 930 Marion Inc.

   a) The following area residents have submitted the previously distributed emails as additional information:
      i. Conrad LaRue, dated May 1, 2020
      ii. Vera Colucci, dated May 6, 2020
      iii. Linda Donais, dated May 7, 2020
      iv. Amy Donais, dated May 7, 2020
      v. Kathleen Garber, dated May 7, 2020
      vi. Jonscot Gibbons, dated May 8, 2020
      vii. Calogero Maniscalco, dated May 8, 2020
      viii. Mark Anderson, dated May 8, 2020 -- attached

Item 7.2 Rezoning - Borys Sozanski - 1035 California - Z-002/20 ZNG/6044 - Ward 2

   a) Ramsey and Nadine Kasey submitting the previously distributed email dated May 5, 2020 as additional information.

   b) Barry Horrobin, Director of Planning & Physical Resources, Windsor Police Service submitting the previously distributed email dated April 27, 2020 as additional information.

Item 7.3 Rezoning - Al Shipley - 955 California - Z-003/20 ZNG/6045 - Ward 2

   a) Kevin Flood submitting the previously distributed letter and drawings dated May 8, 2020 as additional information.

   b) Barry Horrobin, Director of Planning & Physical Resources, Windsor Police Service submitting the previously distributed email dated April 28, 2020 as additional information.

Heritage Act Matters
Item 10.1 Walker Power Building, 325 Devonshire Road - Request for Heritage Designation (Ward 4)

   a) Administration submitting the previously distributed additional information memo dated May 7, 2020.
Administrative Items
Item 11.1 Close & convey the east/west alley abutting 777 Vimy Avenue between Marentette Avenue and Louis Avenue, Applicant - K. Meagher, Ward 4
   a) Ted & Kathy Potvin submitting the previously distributed letter dated March 29, 2020 as additional information.

Item 11.2 Downtown CIP Grant Applications made by Clarke Gallie for 773 Assumption Street, Ward 4
   a) Nate Schaly, property owner submitting the attached email dated May 10, 2020 as additional information.

DELEGATIONS:

Planning Act Matter
Item 7.1 Zoning By-law Amendment -930 Marion Ave; Applicant Berkshire 930 Marion Inc.
   a) Tracy Pillon-Abbs, Principal Planner (available for questions)
   b) LSTI Group representatives Mike Anobile, owner; Italo Ferrari, CEO; and Luciano Saraceno, GM Construction (available for questions)

Item 7.2 Rezoning - Borys Sozanski - 1035 California - Z-002/20 ZNG/6044 - Ward 2
   a) Borys Sozanski, applicant (available for questions)

Item 7.3 Rezoning - Al Shipley - 955 California - Z-003/20 ZNG/6045 - Ward 2
   a) Al Shipley, applicant (available for questions)
   b) Kevin Flood, area resident (available for questions)

Heritage Act Matter
Item 10.1 Walker Power Building, 325 Devonshire Road - Request for Heritage Designation (Ward 4)
   a) Kathleen Montello, Solicitor representing applicant

Administrative Items
Item 11.2 Downtown CIP Grant Applications made by Clarke Gallie for 773 Assumption Street, Ward 4
   a) Clarke Gallie, applicant (available for questions)
   b) Nate Schaly, property owner (available for questions)
RE: Schedule “A” POTENTIAL NEED FOR "EXCLUSIONS" IN MY "UNPREJUDICED" OPINION

Proposed Amendment to Zoning By-law 8600; change to RD3.15 and Permit BERKSHIRE 930 MARION INC. Location: 930 MARION AVE. usage of Buildings therein for LODGING HOUSE or RESIDENTIAL CARE FACILITY.

Dear Clerks,

Whereas a Seniors long-term care / Retirement home or similar facility would be an ideal, welcome addition to the residential neighborhood and area, a Homeless shelter, Drug or Mental Rehab. Center and similar use could be very disruptive and harmful to the residential neighborhood given the consideration that there are already addresses under such usage within a 3 to 4 block radius. This would potentially bring; raise the “concentration” in the neighborhood in this area of the city into question. Commerce, home values and resident's livelihood would most likely be very negatively impacted.

For both the social and economic good of the city, it is important for the city to make certain considerations when issuing re-zoning or building permits as they can impact the social-economic fabric of society and city neighborhoods; sometimes very negatively especially in terms of “concentration” of any particular type of “institution” or “facility” in certain areas more than others as appears to be or may become the case where the “Re-zoned usage” to accommodate BERKSHIRE 930 MARION INC. proposed usage of the 930 MARION AVE. to permit the following uses; specifically “Lodging House” or “Residential Care Facility”

The two definitions I site above are very “open-ended” and could over time potentially also translate into HOMELESS SHELTER OR EVEN DRUG OR MENTAL REHABILITATION CENTRE usage.

I am therefore without prejudice; appealing to the city that in the Re-zoning exercise for 930 MARION AVE., careful consideration be made in perhaps stipulating certain “Usage Exclusions” such as “HOMELESS SHELTER OR LONG TERM
DRUG OR MENTAL REHABILITATION CENTRE” and similar use which could negatively impact the residential neighborhood especially in light of the “concentration” that would emerge. A city of Windsor made up of ghettos would likely emerge and this has always historically proven to be a negative city planning practice as far as area “concentration” of certain kinds of institutions or “multi-occupant specialized care facility” (centers / residences) are concerned.

I wish to point out that I make this submission without prejudice and solely out of concern for the neighborhood I live in and the livelihood, safe and peaceful enjoyment of the neighborhood by all that live in this part of the city.

To fully explain the concerns:

In the attachment below for example, Horowitz's comments were naturally received with dislike by the operators of the center who perceived his comments as discriminatory instead of the reality.

I have to say that in personal experience as a resident that moved into the area from Toronto not long ago, I would agree with his assessment and concerns as I have experienced firsthand the impact he refers to here, but also prior to that in the greater Toronto area before that.

As a resident, In the last 7-10 years nearly all my immediate neighbors have either had “break-ins” or “attempted break-ins”. In instances where the perpetrators have been identified, there appeared to be “drug addiction” and “homelessness” involved at least in my experience and that of a neighbor whose home was actually broken into and a valuable personal computer among other things were taken.

Among my other personal firsthand experiences:

You are having a haircut (on Wyandotte st.) and someone intoxicated walks into the “barbers store”, elusively offering the owner a “lawnmower” or “laptop computer” for sale for example, or into a retail store and interrupting trade while proposing to sell “Windsor Transit tickets” in exchange for “cash”, often making everyone in the store feel very uneasy and insecure. This kind of experience sends one message to a customer “stay away for your safety”.

This has had a detrimental effect on commerce and consumers in the area alike and understandable concern as was well explained by “Horowitz” quoted in the Windsor Star a while back(per attachment).
Value “customers” and “potential new residents” are very likely to keep away from establishments in the area and hence not surprising to know that some valuable business start-ups over the last 10 years have had to close for lack of customers; leave, the area, obviously a loss to the Wyandotte BIA and likewise a loss of revenue to the City of Windsor.

This type of impact on business and consumers is not unusual as I got to see similar experiences firsthand in Toronto in the 90s and now appears to be “in the making” right here in Windsor but can be avoided.

Sincerely,

Concerned Windsor resident, and without prejudice.

**Attachment:**

“Horowitz”, the newly elected BIA vice-chair, was quoted as saying; by the WINDSOR STAR a while back in reference to the area covered by The Wyandotte Town Centre BIA; The area “has been neglected.” He said drugs and homelessness are “major issues” in the business zone.

The Wyandotte Town Centre BIA covers the commercial area along Wyandotte Street East between McDougall Street and Gladstone Avenue. The Street Help Homeless Centre is at 964 Wyandotte St. E.

“It’s a really important institution in our community, and somebody has to do the heavy lifting, Horowitz” said Monday. “She (Wilson-Furlonger) is a kind and generous person. She has really come to the table and done work that nobody else might come forward and do. She should be commended. But there is a disconnect between her organization and the business community around her. The complaints have been that many people hang out in front, around that area, and it’s affected the business community all around it.”
Good morning,

I am in favor of the applicant.

Thank you,

Nate Schaly