

September 6, 2024

**TO THE MAYOR AND MEMBERS OF COUNCIL:**

The **regular meeting** of Council will be held on **Monday, September 9, 2024 at 10:00 o'clock a.m., in the Council Chambers, 350 City Hall Square.**

A special meeting of Council will be held on **Monday, September 9, 2024, immediately following the regular meeting of Council, in Room 139, 350 City Hall Square.** Council will at the special meeting adopt a resolution to authorize Council to meet in closed session, and the resolution shall contain the general nature of the matters to be considered in the closed session. The resolution must be adopted by a majority of Council present during the open special meeting before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

A meeting of the **Striking Committee** will be held on **Monday, September 9, 2024, immediately following the in-camera meeting of Council,** in Room 139, 350 City Hall Square. A resolution to meet in closed session must be adopted and shall contain the general nature of the matters to be considered. The resolution must be adopted by a majority of Council present during the open special meeting of the Striking Committee before the meeting may be closed. An agenda for this meeting is enclosed under separate cover.

BY ORDER OF THE MAYOR.

Yours very truly,



Steve Vlachodimos

City Clerk

/bm

c.c. Chief Administrative Officer

**Consolidated City Council Meeting Agenda**

**Date:** Monday, September 9, 2024

**Time:** 10:00 o'clock a.m.

**Location:** Council Chambers, 1<sup>st</sup> Floor, Windsor City Hall

All members will have the option of participating in person in Council Chambers or electronically and will be counted towards quorum in accordance with Procedure Bylaw 98-2011 as amended, which allows for electronic meetings. The minutes will reflect this accordingly. Any delegations have the option to participate in person or electronically.

**MEMBERS:**

Mayor Drew Dilkens

Ward 1 – Councillor Fred Francis

Ward 2 - Councillor Fabio Costante

Ward 3 - Councillor Renaldo Agostino

Ward 4 - Councillor Mark McKenzie

Ward 5 - Councillor Ed Sleiman

Ward 6 - Councillor Jo-Anne Gignac

Ward 7 - Councillor Angelo Marignani

Ward 8 - Councillor Gary Kaschak

Ward 9 - Councillor Kieran McKenzie

Ward 10 - Councillor Jim Morrison

## ORDER OF BUSINESS

**Item #      Item Description**  
**1.            ORDER OF BUSINESS**

**2.            CALL TO ORDER - Playing of the National Anthem**

### READING OF LAND ACKNOWLEDGEMENT

We [I] would like to begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, which includes the Ojibwa, the Odawa, and the Potawatomi. The City of Windsor honours all First Nations, Inuit and Métis peoples and their valuable past and present contributions to this land.

**3.            DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

**4.            ADOPTION OF THE MINUTES (*previously distributed*)**

4.1.        Adoption of the Windsor City Council minutes of its meeting held July 22, 2024  
**(SCM 229/2024)**

**5.            NOTICE OF PROCLAMATIONS**

### **Proclamations**

“Suicide Awareness Month” - September 2024

### **Illuminations**

“Prostate Cancer Awareness Month” – September 9, 2024

“World Suicide Awareness Day” - September 10 – 12, 2024

“Mexican Independence Celebration” - September 13 – 17, 2024

**6.            COMMITTEE OF THE WHOLE**

7. **COMMUNICATIONS INFORMATION PACKAGE** (This includes both Correspondence and Communication Reports)
  - 7.1. Correspondence 7.1.1. through 7.1.9. **(CMC 12/2024) (previously distributed)**
  - 7.2. Update of Round 2 of the Arts, Culture and Heritage Fund 2024 – City Wide **(C 98/2024) (previously distributed)**
  - 7.3. Windsor Canada Utilities Ltd. 1st Quarter 2024 Financial Statements – City Wide **(C 99/2024) (previously distributed)**
  - 7.4. 2024 Sale of Lands for Tax Arrears - City Wide **(C 102/2024) (previously distributed)**  
**Clerk’s Note:** P&C memo provided to Mayor and members of Council only.
  - 7.5. Update on Provincial Housing Targets & Residential Development in the City of Windsor – City Wide **(C 105/2024) (attached)**

8. **CONSENT AGENDA (previously distributed)**

- 8.1. Amendment of Council Resolution CR839/99 - Signing Officer for Municipal Capital Facility Agreement be replaced with Chief Administrative Officer and City Clerk **(C 94/2024)**
- 8.2. Canada Public Transit Fund (CPTF) Baseline Funding Application – Citywide **(C 101/2024)**
- 8.3. 2024 Second Quarter Operating Budget Variance - City Wide **(C 108/2024)**
- 8.4. Dedicated Locator Model Agreements **(C 106/2024)**

CONSENT COMMITTEE REPORTS

- 8.5. Response to CQ 4-2024 – Options for Modernizing Parking Operations – City Wide **(SCM 165/2024) & (S 46/2024)**  
**Clerk’s Note:** P&C memo provided to Mayor and members of Council only.  
**Clerk’s Note:** Administration is providing the **previously distributed** additional information **(AI 14/2024)**
- 8.6. Minutes of the Environment & Climate Change Advisory Committee (ECCAC) of its meeting held May 21, 2024 **(SCM 235/2024) & (SCM 195/2024)**
- 8.7. Minutes of the Active Transportation Expert Panel of its meeting held May 30, 2024 **(SCM 236/2024) & (SCM 217/2024)**
- 8.8. Minutes of the Essex-Windsor Solid Waste Authority (EWSWA) Regular Board of its meeting held May 7, 2024 **(SCM 237/2024) & (SCM 219/2024)**

- 8.9. Essex Windsor Solid Waste Authority (EWSWA) Annual Report - Essex-Windsor Residential Waste Diversion 2023 **(SCM 238/2024) & (SCM 220/2024)**
- 8.10. Bike Parking Policy - City Wide **(SCM 239/2024) & (S 75/2023) & (AI 16/2024)**
- 8.11. Response to CQ 10-2024 - Property Owner sign-off on Permit Applications - City Wide **(SCM 240/2024) & (S 93/2024)**
- 8.12. Response to CQ 11-2024 School Safety: Students and Drivers – City Wide **(SCM 241/2024) & (S 94/2024)**
- 8.13. Niagara Street (Lincoln Road to Walker Road) Traffic Calming – Ward 4 **(SCM 243/2024) & (S 95/2024)**
- 8.15. Request for Partial Demolition and Removal from Municipal Heritage Register for Heritage Listed Property – 232 Thompson Boulevard, House (Ward 6) **(SCM 245/2024) & (S 90/2024)**
- 8.16. Community Heritage Fund Request – 3069 Alexander Ave, Masson-Deck House (Ward 2) **(SCM 246/2024) & (S 99/2024)**
- 8.19. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Riverside Horizons Inc. for 3251 Riverside Drive East (Ward 5) **(SCM 249/2024) & (S 91/2024)**
- 8.20. Downtown CIP Grant Application Amendment made by Fouad Badour (Owner) for 509, 515, 521, 527 Marentette Avenue, Ward 3 **(SCM 250/2024) & (S 87/2024)**

**9. REQUEST FOR DEFERRALS, REFERRALS AND/OR WITHDRAWALS**

- 13.17 **By-law 144-2024** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 5.49 METRE EAST/WEST ALLEY SOUTH OF TECUMSEH ROAD EAST, EAST OF LEONARD LANE, AND WEST OF GEORGE AVENUE, CITY OF WINDSOR, authorized by CR62/2024 dated February 12, 2024.  
**Clerk's Note:** Administration is requesting that this item be referred back to administration to allow for further review.
- 13.18 **By-law 145-2024** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 5.49 METRE EAST/WEST ALLEY SOUTH OF TECUMSEH ROAD EAST, EAST OF LEONARD LANE, AND WEST OF GEORGE AVENUE, CITY OF WINDSOR, authorized by CR62/2024 dated February 12, 2024.  
**Clerk's Note:** Administration is requesting that this item be referred back to administration to allow for further review.

## 10. PRESENTATIONS AND DELEGATIONS

### DELEGATIONS (5 minutes)

- 8.14. Request for Heritage Permit – 567 Church Street, Revell-D'Avignon House (Ward 3) **(SCM 244/2024) & (S 72/2024) & (AI 17/2024)**  
a) Xiaoling Duan, Property Owner, available for questions (via Zoom)
- 8.18. Amendment to Sign By-law 250-04 for 2545 Howard Avenue, File No. SGN-001/24 - Ward 10 **(SCM 248/2024) & (S 88/2024)**  
a) David Meikle, business owner, Signal Out of Home, available for questions (in person)  
b) Shawna Petzold, Applicant & General Manager, Permit World, available for questions (via Zoom)
- 13.7 **By-law 134-2024 - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW"**, authorized by Section 95.5 in Zoning By-law 8600 dated April 22, 2024.  
a) Naveed Ashraf, property owner, available for questions (via Zoom)
- 8.17. Zoning By-law Amendment Application for property known as 1920 Grove Avenue; Applicant: Olivia Construction Homes Ltd.; File No. Z-016/24, ZNG/7206; Ward 2 **(SCM 247/2024) & (S 96/2024)**  
**Clerk's Note:** Nicole Cadarette, area resident submitting the **attached** email dated August 6, 2024, as a written submission.  
a) Tracey Pillon-Abbs, RPP Principal Planner, Pillon Abbs Inc. (via Zoom)  
b) Crystal McKenzie, area resident, available for questions (in person)
- 11.3. Approval of a Draft Plan of Subdivision and Zoning By-law Amendment for properties known as 4170 and 4190 Sixth Concession Rd; Applicant: 2863167 Ontario Inc.; File Nos. SDN-001/24 [SDN/7194] and Z-012/24 [ZNG/7195]; Ward 9 **(SCM 211/2024) & (S 71/2024)**  
**Clerk's Note:** The **attached** written submissions were received from the following: Abdul Naboulsi; Carlos Grant; Duncan Lam; Osama Ragheb; Ray Drilleau; Satvir Sandhu; Slasvia Simovic; Steve Fraley; Terry & Sabrina Laframbois  
a) Shurjeel Tunio, Baird, Architecture / Engineering, available for questions (via Zoom)  
b) Daniela Fraley, area resident (in person)  
c) Abdul Naboulsi, area resident (in person)  
d) John Davis, area resident (in person)  
e) Zeljko Petrovic, area resident (in person) (PowerPoint)  
f) Duncan Lam, area resident (in person)  
g) Daniel Bussey, area resident (in person)  
h) Osama Ragheb, area resident (video presentation)  
i) Vladimir Drobnjakovic, area resident (in person) (PowerPoint)  
j) Brian Kukhta, area resident (in person)  
k) Suzanne DeFroy, area resident (in person) (PowerPoint)  
l) Kevin Dunne, area resident (in person)

**11. REGULAR BUSINESS ITEMS (Non-Consent Items) (previously distributed)**

- 11.1. Declaration of a Vacant Parcel of Land Municipally Known as 2121 York Street Surplus and Authority to Offer Same for Sale – Ward 3 **(C 103/2024)**
- 11.2. Winter Control Maintenance of Municipal Roads - Execution of Contract 14-24 – City Wide **(C 107/2024)**

**12. CONSIDERATION OF COMMITTEE REPORTS**

- 12.1. (i) Report of the Special In-Camera meeting or other Committee as may be held prior to Council (if scheduled)
- 12.2. Report of the Special Meeting of Council – In-Camera of its meeting held July 22, 2024 (Session 1) **(SCM 274/2024) (attached)**
- 12.3. Report of the In-Camera Striking Committee of its meeting held July 22, 2024 **(SCM 275/2024) (attached)**
- 12.4. Report of the Striking Committee of its meeting held July 22, 2024 **(SCM 276/2024) (attached)**
- 12.5. Report of the Special Meeting of Council – In-Camera of its meeting held July 22, 2024 (Session 2) **(SCM 281/2024) (attached)**

**13. BY-LAWS (First and Second Reading) (previously distributed)**

- 13.1 **By-law 128-2024** - A BY-LAW TO AMEND BY-LAW 12417, BEING A BYLAW TO CLOSE, STOP UP AND CONVEY THE NORTH/SOUTH ALLEY AND PART OF THE EAST/WEST ALLEY NORTH OF PITT STREET EAST, BETWEEN OUELLETTE AND GOYEAU, authorized by CAO 141/2024 dated July 11, 2024.
- 13.2 **By-law 129-2024** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 4.27 METRE NORTH/SOUTH ALLEY, AND THE TWO PORTIONS OF 4.27 METRE EAST/WEST ALLEYS NORTH OF HAIG AVENUE, EAST OF PRINCESS AVENUE, SOUTH OF JOINVILLE AVENUE, AND WEST OF WESTMINISTER BOULEVARD, CITY OF WINDSOR, authorized by CR436/2023 dated October 30, 2023.
- 13.3 **By-law 130-2024** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.27 METRE NORTH/SOUTH ALLEY AND THE TWO PORTIONS OF 4.27 METRE EAST/WEST ALLEYS NORTH OF HAIG AVENUE, EAST OF PRINCESS AVENUE, SOUTH OF JOINVILLE AVENUE, AND WEST OF WESTMINISTER BOULEVARD, CITY OF WINDSOR, authorized by CR436/2023 dated October 30, 2023.

- 13.4 **By-law 131-2024** - A BY-LAW TO AMEND BY-LAW 12027, BEING A BYLAW TO CLOSE, STOP UP AND CONVEY THE NORTH/SOUTH ALLEY WEST OF PRADO PLACE, FROM EDGAR TO RAYMOND, authorized by CAO 157/2024 dated July 15, 2024.
- 13.5 **By-law 132-2024** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR326/2024 dated July 22, 2024.
- 13.6 **By-law 133-2024** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR326/2024 dated July 22, 2024.
- 13.8 **By-law 135-2024** - A BY-LAW TO AMEND BY-LAW NUMBER 208-2008, BEING A BY-LAW TO DELEGATE TO ADMINISTRATION THE AUTHORITY TO PROCESS, MAKE DECISIONS ON, AND TO EXECUTE AGREEMENTS FOR CERTAIN MATTERS, authorized by CR311/2024 & CR230/2023 dated July 22, 2024 & May 29, 2023.
- 13.9 **By-law 136-2024** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 4.57 METRE EAST/WEST ALLEY AND THE 4.57 METRE NORTH/SOUTH ALLEY NORTH OF E.C. ROW, EAST OF ALEXANDRA AVENUE, SOUTH OF NORTHWOOD STREET AND WEST OF ACADEMY DRIVE, CITY OF WINDSOR, authorized by CR416/2023 dated October 16, 2023.
- 13.10 **By-law 137-2024** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 4.57 METRE EAST/WEST ALLEY AND THE 4.57 METRE NORTH/SOUTH ALLEY, NORTH OF E.C. ROW, EAST OF ALEXANDRA AVENUE, SOUTH OF NORTHWOOD STREET AND WEST OF ACADEMY DRIVE, CITY OF WINDSOR, authorized by CR416/2023 dated October 16, 2023.
- 13.11 **By-law 138-2024** - A BY-LAW TO ADOPT AMENDMENT NO. 179 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR, authorized by CR325/2024 & DHSC628 dated July 22, 2024.
- 13.12 **By-law 139-2024** - A BY-LAW TO ADOPT AMENDMENT NO. 181 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR, authorized by CR333/2024 & DHSC622 dated July 22, 2024.
- 13.13 **By-law 140-2024** - A BY-LAW TO ESTABLISH LANDS AS A PUBLIC HIGHWAY KNOWN AS MEADOWBOOK LANE IN THE CITY OF WINDSOR, authorized by CR76/2011 dated February 28, 2011.
- 13.14 **By-law 141-2024** - A BY-LAW TO PROVIDE THAT PART-LOT CONTROL SHALL NOT APPLY TO CERTAIN LAND THAT IS WITHIN REGISTERED PLAN 1196 IN THE CITY OF WINDSOR, authorized by By-law 139-2013 dated August 26, 2013.



- 13.15 **By-law 142-2024** – A BY-LAW TO AMEND BY-LAW 223-2007, BEING A BYLAW TO CLOSE, DECLARE SURPLUS AND CONVEY THE 4.27 METRE (14 FEET) WIDE NORTH/SOUTH ALLEY AND EAST/WEST ALLEY BETWEEN RANDOLPH AVENUE AND RANKIN AVENUE SOUTH OF TECUMSEH ROAD WEST, SOUTHERLY TO ALGONQUIN STREET, IN THE CITY OF WINDSOR, authorized by CAO 169/2024 dated August 9, 2024.
- 13.16 **By-law 143-2024** - A BY-LAW TO AMEND BY-LAW 55-2012, BEING A BYLAW TO CLOSE, STOP UP AND CONVEY THE 4.27 METRE (14 FEET) WIDE NORTH/SOUTH ALLEY BETWEEN WALKER ROAD AND TURNER ROAD FROM LEDYARD AVENUE SOUTHERLY TO MOXLAY AVENUE, CITY OF WINDSOR, authorized by CAO 170/2024 dated August 16, 2024.
- 13.17 **By-law 144-2024** - A BY-LAW TO ASSUME FOR SUBSEQUENT CLOSURE THE 5.49 METRE EAST/WEST ALLEY SOUTH OF TECUMSEH ROAD EAST, EAST OF LEONARD LANE, AND WEST OF GEORGE AVENUE, CITY OF WINDSOR, authorized by CR62/2024 dated February 12, 2024  
**Clerk's Note:** See Deferral Stage.
- 13.18 **By-law 145-2024** - A BY-LAW TO CLOSE, STOP UP AND CONVEY THE 5.49 METRE EAST/WEST ALLEY SOUTH OF TECUMSEH ROAD EAST, EAST OF LEONARD LANE, AND WEST OF GEORGE AVENUE, CITY OF WINDSOR, authorized by CR62/2024 dated February 12, 2024.  
**Clerk's Note:** See Deferral Stage.
- 13.19 **By-law 146-2024** - A BY-LAW TO ADOPT AMENDMENT NO. 187 TO THE OFFICIAL PLAN OF THE CITY OF WINDSOR, authorized by CR289/2024 dated July 8, 2024.
- 13.20 **By-law 147-2024** - A BY-LAW TO FURTHER AMEND BY-LAW NUMBER 8600 CITED AS THE "CITY OF WINDSOR ZONING BY-LAW", authorized by CR289/2024 dated July 8, 2024.
- 13.21 **By-law 148-2024** A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 9<sup>TH</sup> DAY OF SEPTEMBER 2024.

**14. MOVE BACK INTO FORMAL SESSION**

**15. NOTICES OF MOTION**

**16. THIRD AND FINAL READING OF THE BY-LAWS**

By-laws 128-2024 through 148-2024 (inclusive)

**17. PETITIONS**

**18. QUESTION PERIOD (*previously distributed*)**

18.1. Summary of Outstanding Council Questions as of August 28, 2024 (**SCM 255/2024**)

18.2. Outstanding Council Directives as of August 20, 2024 (**SCM 100/2024**)

**19. STATEMENTS BY MEMBERS**

**20. UPCOMING MEETINGS**

Committee of Management for Huron Lodge  
Thursday, September 12, 2024  
9:00 a.m., Meeting Room 140, 350 City Hall Square West

Environment & Climate Change Advisory Committee  
Tuesday, September 17, 2024  
5:00 p.m., via Zoom

City Council Meeting  
Monday, September 23, 2024  
10:00 a.m., Council Chambers

**21. ADJOURNMENT**



**Subject: Update on Provincial Housing Targets & Residential Development in the City of Windsor – City Wide**

**Reference:**

Date to Council: September 9, 2024  
Author: Tea De Angelis  
Research & Policy Analyst  
Building Department  
519-255-6100 ext. 6592  
TDeangelis@citywindsor.ca

Planning & Building Services  
Report Date: August 22, 2024  
Clerk's File #: GM/14845

**To:** Mayor and Members of City Council

**Recommendation:**

**THAT** this report regarding the update on Provincial housing targets and residential development **BE RECEIVED** for information.

**Executive Summary:**

N/A

**Background:**

Ontario has set a goal of building at least 1.5 million homes by 2031 and has assigned the province's 50 largest municipalities with housing targets to help meet this goal. City of Windsor Council approved and adopted a housing pledge on February 27, 2023, through CR108/2023. The pledge commits to pursuing all avenues to facilitate construction in Windsor to reach the target of 13,000 homes in the next decade. The targets outlined by the province are accompanied by funding incentives for municipalities that meet their yearly targets. In 2023, 2024 and 2025, the province set target goals of 953, 1,083, and 1300 new housing starts for Windsor, respectively.

Windsor City Council has supported various strategies and initiatives in Economic Development, Building, and Planning, to increase capacity and effectively address growth and support housing development. This work recognizes the need for collaboration and innovation to ensure that residents and those investing in City

infrastructure receive exceptional and responsive service, utilizing efficient and modern technology tools. Investment through the Streamline Development Approval Fund (SDAF) modernization initiative provided municipalities with the tools to reduce red tape, streamline services, and focus on customer needs to incent housing development. By streamlining technology, supporting customers through development and permit applications, and eliminating administrative barriers, the City of Windsor is building on these modernization initiatives.

## **Discussion:**

The 2023 construction evaluation of the City of Windsor has revealed a vibrant landscape for development across all sectors. The collective construction value of permits issued throughout the year amounted to a remarkable \$1,183,925,853, signifying the growing investments into various projects city wide. Building Department staff processed a total of 1793 permits in 2023. Of these 1793 permits, 1119 new dwelling units were permitted, providing a diverse array of housing options ranging from traditional homes, apartments, student residences, and long-term care facility beds.

From January 1st to July 31st of this year 1157 permits have been issued with a construction value of \$813,598,242.06 across all sectors. Of these building permits, 1073 dwelling units have been permitted thus far, including lodging homes and student residences.

It is important to recognize that municipalities have limited control over the pace of development and housing starts. Numerous factors, such as interest rates, inflation, and the labor market, significantly influence the timing of development projects. The City of Windsor has made substantial progress on all aspects of development that is within municipal control. These initiatives include reducing red tape, streamlining processes, and prioritizing customer needs to encourage housing development.

In the Building Department a specialized team of Development Application Coordinators (DAC's) has been created as a single point of contact to guide the customer through the development application process, assist them in navigating services and remove barriers to housing development. The implementation of this specialized DAC team has significantly improved permit processing times and reduced the application backlog, leading to a more efficient and responsive permit application process.

The City of Windsor Planning Department has implemented procedural changes in recent years to facilitate a reduction in the time required to review development applications (Official Plan Amendments, Zoning By-law Amendments, Site Plan Approval and Plans of Condominium/Subdivision) submitted under the *Planning Act*. A 2023 survey of timelines for Planning approvals in other Ontario municipalities found that the average timeline to review each type of application ranged from 1 to 2 years. In all categories, Windsor's Planning Department processed these applications in less than 6 months.

Most recently, Council approved Official Plan Amendment 179 on July 22, 2024 (CR325/2024) which included changes to facilitate streaming by providing applicants with more information earlier in the process regarding the viability of proposals and

nature of technical reports that may be required. The amendments also enhance the opportunity for greater public participation before proposals are finalized.

The Planning Department has processed a high volume of Planning Act applications (such as Zoning By-law Amendment Applications and Site Plan Control Applications) for new residential development in 2024. As of August 14th, 2024, the following number of residential units have been approved or are still under review:

**Land Use Permissions:** 1377 Residential units approved through Zoning By-Law Amendment applications and 294 units are currently under review.

**Site Plan Control Applications:** 570 Residential units approved through Site Plan Control applications and 41 units are currently under review.

**Planning Approvals:** 581 Residential units approved through a planning process and ready to proceed to building permitting.

## **Provincial Housing Target Update**

The Province of Ontario publishes progress on provincial housing targets through their online tracker which is based on monthly housing start information reported by the Canadian Mortgage and Housing Corporation (CMHC). This data is further utilized by the province to allocate funding through the Building Faster Fund (BFF).

CMHC's data collection methodology relies on a monthly report of permitted dwelling units sent by City of Windsor Administration. Each month, Administration collects permit data, identifies new permitted dwelling units, and sends this information to CMHC. Upon receiving the City of Windsor's monthly data, a CMHC enumerator conducts a physical site visit to verify if the reported dwelling units qualify as housing starts. CMHC defines a housing start as "the stage in which concrete has been poured for the whole of the footing around the structure". Subsequently, student residences and lodging homes are not captured by CMHC as per their definition of a housing start and dwelling unit.

In 2023 Windsor had a goal of 953 housing starts as established by the province. CMHC reported 346 housing starts in 2023, which the province used to determine that Windsor had reached 36% of its target for the year. After the publication of the report indicating that Windsor had 346 housing starts, Administration performed an internal audit on each permit in which a dwelling unit was permitted for 2023. This internal audit revealed that of 1119 permitted dwelling units, 690 were determined to be a housing start as per the City of Windsor's record. Thus, the Windsor community reached 72% of its 2023 housing start target, falling short by 263 housing starts. To ensure a valid,

accurate and consistent collection of data, audits performed by Administration use CMHC's definition of a dwelling unit and housing start.

Administration has engaged in extensive collaboration with CMHC to ensure consistent reporting and accurate data collection for housing starts in Windsor. CMHC has stated that housing start reports in 2023 and previous years will not be amended, however, any housing starts that have been unaccounted for will be retroactively added to the current year. With CMHC's commitment to retroactively account for these housing starts, Administration has performed audits on permitted dwelling units in 2021, 2022, and 2023. As of February 2024, Administration has provided CMHC with prior yearly reports (2022 and 2023) for retroactive review. As of June 2024, permit data from 2021 has also been provided to CMHC. Although the 2021 year is not included in the province's 10-year target, dwelling units which have a permit issuance date of 2021, may have construction start dates of 2022, thus accounted for in the 2022 year. Additionally, Administration has committed to sending CMHC a report each month in 2024 and thereon, which highlights each permitted dwelling unit within the City of Windsor.

The province has tasked Windsor with the goal of 1083 new housing starts in 2024. To date, the province has reported that the City of Windsor has 924 housing starts, reaching 85% of Windsor's housing target goal for 2024. Ministry of Municipal Affairs and Housing (MMAH) has confirmed that municipalities achieving 80 percent of their annual target within the year will qualify for 2024 BFF funding and municipalities that exceed their target will receive a bonus on top of their allocation. Windsor is currently in a strong position and has achieved and exceeded the minimum 80 percent target for this year. Administration continues to develop strategies to support development and provide access to information regarding development within the City of Windsor.

In continuing efforts to promote transparency and accessibility to development services related data, the Information Technology, Building, and Planning Departments have collaborated to develop a digitalized dashboard which shares relevant building and planning related metrics. Selected excerpts from the dashboard are provided in Appendix A. The dashboard is currently being utilized by Administration in the Building, Planning, and Economic Development Departments. After successfully implementing the internal dashboard, efforts are now underway to develop a public version, making information easily accessible to both Council and the public.

### **Risk Analysis:**

There is no risk associated with bringing this report forward for information purposes.

### **Climate Change Risks**

#### **Climate Change Mitigation:**

N/A

#### **Climate Change Adaptation:**

N/A

## Financial Matters:

As per the Discussion section, Windsor’s eligible housing starts of 690 in 2023 did not meet the minimum 80% target and as a result, Windsor did not qualify to receive funding under the BFF program for the year. Preliminary internal estimates for 2024 indicate that Windsor has met 85% of its 1,088 target with 924 housing starts as of August 14, 2024. Table 1 below summarizes the **potential** funding under various target scenarios for 2024 and 2025 and shows that Windsor could potentially receive approximately \$7M over the next two year if 100% of the established provincial targets are met both years. It is important to note that this is an **estimate only** and is subject to change as final program parameters are released by the Province.

### Windsor’s BFF targets as established by the Province:

Target	2023 (Actual)	2024 (Target)	2025 (Target)	Total
Provincial	110,000	125,000	150,000	385,000
City of Windsor	690	1,088	1,305	3,083
<b>Potential Funding:</b>				
85% target achieved	\$0	\$2,958,000	\$2,958,000	\$5,916,000
100% target achieved	\$0	\$3,480,000	\$3,480,000	\$6,960,000
110% target achieved	\$0	\$4,176,000	\$4,176,000	\$8,352,000

*Note 1: Annual targets are determined by taking each municipality’s proportion of the overall 1.5M home goal and applying that proportion against the province wide annual target. Windsor’s proportion of 13,000 homes equals 0.87%.*

*Note 2: Target for 2023 was 953 housing starts.*

*Note 3: Administration has not received targets from MMAH beyond 2025.*

*Note 4: Target calculations as per examples of target achieved provided on the Ontario government web site. It is unknown if MMAH will provide bonusing over and above the 110% example of target achieved.*

Current information provided under the BFF guidelines has indicated that funding can be directed toward housing-enabling infrastructure and other related costs that support community growth. It is expected that further information outlining details with respect to eligible expenditures would form part of a Transfer Payment Agreement, should the City be successful in meeting its targets. As such time that funding is received, Administration will report back to Council and provide further information and

recommendations on the appropriate use and allocation of funds under the program guidelines.

**Consultations:**

Jason Campigotto - Deputy City Planner/Growth

Laura Strahl - Planner III - Special Projects

Emilie Dunnigan – Manager, Development Revenue & Financial Administration

Natasha Gabbana – Senior Manager, Asset Planning

**Conclusion:**

Windsor is experiencing unprecedented growth driven by various economic development and large-scale infrastructure projects. While this growth is welcome, it adds to the existing pressures on the local housing market. The initiatives outlined in this report aim to address these challenges by promoting the development of a diverse range of housing options in the community, helping to meet the housing targets set by the province.

**Planning Act Matters:**

N/A

**Approvals:**

Name	Title
John Revell	Chief Building Official
Neil Robertson	City Planner
Jelena Payne	Commissioner, Economic Development
Janice Guthrie	Commissioner, Finance/City Treasurer
Joe Mancina	Chief Administrative Officer

Notifications:

Name	Address	Email

**Appendices:**

- 1 Appendix A: Data Dashboard Examples



# City of Windsor - YTD Building Summary

1157

Sum of Number of Permits Issued

1073

Residential Units Permitted



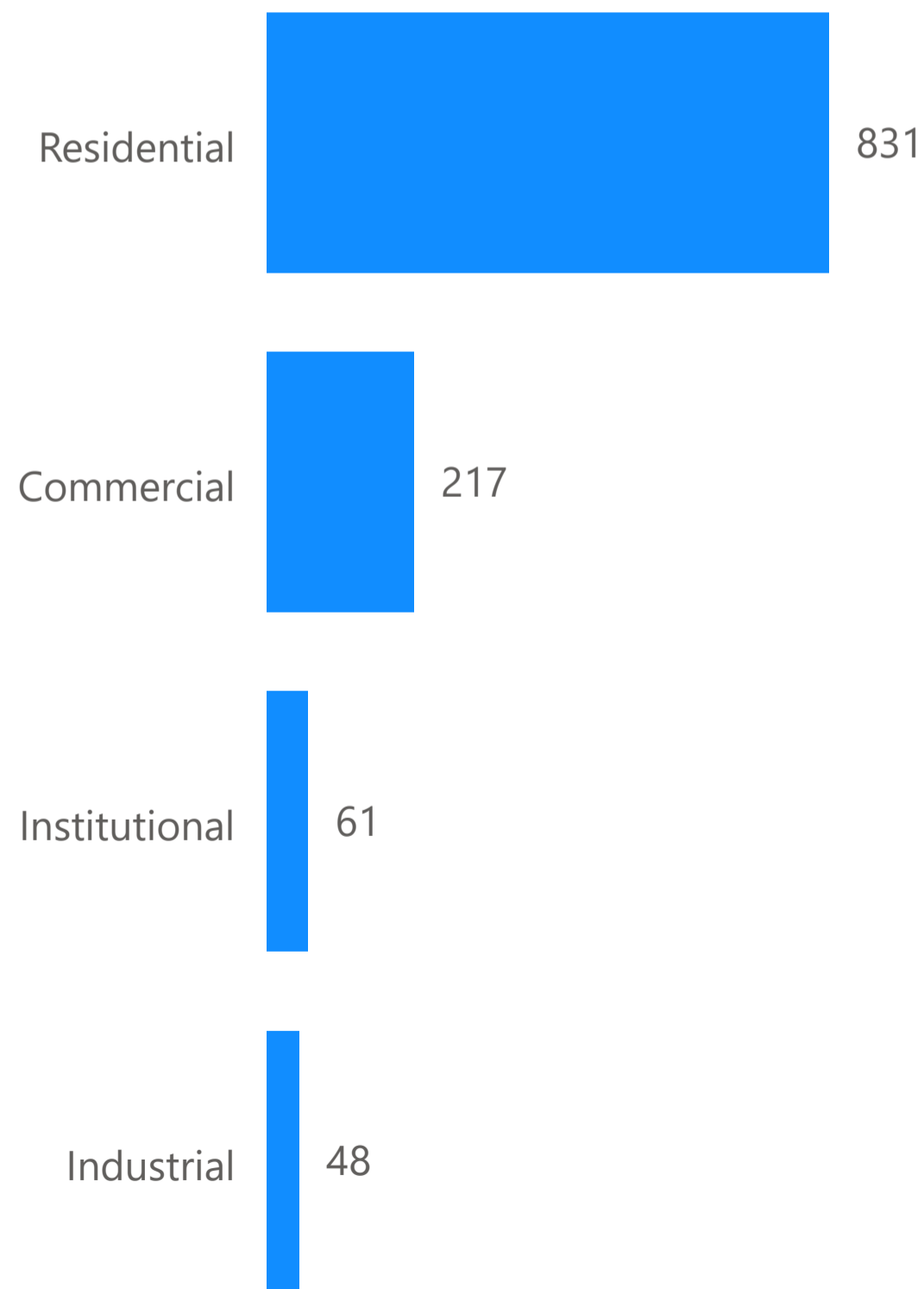
32

Residential Units Lost/Demolished

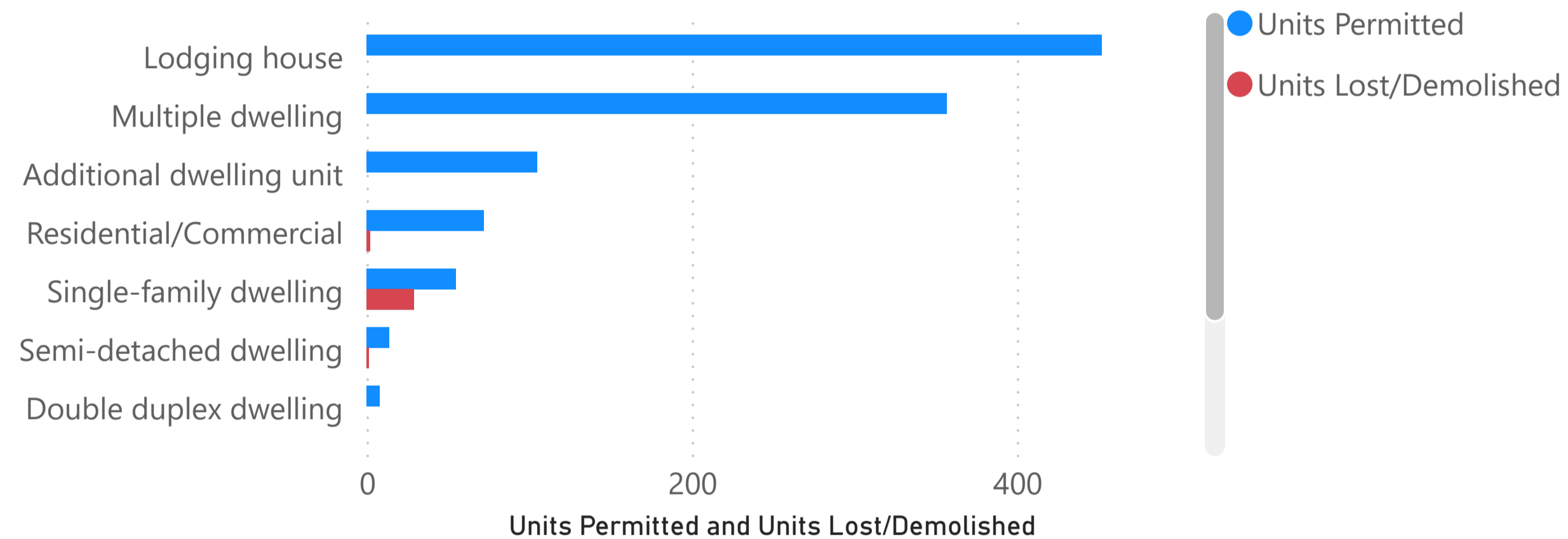
\$814M

Sum of Value of Construction

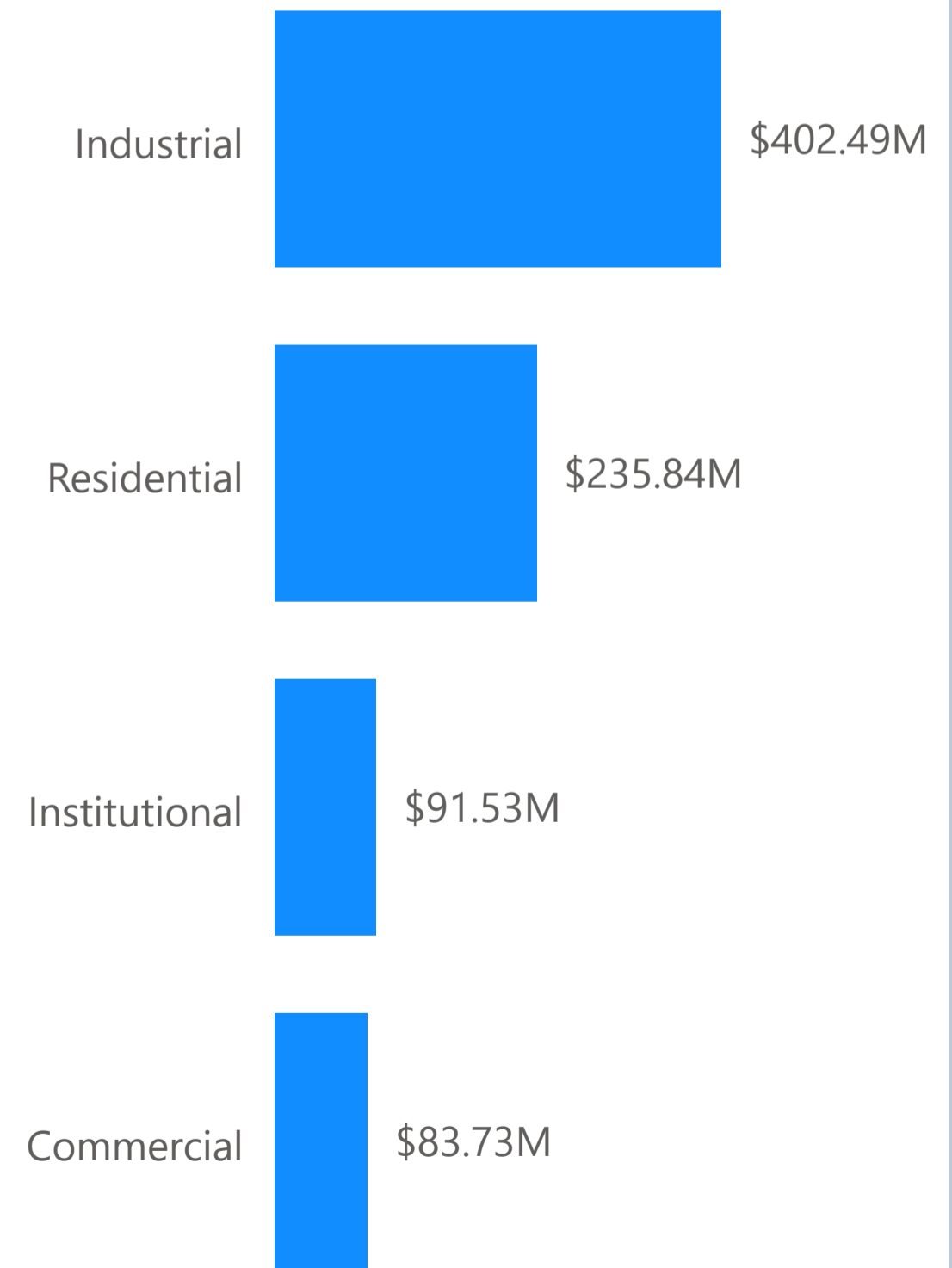
## Permits Issued by Type



## Dwelling Units Permitted/Lost by Unit Type



## Value of Construction



42

New ADU New Building

63

New ADU Existing Building

## New ADUs by Unit Type



# City of Windsor - Planning Summary



## Residential Units Approved

1377

Land Use Permissions

Residential units approved and under review associated with a Zoning By-law Amendment application.

570

Site Plan Control

Residential units approved and under review associated with a Site Plan Control application.

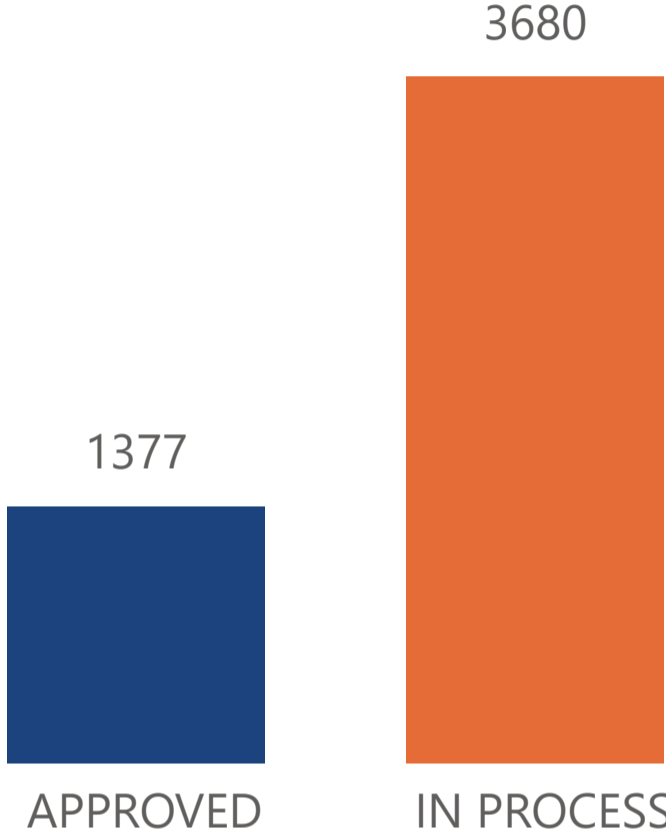
581

Ready for Building Permit

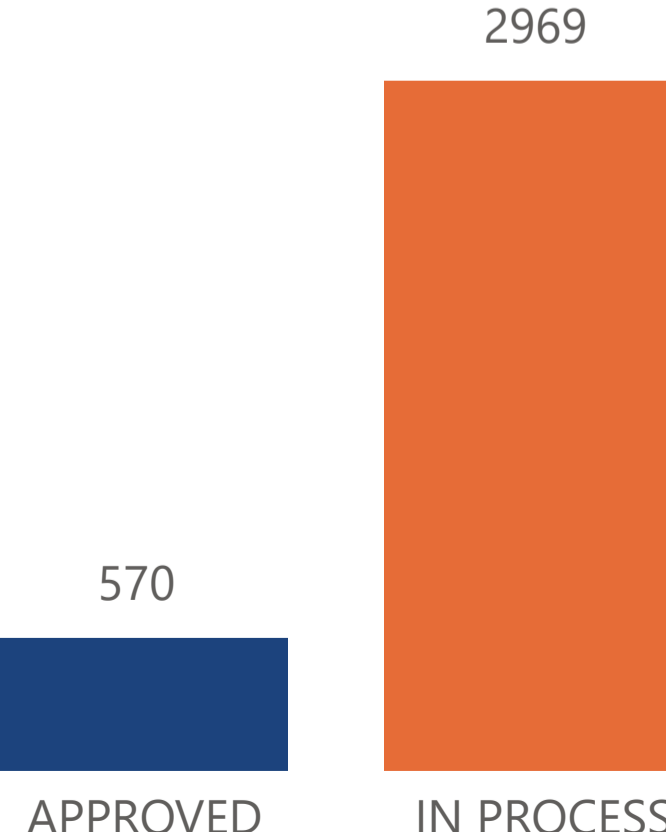
Residential units approved through a planning process and ready to proceed to building permitting.

## Residential Unit Pipeline

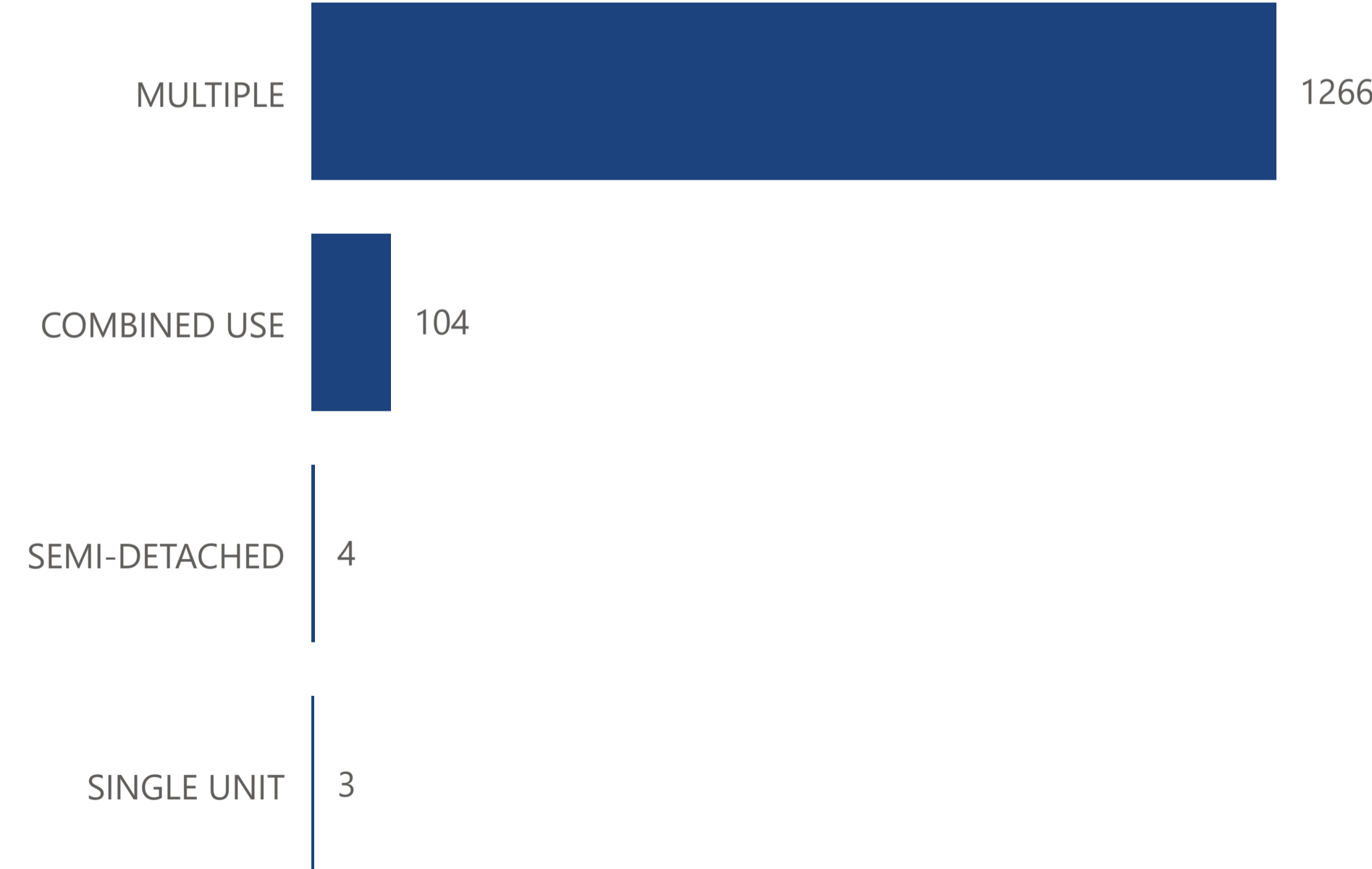
### Zoning By-Law Amendment (ZBA)



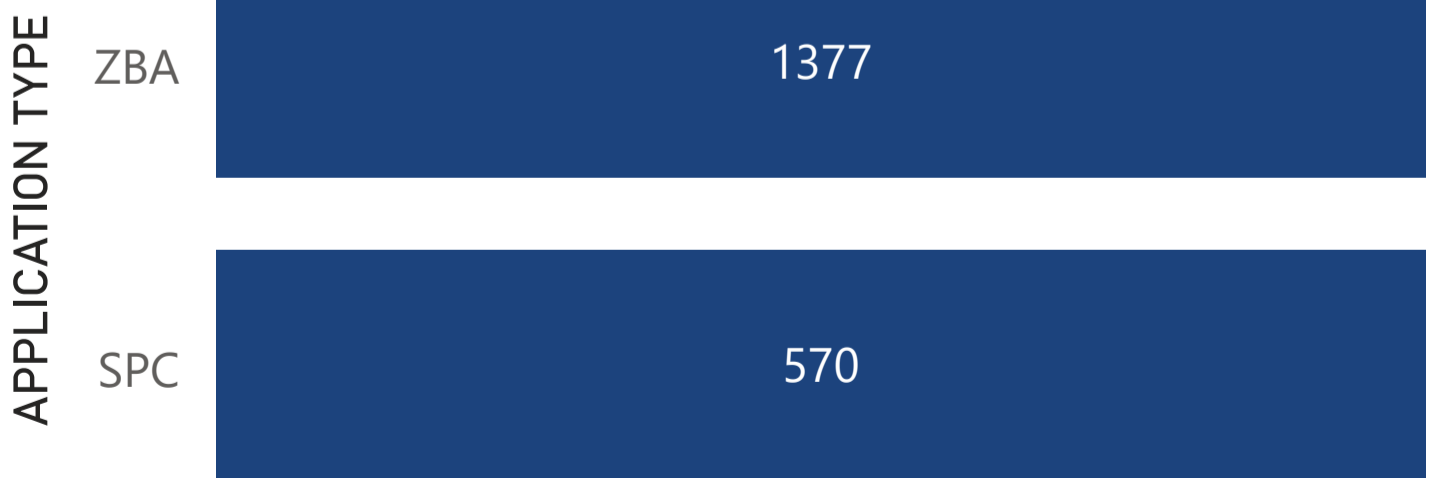
### Site Plan Control (SPC)



## ZBA Breakdown by Development Type



STATUS ● APPROVED



# of Units



**Committee Matters: SCM 274/2024**

**Subject: Report of the Special Meeting of Council – In-Camera of its meeting held July 22, 2024 (Session 1)**

**SPECIAL MEETING OF COUNCIL – IN CAMERA  
July 22, 2024 (Session 1)**

**Meeting called to order at: 10:02 a.m.**

**Members in Attendance:**

Mayor Drew Dilkens  
Councillor Renaldo Agostino (virtually)  
Councillor Fabio Costante  
Councillor Fred Francis  
Councillor Jo-Anne Gignac  
Councillor Gary Kaschak  
Councillor Angelo Marignani  
Councillor Kieran McKenzie  
Councillor Mark McKenzie  
Councillor Jim Morrison  
Councillor Ed Sleiman (virtually)

**Also in attendance:**

Joe Mancina, Chief Administrative Officer  
Andrew Daher, Commissioner, Human and Health Services  
Mark Winterton, Acting Commissioner of Infrastructure Services/City  
Engineer  
David Simpson, Commissioner of Infrastructure Services  
Janice Guthrie, Commissioner of Finance/City Treasurer  
Ray Mensour, Commissioner of Community Services  
Jelena Payne, Commissioner Economic Development  
Steve Vlachodimos, City Clerk  
Wira Vendrasco, City Solicitor  
Matthew Stubbings, Mayor's Chief of Staff  
Anna Ciacelli, Deputy Clerk  
Dana Paladino, Acting Senior Executive Director Corporate Services

**Verbal Motion is presented by Councillor Jo-Anne Gignac, seconded  
by Councillor Angelo Marignani,**

That Rule 3.3(c) of the *Procedure By-law, 98-2011*, BE WAIVED to allow for the Mayor to call a special meeting without 24 hours notice.

**Motion Carried.**

Verbal Motion is presented by Councillor Jo-Anne Gignac, seconded by Councillor Angelo Marignani, to move in Camera for discussion of the following item(s):

Item No.	Subject & Section - Pursuant to <i>Municipal Act, 2001</i> , as amended
1	P&C memo – Item 8.11 on regular agenda - Financial information belonging to municipality, Section 239(2)(j)
2	P&C memo – Item 10.1 - legal matter – advice subject to solicitor-client privilege, Section 239(2)(f)
3	P&C memo – Item 11.4 – property/plan matter – disposition of land, Section 239(2)(c)(i)

**Motion Carried.**

**Declarations of Pecuniary Interest:**

None declared.

**Discussion on the items of business.**

Verbal Motion is presented by Councillor Kieran McKenzie, seconded by Councillor Angelo Marignani, to move back into public session.

**Motion Carried.**

Moved by Councillor Kieran McKenzie, seconded by Councillor Angelo Marignani, THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held July 22, 2024 (Session 1) directly to Council for consideration at the next Regular Meeting.

1. That the personal and confidential memo from the Financial Planning Administrator Transit Windsor, Executive Director of Transit Windsor, Acting Commissioner of Infrastructure Services, City Solicitor and Commissioner of Finance/City Treasurer respecting Item 8.11 on the regular agenda **BE RECEIVED FOR INFORMATION.**

2. That the personal and confidential memo from City Solicitor respecting Item 10.1 on the regular agenda **BE RECEIVED FOR INFORMATION.**

3. That the personal and confidential memo from the Manager of Corporate Projects, Executive Director of Engineering/Deputy City Engineer, Acting Commissioner of Infrastructure Services and Commissioner of Finance/City Treasurer respecting Item 11.4 on the regular agenda **BE RECEIVED FOR INFORMATION.**

**Motion Carried.**

**Moved by Councillor Jo-Anne Gignac, seconded by Councillor Fabio Costante,  
That the special meeting of council held July 22, 2024(Session 1) BE ADJOURNED.  
(Time: 10:50 a.m.)  
Motion Carried.**

**Item No. 12.3**



**Committee Matters: SCM 275/2024**

**Subject: Report of the In-Camera Striking Committee of its meeting held July 22, 2024**

**STRIKING COMMITTEE – IN CAMERA  
July 22 2024**

**Meeting called to order at: 4:48 p.m.**

**Members in Attendance:**

Mayor Drew Dilkens  
Councillor Renaldo Agostino (virtually)  
Councillor Fabio Costante  
Councillor Fred Francis  
Councillor Jo-Anne Gignac  
Councillor Gary Kaschak  
Councillor Angelo Marignani  
Councillor Kieran McKenzie  
Councillor Mark McKenzie  
Councillor Ed Sleiman(virtually)  
Councillor Jim Morrison

**Also in attendance:**

Joe Mancina, Chief Administrative Officer  
Janice Guthrie, Commissioner of Finance/City Treasurer  
Steve Vlachodimos, City Clerk  
Anna Ciacelli, Deputy Clerk  
Matthew Stubbings, Mayor's Chief of Staff

**Verbal Motion is presented by Councillor Jim Morrison, seconded by  
Councillor Gary Kaschak,  
to move in Camera for discussion of the following item(s):**

<b>Item No.</b>	<b>Subject &amp; Section - Pursuant to <i>Municipal Act,</i> 2001, as amended</b>
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- 1                    **Personal matter – about identifiable individual(s)  
– appointment of additional members to the  
Windsor Detroit Tunnel Corporation Board of  
Directors, Section 239(2)(b)**

**Motion Carried.**

**Declarations of Pecuniary Interest:**

None declared.

**Discussion on the items of business.**

**Verbal Motion is presented by Councillor Fred Francis, seconded  
by Councillor Mark McKenzie,  
to moved back into public session.  
Motion Carried.**

**Moved by Councillor Fred Francis, seconded by Councillor  
Mark McKenzie,  
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained  
in the report(s) discussed at the In-Camera Striking Committee Meeting held  
July 22, 2024 directly to Council for consideration at the next Regular Public  
Meeting or Special meeting of Council.**

1.                    That the confidential discussions regarding the appointment of  
additional members to the *Windsor Detroit Tunnel Corporation Board of  
Directors* BE APPROVED (see open report of the Striking Committee).

**Motion Carried.**

**Moved by Councillor Jo-Anne Gignac, seconded by Councillor  
Angelo Marignani,  
That the special Striking Committee meeting held July 22, 2024 BE  
ADJOURNED.  
(Time: 4:55 p.m.)  
Motion Carried.**

**Item No. 12.4**



**Committee Matters: SCM 276/2024**

**Subject: Report of the Striking Committee of its meeting held July 22, 2024**

**REPORT OF THE STRIKING COMMITTEE  
of its meeting held  
July 22, 2024**

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**Members in Attendance:**

Mayor Drew Dilkens  
Councillor Renaldo Agostino (virtually)  
Councillor Fabio Costante  
Councillor Jo-Anne Gignac  
Councillor Gary Kaschak  
Councillor Angelo Marignani  
Councillor Kieran McKenzie  
Councillor Mark McKenzie  
Councillor Jim Morrison  
Councillor Ed Sleiman (virtually)  
Councillor Fred Francis

**Also in attendance:**

Joe Mancina, Chief Administrative Officer  
Janice Guthrie, Commissioner of Finance/City Treasurer  
Steve Vlachodimos, City Clerk  
Matthew Stubbings, Mayor's Chief of Staff  
Anna Ciacelli, Deputy Clerk

**Declarations of Pecuniary Interest:**

None declared.

Your Committee submits the following recommendation:

- (1) That the membership on the Windsor Detroit Tunnel Corporation Board of Directors (Windsor Detroit Border Link Limited) **BE INCREASED** by 2

citizen members, and further that Dr. Ira Cohen and Mike Burnett **BE APPOINTED** to the Board for the term expiring November 14, 2026 or until successors are appointed.

MAYOR

CITY CLERK



**Item No. 12.5**

**Committee Matters: SCM 281/2024**

**Subject: Report of the Special Meeting of Council – In-Camera of its meeting held July 22, 2024 (Session 2)**

Adopted by Council at its meeting held September 9, 2024(CR 348/2024)  
SV/bm

**SPECIAL MEETING OF COUNCIL – IN CAMERA  
July 22, 2024 (Session 2)**

**Meeting called to order at: 3:17 p.m.**

**Members in Attendance:**

Mayor Drew Dilkens  
Councillor Renaldo Agostino (virtually)  
Councillor Fabio Costante  
Councillor Fred Francis  
Councillor Jo-Anne Gignac  
Councillor Gary Kaschak  
Councillor Angelo Marignani  
Councillor Kieran McKenzie  
Councillor Mark McKenzie  
Councillor Jim Morrison  
Councillor Ed Sleiman (virtually)

**Also in attendance:**

Joe Mancina, Chief Administrative Officer  
Andrew Daher, Commissioner, Human and Health Services (Items 1-5, 7)  
Mark Winterton, Acting Commissioner of Infrastructure Services/City  
Engineer (Items 1-5, 7)  
David Simpson, Commissioner of Infrastructure Services (Items 1-5, 7)  
Janice Guthrie, Commissioner of Finance/City Treasurer (Items 1-5, 7)  
Ray Mensour, Commissioner of Community Services  
Jelena Payne, Commissioner Economic Development  
Steve Vlachodimos, City Clerk  
Wira Vendrasco, City Solicitor  
Matthew Stubbings, Mayor's Chief of Staff  
Anna Ciacelli, Deputy Clerk (Items 1-5, 7)  
Dana Paladino, Acting Senior Executive Director Corporate Services  
James Chacko, Executive Director of Parks and Facilities (Item 1)  
Stacey McGuire, Executive Director of Engineering (Item 4)  
Mike Cholubko, Manager End User Support (Item 4)  
Sebastian Pirrone, Director Corporate Security (Item 4)  
Josie Liburdi, Project Coordinator (Item 4)  
Colleen Middaugh, Manger of Corporate Projects (Item 4)  
Vito Grammatico, Senior Economic Development Officer (Item 5)

Greg Atkinson, Deputy City Planner (Item 5)  
 Matthew Johnson, Executive Director, Economic Development (Item 5)  
 Vincenza Mihalo, Executive Director Human Resources (Item 6)

**Verbal Motion is presented by Councillor Fabio Costante, seconded by Councillor Kieran McKenzie, that Rule 3.3 (c) of the *Procedure By-law, 98-2011*, BE WAIVED to add the following Agenda items:**

6. **Personal/legal Matter – about an identifiable individual – update;**
7. **Personal matter – about an identifiable individual – update.**

**Motion Carried.**

**Verbal Motion is presented by Councillor Fabio Costante, seconded by Councillor Kieran McKenzie, to move in Camera for discussion of the following item(s), adding Items 6 and 7:**

<b>Item No.</b>	<b>Subject &amp; Section - Pursuant to <i>Municipal Act, 2001</i>, as amended</b>
1	Position/plan – negotiations update, Section 239(2)(k)
2	Property matter/plan – update, Sections 239(2)c)(i)(k)
3	Property matter – expropriation, Section 239(2)(c)
4	Property matter – security of the property of the Corporation, Section 239(2)(a)
5	Property matter – economic development update, Section 239(2)(c)(i)(k)
6	Personal/legal matter – about an identifiable individual – update, Section 239(2)(b)(e) – verbal report - ADDED

**Item No. Subject & Section - Pursuant to *Municipal Act, 2001*, as amended**

**7. Personal matter – about an identifiable individual – update, Section 239(2)(b) – ADDED**

**Motion Carried.**

**Declarations of Pecuniary Interest:**

Councillor Renaldo Agostino declares an interest and abstains from voting on Item 2 as a family member works at potential employer of development

**Discussion on the items of business.**

**Verbal Motion is presented by Councillor Jim Morrison, seconded by Councillor Gary Kaschak, to move back into public session.**

**Motion Carried.**

**Moved by Councillor Angelo Mariginani, seconded by Councillor Fred Francis, THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Council Meeting held July 22, 2024 (Session 2) directly to Council for consideration at the next Regular Meeting.**

1. That the recommendation contained in the in-camera report from the Executive Director of Parks and Facilities, City Solicitor, Commissioner of Community and Corporate Services and Commissioner of Finance/City Treasurer respecting a position/plan – negotiations update **BE APPROVED.**

2. That the recommendation contained in the in-camera report from the Manager of Development Engineering, Executive Director of Engineering, Acting Commissioner of Infrastructure Services, City Solicitor and Commissioner of Finance/City Treasurer respecting a property matter/plan - update **BE APPROVED.**

**Councillor Renaldo Agostino declares an interest and abstains from voting on this matter.**



3. That the recommendation contained in the in-camera report from the Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director of Corporate Services, Commissioner of Community and Corporate Services, Executive Director of Engineering, Acting Commissioner of Infrastructure Services and Commissioner of Finance/City Treasurer respecting a property matter – expropriation **BE APPROVED.**

4. That the recommendation contained in the in-camera report from the Executive Director of Engineering, Purchasing Manger, Acting Senior Executive Director of Corporate Services, Acting Commissioner of Infrastructure Services, Commissioner of Community and Corporate Services and Commissioner of Finance/City Treasurer respecting a property matter – security of the property of the Corporation **BE APPROVED.**

5. That the recommendation contained in the in-camera report from the Senior Economic Development Officer, Executive Director of Economic Development, Commissioner of Economic Development, City Solicitor, Commissioner of Infrastructure Services, Commissioner of Finance/City Treasurer respecting a property matter – economic development update **BE APPROVED.**  
**Councillors Fabio Costante and Kieran McKenzie voting nay.**

6. That the confidential verbal report from the Commissioner of Economic Development respecting a personal/legal matter about an identifiable individual – update **BE RECEIVED.**

7. That the confidential verbal report from the City Treasurer regarding a personal matter about an identifiable individual – update **BE RECEIVED.**

**Motion Carried.**

**Moved by Councillor Jo-Anne Gignac, seconded by Councillor Angelo Marignani,  
That the special meeting of council held July 22, 2024 (Session 2) BE  
ADJOURNED.**

**(Time: 4:41 p.m.)**

**Motion Carried.**

**From:** Nicole Cadarette < >  
**Sent:** Tuesday, August 6, 2024 7:07 AM  
**To:** Nwaesei, Justina <[jnwaesei@citywindsor.ca](mailto:jnwaesei@citywindsor.ca)>  
**Subject:** Please stop the zoning of 1920 Grove

Good morning Justina,

My name is Nicole and I live on Partington Ave. I hope I'm not too late to help with keeping the piece of land preserved. My home backs directly on that property and I'm very upset about the proposed plan to build on it. From the plans I have seen they want to erect a 3 story building directly behind me which is going to be a total invasion of my privacy and blocks my view on everything. I have owned my home for 10 years now, I bought it back when the school was still there. Having a 3 story building looming over me and my children while we are out in our yard is actually nerve wrecking for me and already starting to affect my mental health.

I also love that this space right is used for wild life. My family and I like to walk out back to the mulberry trees and pick them every year, it breaks my heart that we won't be able to do that again. I watch my kids play baseball, football and fly kites back there too. It's a been a space we enjoy very often.

I unfortunately can not make it to the meeting as I have work but I want to be apart of stopping this. I do not want this invasion in my own backyard.

I'm hoping you will be able to help me with an appeal

Sincerely,  
Nicole

Sent from my iPhone

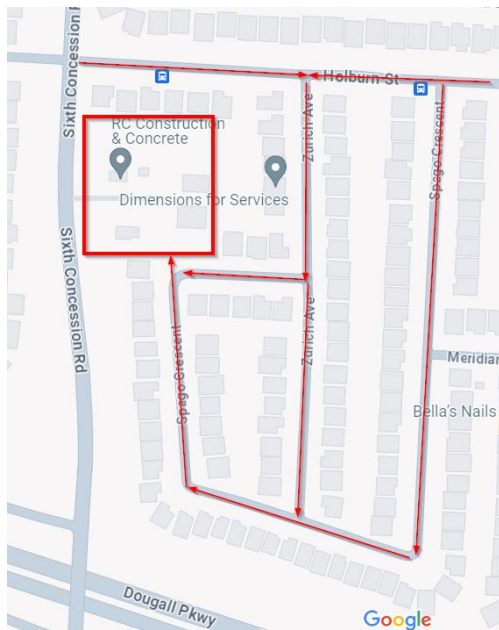
Package D contains the attached written submissions to members of City Council at their meeting held September 9, 2024 regarding Item 11.3 - Approval of a Draft Plan of Subdivision and Zoning By-law Amendment for properties known as 4170 and 4190 Sixth Concession Rd; Applicant: 2863167 Ontario Inc.; File Nos. SDN-001/24 [SDN/7194] and Z-012/24 [ZNG/7195]; Ward 9 (SCM 211/2024) & (S 71/2024) as part of the Consolidated Agenda.

## **Proposed Development at 4170 & 4190 6<sup>th</sup> Concession Road**

I, **OPPOSE** and request denial to amend the City of Windsor by-law 8600 and the request to approve the Plan of Subdivision File Numbers ZNG/7195 & SDN/7194 for the properties located at 4170 & 4190 6<sup>th</sup> Concession. (the proposed development of 27 townhomes to be located at 4170 & 4190 6<sup>th</sup> Concession in the area of Walker Gates adjacent to the intersection of Holburn and 6<sup>th</sup> Concession)

This will affect 5 homes on Holburn, 34 homes on Zurich & 65 homes on Spago Crescent.

**Red square** below shows area of proposed development with arrows indicating the **ONLY** possible routes into the development via Holburn thru Zurich & Spago Crescent.



I vehemently oppose the development of townhomes in an area of single-family homes with access to the development only thru two streets Zurich & Spago Crescent within a subdivision in lieu of direct access off the 6<sup>th</sup> Concession.

The impact to the safety of those residing on the proposed access streets of Zurich and Spago Crescent is not being addressed and the formal reporting of the impact of added traffic being classified as “negligible” is not definitive and is vague at best.

From: CARLOS GRANT

Sent: Wednesday, August 28, 2024 8:22 PM

To: clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>; mayoro <[mayoro@citywindsor.ca](mailto:mayoro@citywindsor.ca)>; Francis, Fred <[ffrancis@citywindsor.ca](mailto:ffrancis@citywindsor.ca)>; Costante, Fabio <[fcostante@citywindsor.ca](mailto:fcostante@citywindsor.ca)>; Agostino, Renaldo <[ragostino@citywindsor.ca](mailto:ragostino@citywindsor.ca)>; McKenzie, Mark <[mmckenzie@citywindsor.ca](mailto:mmckenzie@citywindsor.ca)>; Sleiman, Ed <[esleiman@citywindsor.ca](mailto:esleiman@citywindsor.ca)>; Gignac, Jo-Anne (Councillor) <[joagignac@citywindsor.ca](mailto:joagignac@citywindsor.ca)>; Marignani, Angelo <[amarignani@citywindsor.ca](mailto:amarignani@citywindsor.ca)>; Kaschak, Gary <[gkaschak@citywindsor.ca](mailto:gkaschak@citywindsor.ca)>; Mckenzie, Kieran <[kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca)>; Morrison, Jim <[jmorrison@citywindsor.ca](mailto:jmorrison@citywindsor.ca)>

Subject: Letter of opposition to townhouses on 4170 & 4190 6th concession

You don't often get email from. [Learn why this is important](#)

To the City of Windsor Councillors, Mayor Dilkens, City of Windsor Clerks

Please note that I, Carlos Henrique Simao Grant, of [REDACTED], currently am opposed to the development of townhouses in an area of single-family homes with access to this development only through two side streets: Spago Cres and Zurich Ave.

The reasons I oppose this development are:



1) 6th Concession Road: This road experiences insane high traffic as is. This road has never been touched by the city - it remains literally the same road since this was all farmlands. There are no

sidewalks and there's a big ditch on one side. People already must walk on the road among cars or risk falling in the ditch full of dirty water. Kids already ride bikes dangerously close to cars because there is no bike path. Simply changing the zoning laws and adding hundreds of people and cars among neglected 6th Concession is reckless, dangerous and unfair for everyone. Not to mention the reduced quality of life for everyone who must take this route.

**2) Spago Crescent:** This small, narrow road with no sidewalks was selected as the entrance of this proposed development. This is, simply put, unacceptable. A lot of people would be forced to walk on the street (no sidewalk) to get in and out of this development, especially young kids who walk daily to the school nearby. Adding almost 30 townhomes to this space would force around 50 more cars to drive in and out on to Spago Crescent (in a curve) while these pedestrians and kids compete with cars on the road. This is a recipe for disaster in my opinion and should not be allowed. Spago Crescent is just too small to receive a large townhouse development. I feel bad for the people that live on this street. Their quality of life will decrease and so will their property values if the city allows this development to go ahead. I don't think it's right to afford one developer big profits at the loss/expense of ordinary people that have lived here for over 20 years.

**3) Zurich Ave:** As you can see in the drone picture, Zurich Ave is already congested with street parking (this picture was taken on a Tuesday afternoon - there are barely two spots left). Zurich Ave is a narrow street. With cars parked on the street, there is no space for two other cars to go by at the same time. We must pull to the side to let the incoming car go by. Adding almost 30 townhomes would force around 50 more cars to drive in and out of Zurich at all hours, every day. Multiple cars parked in the street will create multiple points where someone must stop to let the incoming car go by - this will surely create traffic jams on a neighborhood street. This is not manageable. I don't know what survey said there would be a negligible impact, you just have to look at the street to see that three cars can not go by.

For these facts above, I oppose and request **denial** to amend the City of Windsor by-law 8600 and the request to approve the plan of Subdivision File numbers ZNG/7195 & SDN/7194 for the properties located at 4170 & 4190 6th concession.

In addition, I wish to be notified of the decision of the City of Windsor in respect to the proposed amendment.

Carlos Grant

SEP 04 2024

To the City of Windsor Councillors, Mayor Dilkens, City of Windsor Clerks

**RECEIVED**

Please note that I, Carlos Henrique Simao Grant, of [REDACTED], currently am opposed to the development of townhouses in an area of single-family homes with access to this development only through two side streets: Spago Cres and Zurich Ave.

The reasons I oppose this development are:



**1) 6th Concession Road:** This road experiences insane high traffic as is. This road has never been touched by the city - it remains literally the same road since this was all farmlands. There are no side walks and there's a big ditch on one side. People already must walk on the road among cars or risk falling in the ditch full of dirty water. Kids already ride bikes dangerously close to cars because there is no bike path. Simply changing the zoning laws and adding hundreds of people and cars among neglected 6th Concession is reckless, dangerous and unfair for everyone. Not to mention the reduced quality of life for everyone who must take this route.

2) **Spago Crescent:** This small, narrow road with no sidewalks was selected as the entrance of this proposed development. This is, simply put, unacceptable. A lot of people would be forced to walk on the street (no sidewalk) to get in and out of this development, especially young kids who walk daily to the school nearby. Adding almost 30 townhomes to this space would force around 50 more cars to drive in and out on to Spago Crescent (in a curve) while these pedestrians and kids compete with cars on the road. This is a recipe for disaster in my opinion and should not be allowed. Spago Crescent is just too small to receive a large townhouse development. I feel bad for the people that live on this street. Their quality of life will decrease and so will their property values if the city allows this development to go ahead. I don't think it's right to afford one developer big profits at the loss/expense of ordinary people that have lived here for over 20 years.

3) **Zurich Ave:** As you can see in the drone picture, Zurich Ave is already congested with street parking (this picture was taken on a Tuesday afternoon - there are barely two spots left). Zurich Ave is a narrow street. With cars parked on the street, there is no space for two other cars to go by at the same time. We must pull to the side to let the incoming car to go by. Adding almost 30 townhomes would force around 50 more cars to drive in and out of Zurich at all hours, every day. Multiple cars parked in the street will create multiple points where someone must stop to let the incoming car go by - this will surely create traffic jams on a neighborhood street. This is not manageable. I don't know what survey said there would be a negligible impact, you just have to look at street to see that three cars can not go by.

For these facts above, I oppose and request **denial** to amend the City of Windsor by-law 8600 and the request to approve the plan of Subdivision File numbers ZNG/7195 & SDN/7194 for the properties located at 4170 & 4190 6th concession.

In addition, I wish to be notified of the decision of the City of Windsor in respect to the proposed amendment.



Carlos Grant





**From:** Duncan Lam

**Sent:** Tuesday, August 20, 2024 10:28 AM

**To:** Morrison, Jim <[jmorrison@citywindsor.ca](mailto:jmorrison@citywindsor.ca)>; Mckenzie, Kieran <[kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca)>; Kaschak, Gary <[gkaschak@citywindsor.ca](mailto:gkaschak@citywindsor.ca)>; Marignani, Angelo <[amarignani@citywindsor.ca](mailto:amarignani@citywindsor.ca)>; Gignac, Jo-Anne (Councillor) <[joagignac@citywindsor.ca](mailto:joagignac@citywindsor.ca)>; mayoro <[mayoro@citywindsor.ca](mailto:mayoro@citywindsor.ca)>; clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>; Francis, Fred <[ffrancis@citywindsor.ca](mailto:ffrancis@citywindsor.ca)>; Costante, Fabio <[fcostante@citywindsor.ca](mailto:fcostante@citywindsor.ca)>; Agostino, Renaldo <[ragostino@citywindsor.ca](mailto:ragostino@citywindsor.ca)>; McKenzie, Mark <[mmckenzie@citywindsor.ca](mailto:mmckenzie@citywindsor.ca)>; Sleiman, Ed <[esleiman@citywindsor.ca](mailto:esleiman@citywindsor.ca)>

**Subject:** Proposed Development at 4170 & 4190 6th Concession Road

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I vehemently OPPOSE and request denial to amend the City of Windsor by-law 8600 and the request to approve the Plan of Subdivision File Numbers ZNG/7195 & SDN/7194 for the properties located at 4170 & 4190 6th Concession. (the proposed development of 27 townhomes to be located at 4170 & 4190 6th Concession in the area of Walker Gates adjacent to the intersection of Holburn and 6th Concession).

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Hi

Is it possible to add the below points to my concerns on regards to the subject matter?

1)there is a shortcoming from the City of Windsor in following their standards and allowing unsafe roads with no walkways. Please next time Karen asks about accident claims, please bring it to his attention that Engineers have developed the standards to be followed as it is based on mitigating the risk of accidents. This shall be one of the priorities of the City of windsor. If the City can not correct the past, let not add gas to the existing fire, by having 27 additional units residents walk on a street that has no walkways!! and whisper to the Engineers who reviews the conceptual plans stating that all the 40 million resident of Canada has an access to google map and they can see that the walkways shown on plans does lead nowhere !

2) When our neighborhood " Spago Crescent" was developed, the City has accepted the narrow 7.4m wide roads that we all stop if we face another vehicle to make sure that we can pass ( 1 parked car + 2 passing car), they City accepted the classification based on the fact the subject 4170 property access is a single detached house that has access to 6th concession, if the planning has a local road then, how can a local road of 8.6m leads to a smaller road " Crescent"??? this is exactly what is proposed, its an engineering crime!

3) the 4190 property has never had access or shared borders with Spago crescent, it is only when when the owner decided to " Assemble" the two parcel, kindly check notification requirements as an assembly need a whole community approval not just 150m or so, again, this is well known violation to rules.

4) The Planning department needs to check existing conditions before assigning 6th concession to be a collector road in their master plan!!, well, collector roads per the city of windsor development manual shall be 10.4m , do they realize that the actual physical roads of 6 Concessions is nothing more than 7.4m with no shoulder, walkways or bicycle lanes?? With 1.2 depth ditch that is unsafe??

5) Speaking of the traffic study they have accepted,

a) they are supposed to compare the calculated ADT with the original design, but the developer is changing the actual road design! so how did they check it!.

b) the traffic study only studied specific intersection that completely neglects that Spago crescent exists in this world, they did not examine Spago crescent with Zurich intersections ( Two intersections) ,

c) the studied assumed that 6 concessions is the shortest route out, and hence studied Zurich Ave and Holburn, however, this is not true, simply because the property exists is leading to the two directions of spago crescent, one leads to Zurich Ave and Concession 6th but the second leads to much more important areas : Talbot Trail school, Walker Road and shortest was to out of Windsor route, the 401 highway!.

6) where is the consideration for the pedestrians! What will the city do to make our neighborhood compliant to the city standards? are they planning to widen spago crescent and change to local roads , are they going to provide walkways? or will they continue the same practice of tailoring things to the comfort of developers at the expense of residents? Who is liable for these violations? Who will be paying for this mess!

7) I understand that city is trying to lead us to think on the broad picture, but in reality, I see that the City is creating problems in matured neighborhoods before they resolve earlier problems they made by rushing to their approvals. The Guide of housing intensification is published to make sure that our communities have a consistent appearance and positive impact to the community.. I sympathize with the people close by who all of a sudden have to live with higher units that violate their privacy and violate the guidelines as well as the uncivilized street appearance where you see detached houses to the left and townhomes to your right!

8) we did not receive a reasonable answer of why the city insist in changing the road design by changing the access to spago crescent,

The answer that it is so close to 6th concession and holborn is in accurate, as they can make the exit where the underground storage for storm water exists, it will not even change the developer design as these underground storage unit can take vehicular loading, the end result is a longer distance from exit to " holborn and 6th concession" , then the distance to " Spago crescent and Zurich ave.

Thanks

Osama

# Zoning By-law Amendment for properties known as 4170 and 4190 Sixth Concession Rd

## Why I am Against the approval of the Proposal Plan



**Presented by : O. Ragheb**

# Focus Points for rejection

---

**1- Traffic Impact Assessment Deficiencies , information missing and recommendations**

**2- Violation to the City By- Laws**

**3- Violation to City Development Manual and Engineering Standards**

**4- Violation to City of Windsor Intensification Guide ( mandated by Notice of Adoption for official plan amendment No 159)**



9/4/2024

2

# 1- Traffic Impact Assessment Deficiencies , information missing and recommendations :

1- Traffic Impact Studies:

## **1.1 Traffic Impact Assessment Deficiencies**

a) Traffic impact assessment did not include for the following intersections:

- i) new local road with Spago crescent
- ii) Spago crescent and Zurich Avenue (two intersections)

III) Spago Crescent and Holburn Street ( main exit to Talbot trail School, Durcharme street, Walker Road and 401)

b) Traffic count was performed in a non-high peak period ( after school year and during travel season) not reflecting actual conditions+ more than 2 years old.

c) The study did not take into account on going development and similar application in the area.

d) Study does not report the address the effect of the subject traffic on Spago crescent two directions

## **1.2 Studies Conclusions / recommendations was not included in project scope**

- a) Study is based on changing part of spago crescent to a full access road – This means increased road width.( Spago west leg)
- b) New Stop Control intersection will be implemented at Zurich and Spago Crescent
- c) Improvement of Holburn and 6 concession ( westbound turning)
- d) Improvement of Holburn and Zurich ( right – turn lane)

9/4/2024



3

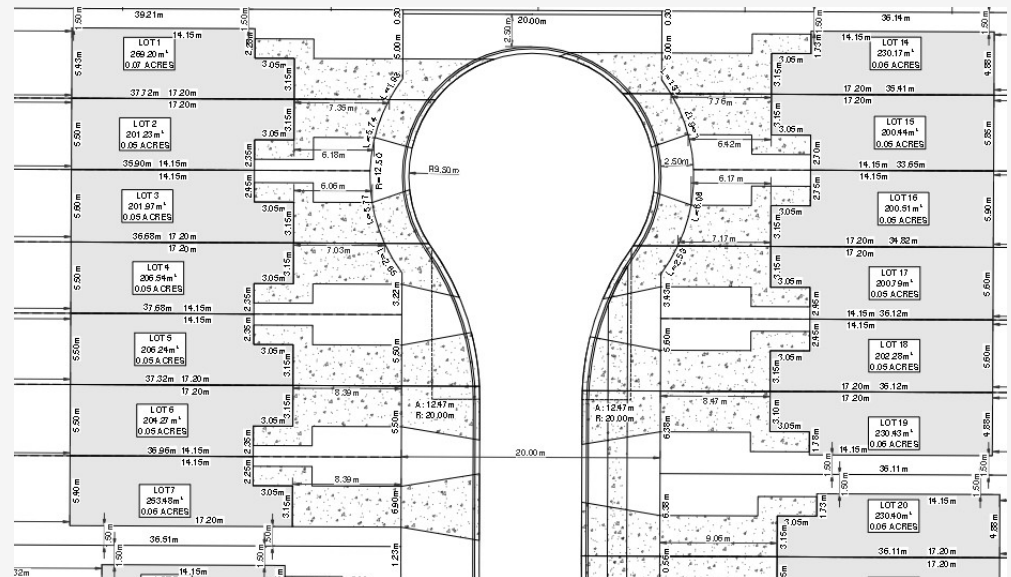
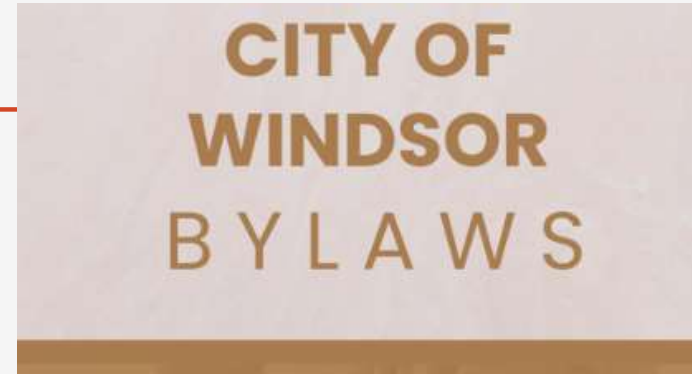
## 2- Violation to the City By- Laws

a) **Parking spaces Not Met** : shall be 1.25 per unit for townhome without attached garage/carport ( table 24.20.5.1 of By law -8600)- note that multiple dwelling is only allowed in Zone RD2.5

b) **Visitor parking** shall be 15% of parking spacing ( By -Law 8600 – section 24.22.1)

c) Section 20 of By Law 8600 addressing Site specific provisions for specific zoning exceptions in certain areas – subsection 1 – item 75 – b requires **maximum coverage of 35% for zones RD2.3** on Zoning district map 13 , proposal has more than 35% , lot 13 and 15 and 16 has more than 45%

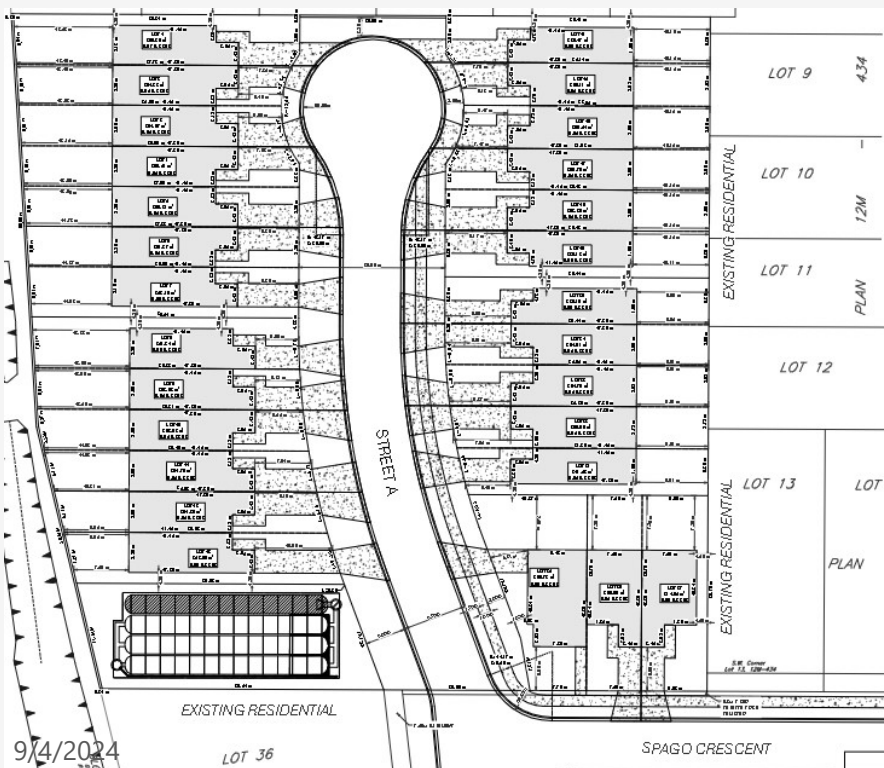
d) Front yard paving for Lot 2 is not complying with **maximum front yard paving**



9/4/2024

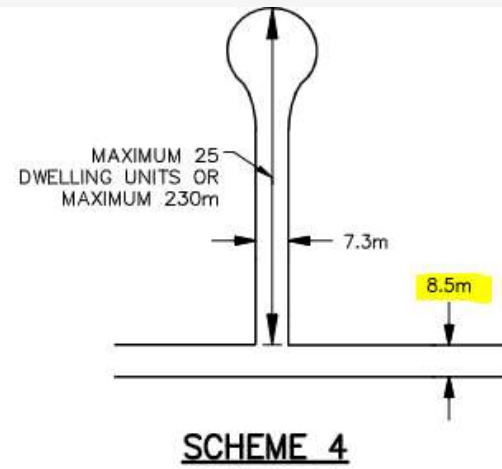
# 3- Violation to City Development Manual and Engineering Standards

**3.1 The new cul-da-sacs is connecting to existing Spago Crescent (7.4m width) which is does not the minimum width per Windsor Standard drawing AS-228 –QUESTION : Why the City is not allowing access through the collector Road ( 6<sup>th</sup> Concession Rd.) (section 6.1.2 of development manual allows it) ?? Would the developer pays for widening the roads ( City of Windsor Development Manual section 16.3 asks for that) ? Or the Standards are meant to be violated ??!**



The minimum pavement width (face-to-face) for various street classifications shall be as follows:

- |   |             |
|---|-------------|
| a) Cul-de-sacs and crescents with minimum lengths as shown on Standard Drawing AS-228 | 7.4 metres  |
| b) Local Roads  | 8.6 metres  |
| c) Collector Roads  | 10.4 metres |
| d) Arterial Roads   | 14.6 metres |



**CITY OF WINDSOR**  
ENGINEERING DEPARTMENT

**VARIOUS STREET ALIGNMENTS PERMITTING THE USAGE OF 7.3m WIDE PAVEMENTS**

DR'N BY: SCL, AZ	DATE: NOV, 1973
REV. DATE: JUN, 2024	CH'KD BY (ENG): FM, JH
CH'KD BY (GEO/OPS): PJJ, AL	PASSED BY: FM

Winterton  
Digitally signed by Mark Winterton  
AS-228



### 3- Violation to City Development Manual and Engineering Standards - Continue

#### Related discussions to item 3.1 and the Planning Rationale Report

1)" It states the following : **"It is also noted, that although the subject parcels driveway accesses are currently provided from Sixth Concession Road, no access / egress points serving the proposed residential development are either proposed, or permitted by the City to Sixth Concession Road. "**

We as a residents in Spago crescent would like to ask:

- a- How come the planning department just identified that the subject land has a violating access to 6<sup>th</sup> concession after all these years? Any one accountable?
- b- if the parcel 4190 has no approved access to 6<sup>th</sup> concession, does it has an approved access to Spago Crescent?
- c- How Parcel 4170 has no approved access to 6<sup>th</sup> concession, if it has no shared border with spago crescent or any other street access?

2) ) **Developer has responded the following when asked about that street access shall be from 6<sup>th</sup> concession : " existing Windsor Official Plan policies prohibit a connection point onto Sixth Concession Road."**

- a- We were not able to identify the clause or the reference that prevent access to 6<sup>th</sup> concession Roads.
- b\_ **City of Windsor Development Manual –section 6.1.2 allow direct property access from/to all collector roads.**
- c- The subject parcels are existing parcel with already established access, it is historically proven and known, that the City of Windsor does not withdraw plans or approval of access if they are existing!. There are many properties already connected to 6<sup>th</sup> Concession Rd. This one is not any different.
- d- The referenced plan identify the 6<sup>th</sup> concession road as a collector Road, However, in reality it is a local road that is not meeting collector road requirements in terms of width, and existing ditch.

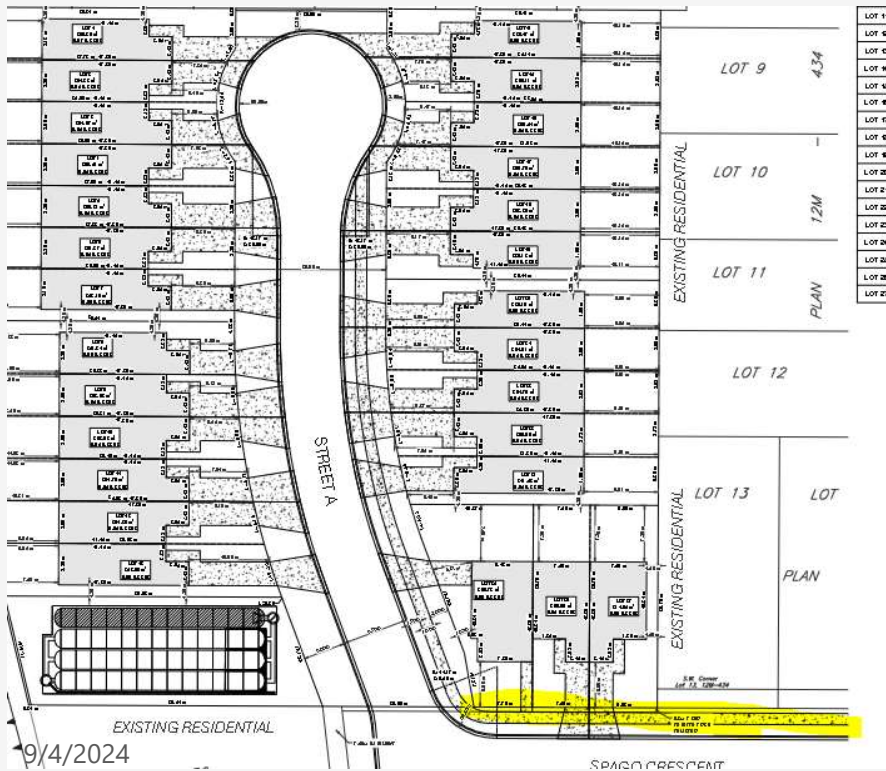
3) **Developer has responded the following when asked about home value devaluation: "property (de)valuation is attributed to many factors, however in the long term, dwelling density and types have not proven to quantifiably reduce property values."**

- a) Developer is dismissing the fact that the by changing the access to Spago crescent, the Crescent need to be a local road ( both branches to Zurch and to Holborn). This will downgrade all house in Spago Crescent to Normal local road ( it is proven that the price of a real state in a Crescent is higher than a real state located in a local road)



# 3- Violation to City Development Manual & Standards -Continue

**3.2 The Plan shows a continuation of pedestrian walkways to a non-existing walkway!! While the Windsor Development manual calls for the need for transportation impact study and consultation with transport planning to ensure no negative effect, where is that??!! Will Developer pays for the non-existing pedestrian network!? Or safety is not a concern?!**



## 16.2 REZONING APPLICATIONS

The Engineering & Corporate Projects Department comments on the servicing requirements for any property, which is the subject of a rezoning application. If servicing is deficient, recommendations will be made with respect to the installation of sufficient services. In addition, servicing costs outstanding as a condition of rezoning are noted along with permit requirements.

The Transportation Planning Division of the Operations Department is responsible for commenting on transportation requirements for re-zoning applications. Specifically this department may comment upon:

- Pedestrian access.
- Bicycle access.
- Vehicular access.
- Parking.
- Protection of the road network.

The Transportation Planning Division may require a completion of Transportation Impact Studies and Statements on sites where the proposed use may have a negative effect on the adjacent transportation network. It is recommended that the Developer consult with the Transportation Planning Division prior to the rezoning to ensure that the Developer is aware of all issues pertaining to Operations Department requirements.

### 3- Violation to City Development Manual and Engineering Standards - Continue

---

#### **Related discussions to item 3.2 and the Planning Rationale Report**

- 1) When Developer was asked about transportation and services It states the following : **“no publicly funded upgrades to either the transit or servicing systems are anticipated or required.”**
- a) There are no evidence of consultation with Transportation planning department to meet the City of Windsor Development Manual. Developer need to meet the City Development Manual Requirements.
- 2 )When Developer was following development standard , it stated: **“the proposal calls to develop existing under-utilized urban parcels for multiple dwelling units for residential purposes without requiring upgrades to the existing public service facilities.”**
- a) The statement by the developer is a clear statement of non-compliance to City of Windsor Development Manual which emphasize the responsibility of the developer in maintaining City standard – refer to section 16.3 as an example for the requirements that the developer shall be responsible for required upgraded required as a result of the intensification and rezoning.
- b) Does the acceptance of Developer response constitute an acceptance to waive developer obligations under the standards?

## 4- Violation to City of Windsor Intensification Guide ( mandated by Notice of Adoption for official plan amendment No 159)

### 4.1 Compatibility Issues:

The Windsor Intensification Guide define Compatible Development as follows ( refer to section 1.7 of the guide): ***“Compatible development means development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties.” “Coexistence without undue, adverse impact on surrounding properties - this is quite an onerous test, usually related to easily identifiable/quantifiable impacts like***

***\* shadow, >> 4462 Spago Crescent is raised Ranch House that will be 3m away from the two story Building -shadowed***

***• privacy, >> 4462 Spago Crescent privacy is compromised by Lot 27, 24 and 25***

***\*traffic, and parking problems. >> Unsafe pedestrian movement, study did not include Spago crescent and neighbors roads AND intersections was not studied /addressed***

***In some instances, the concept of “visual impact” may be established as an important development review criteria.***

***>> Lot 25, 26 and 27 is completely visually non-compatible in height or width with 4462 Spago and the neighborhood in general***

***All Lots do not have Garages while all neighborhood has garages***

### 2.2.1 Site Orientation

The relationship between buildings through placement on the lot is important to ensure a consistent neighbourhood ‘feel’ and to define and frame the street while imparting the sense of openness and enclosure.



9/4/2024

9



# Summary & Conclusions -1/2



## STUDIES AND CONSULTATION ARE NOT COMPLETE:



**Traffic study** does not include latest information and does not include neighboring Spago crescent, road and intersections



No evidence for **consultation with transportation planning Division** or consideration for requirements



## PROPOSAL IS IN VIOLATION OF THE CITY ENGINEERING STANDARDS, DEVELOPMENT MANUAL AND CITY BY-LAWS



**ACCESS** : Road Design and Access is not in compliance with City of Windsor Standards and Manual – Access shall be maintained per status que from 6<sup>th</sup> Concession or Widening of Spago crescent to comply with Standards > > **Residents want access from 6<sup>th</sup> concession**



**PARKING** : Current Design is not compatible intensification neither in compliant with standard for parking, as unit garages are not confirmed, driveway parking is adopted and number of parking not meeting the requirements of 1.25xNo. Units (table 24.20.5.1 of By law -8600)- in Addition no 15% visitor parking is met per



**BY-LAWS REQUIREMENTS ARE NOT MET** : Maximum Front Yard Paving and Maximum coverage exceed By-laws limits



# Summary & Conclusions -2/2



## **INTENSIFICATION GUIDE REQUIREMENTS NOT MET:**



**PRIVACY AND SHADOWING ISSUES** with 4462 Spago crescent



**VISUAL IMPACT ISSUES DUE TO INCOMPATIBILITY IN GARAGE EXISTANCE, HEIGHT AND WIDTH** W/ all neighborhood



**TRAFFIC & PARKING PROBLEM ( NO PEDESTRAIN TRAFFIC NETWORK EXISTS & CLOSE BY INTERSECTIONS WAS NOT STUDIED& CRESCENT ROAD USED AS A LOCAL ROAD WITHOUT MEETING WIDTH REQUIREMENTS**



## **IMPACT OF THE DEVELOPMENT TO COMMUNITY**



**NO CLEAR COMMITMENT OR APPROVAL CONDITION EXISTS TO DEAL WITH IMPACTS BY CITY OR DEVELOPER**



**PROPOSAL COMPROMISE SAFETY AND WELL BEING OF NEIGHBORING COMMUNITY & EXPOSES THE CITY TO POSSIBLE CLAIMS DUE TO COMPROMISE OF RESIDENTS INTERESTS, SAFETY, AND IMPOSING HARM TO RESIDENT- NOT MEETING CONDITIONS OF ZONING AMMENDMENT.**

**From:** Ray Drilleau

**Sent:** Saturday, August 24, 2024 7:23 PM

**To:** Francis, Fred <[ffrancis@citywindsor.ca](mailto:ffrancis@citywindsor.ca)>; Costante, Fabio <[fcostante@citywindsor.ca](mailto:fcostante@citywindsor.ca)>; Agostino, Renaldo <[ragostino@citywindsor.ca](mailto:ragostino@citywindsor.ca)>; McKenzie, Mark <[mmckenzie@citywindsor.ca](mailto:mmckenzie@citywindsor.ca)>; Sleiman, Ed <[esleiman@citywindsor.ca](mailto:esleiman@citywindsor.ca)>; Gignac, Jo-Anne (Councillor) <[joagignac@citywindsor.ca](mailto:joagignac@citywindsor.ca)>; Marignani, Angelo <[amarignani@citywindsor.ca](mailto:amarignani@citywindsor.ca)>; Kaschak, Gary <[gkaschak@citywindsor.ca](mailto:gkaschak@citywindsor.ca)>; Mckenzie, Kieran <[kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca)>; Morrison, Jim <[jmorrison@citywindsor.ca](mailto:jmorrison@citywindsor.ca)>; mayoro <[mayoro@citywindsor.ca](mailto:mayoro@citywindsor.ca)>

**Cc:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>

**Subject:** Assistance Requested - File Nos. SDN-001/24 [SDN/7194] and Z-012/24 [ZNG/7195]; Ward 9 (SCM 211/2024) & (S 71/2024)

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Saturday August 24, 2024

Hello and thank you for using your time to read my following email. I hope this correspondence finds you well and in good spirits.

Please note that I, **Raymond Drilleau**, residing at [REDACTED] currently am seeking your support. I am opposed to the development of townhomes in an area of single-family homes with access to the development only through two streets Zurich & Spago Crescent within a subdivision in lieu of direct access off the 6<sup>th</sup> Concession Road.

Some of my concerns are:

- The impact to the safety of those residing on the proposed access streets of Zurich and Spago Crescent is not being addressed and the formal reporting of the impact of added traffic being classified as “negligible” is not definitive and is vague at best. This proposal will impact 5 homes on Holburn, 34 homes on Zurich & 65 homes on Spago Crescent.
- The 2016 Dillon Consulting Environmental Study infrastructure pressures Report recommended many necessary improvements to upgrade the Sixth Concession and are still NOT in the 10-year City budget.
- Public consultation has been minimal and ignored.

**I strongly oppose and request that you deny** an amendment to the City of Windsor by-law 8600 [the request to approve the Plan of Subdivision File Numbers ZNG/7195 & SDN/7194 for the properties located at 4170 & 4190 6<sup>th</sup> Concession].

The most concerning thing here is the fact that the Councillor for Ward 9 is not considering or even listening to his impacted constituents. He won't even respond to an email inquiry on the topic. How does this promote considering the public's input and concerns? The impacted neighborhood is a mature neighborhood and this change is not the only change for the area in question. There is a 3 building 5-story condo project currently being completed and another townhouse project proposing 4 buildings with another 24 dwellings. When reading the Traffic Impact Study for this project, it seems useless & inaccurate when it fails to incorporate the other developments being proposed and completed within just two or three blocks of the location.

Unfortunately, when issues like this arise, the default answer always seems to be to "change the rules". Why do rules and laws exist if we always decide to circumvent them? Should we not treat amending a zoning law or any other rule as a "rare circumstance" as opposed to a simple formality? Why is it that applying the rules and laws as they stand is something that must be defended and can be so easily overcome?

The City always points to the need for solid planning based objections in these type matters; however, there are times when common sense and reality must be considered and prevail. There are at least 100 homes that are experiencing or going to experience negative impacts from this and other surrounding proposed changes. Home values will be adversely impacted despite the petitioners saying they won't be - this fact is because it is not a provable claim on either side. Short term impact tends to be negative and long term impact may not be negative but there are never any guarantees.

Please be a little realistic and acknowledge these ward 9 residents do not deserve to be harmed and ignored. Your support in this matter would be greatly appreciated, please step up and do the right thing and deny this application for zoning change.

Truly,

Raymond Drilleau



Saturday August 24, 2024

To: The City of Windsor Councillors, Mayor Dilkens, City of Windsor Clerks

Please note that I, **Raymond Drilleau**, residing at [REDACTED] [REDACTED] currently am opposed to the development of townhomes in an area of single-family homes with access to the development only through two streets Zurich & Spago Crescent within a subdivision in lieu of direct access off the 6<sup>th</sup> Concession Road.

My concerns are:

- The impact to the safety of those residing on the proposed access streets of Zurich and Spago Crescent is not being addressed and the formal reporting of the impact of added traffic being classified as "negligible" is not definitive and is vague at best. This proposal will impact 5 homes on Holburn, 34 homes on Zurich & 65 homes on Spago Crescent.
- The 2016 Dillon Consulting Environmental Study infrastructure pressures Report recommended many necessary improvements to upgrade the Sixth Concession and are still NOT in the 10-year City budget.
- Public consultation has been minimal, minimized and ignored.

For these facts above, I **strongly oppose and request denial** to amend the City of Windsor by-law 8600 and the request to approve the Plan of Subdivision File Numbers ZNG/7195 & SDN/7194 for the properties located at 4170 & 4190 6<sup>th</sup> Concession.

*In addition, I wish to be notified of the decision of the City of Windsor in respect to the proposed amendment.*



Raymond V Drilleau  
[REDACTED]  
[REDACTED]

CITY OF WINDSOR  
COUNCIL SERVICES

AUG 30 2024

**RECEIVED**

**From:** Satvir Jagraj Sandhu  
**Sent:** Tuesday, September 3, 2024 8:29 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against Zoning by-law amendment 4170 & 4190 sixth concession road

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Subject: Opposition to Zoning By-law Amendment for Properties at 4170 and 4190 Sixth Concession Rd

Dear City Council Members,

I am writing to express my strong opposition to the proposed Zoning By-law Amendment for the properties located at 4170 and 4190 Sixth Concession Rd, specifically concerning the application by 2863167 Ontario Inc. under File Nos. SDN-001/24 [SDN/7194] and Z-.

I am deeply concerned about the potential consequences this amendment may have on our neighborhood. The proposed changes could lead to significant issues such as increased traffic congestion, drainage problems, and over-crowding in our community.

Of particular concern is the lack of sidewalks along Sixth Concession Rd, coupled with the presence of an open ditch, which already poses safety risks to pedestrians and residents.

I urge the City Council to reconsider this amendment and take into account the potential negative impacts it may have on our neighborhood's infrastructure, safety, and overall quality of life. It is essential to prioritize the well-being and sustainability of our community in any decision-making process. Thank you for your attention to this matter.

Sincerely,

Satvir Sandhu

Resident Sixth concession rd

Windsor

**From:** Slavisa Simovic  
**Sent:** Sunday, August 18, 2024 9:34 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** 4170 and 4190 6th concession proposed development

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Good evening,

My name is Slavisa Simovic.

I would like to express my concerns and extreme disappointed with the proposal for development of 27 new townhouses at 4170 and 4190 6th concession rd.

Proposed development will not just change the look of our neighbourhood but it will irreversibly create constant backups and traffic problems which as consequences, will have increased traffic times, more accidents, worse road safety, need for more policing, increased court time due more tickets issued, higher insurance rates due to expected increase in accidents and car related crimes.

It will cause

-decreasing air quality, safety and privacy,

-problems with essential communal services such as drainage, sewer, water and power supply, emergency services, Internet speed and overall decline in life quality in the affected neighbourhood.

-increase the number of dwellings whose inhabitants are using 300 meters long, part of Spago crescent, from 35 to 62 dwellings, effectively 75% increase of inhabitants and expected usage of the road and other infrastructure without any improvements to the existing infrastructure.

Studies done for proposed developments on 6th Concession rd. are not done at the proper locations nor with having in mind the best interest of current and future inhabitants of the area.

As an example:

Development at 4170 and 4190 6th concession rd. will :

- Currently available traffic study which is used for this development was done on the intersection of 6<sup>th</sup> Concession Rd and Holburn Ave. and did not consider any impact increased traffic will have on the part of Spago crescent which will be directly impacted by new development and it is not taking in consideration any of the traffic patterns and anomalies of Spago Crescent and intersections of Spago Crescent and Zurich avenue.
- This study is not taking in consideration specific position of the 8 houses located on the short, 79 meters long part of Spago crescent, between the intersection of Spago crescent and Zurich Ave. and proposed new road leading to proposed development. Just imagine what impact will have highly possible additional of 50+ cars to this part of the road.

Not to mention, that study was done in July, during the long weekend when:

- large number of local inhabitants was out of town,
- all the schools are closed so no school bus traffic,
- one of the major Windsor factories was on the shut down so many of the local inhabitants were not going to work.
- it was done in 2022 when many of us were still working from home

Additionally, proposed development is not in compliance with City of Windsor recommendation for development of townhomes in existing neighbourhoods. They are not taking in consideration many factors such as height of proposed townhomes, privacy of surrounding homes, front visual effects etc.

Please remember, we are not against new development, actually, we are hoping for it to finally resolve issue of poorly maintained, neglected property in our neighbourhood and finally, after 20 years, complete the neighbourhood as a great place for the families.

Thank you again for your time and opportunity to express my concerns.

**From:** Steve Fraley  
**Sent:** Tuesday, August 13, 2024 5:20 PM  
**To:** Gebauer, Sandra <[sgebauer@citywindsor.ca](mailto:sgebauer@citywindsor.ca)>  
**Subject:** Re: Stop Development. Vote no

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This the exact spot we are talking about for overcrowding this area and safety reasons. Vote no

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## Councillor calls for \$7.5M revamp of Sixth Concession

Brian Cross

Published Feb 14, 2019 • 3 minute read

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With a deep ditch on one side and traffic on the other, city councillor Kieran McKenzie walks the dangerous path along 6th Concession near Holburn Street. To make matter worse, there's a Transit Windsor bus stop on the same corner. PHOTO BY NICK BRANCACCIO /Windsor Star

With no sidewalks, no bike lanes and deep ditches that begin where the pavement ends, Sixth Concession is a former country road overwhelmed by two decades of new homebuilding in South Windsor, according to the councillor for Ward 9.

On Wed, Jun 12, 2024 at 9:13 PM Terry Laframboise wrote:  
Development & Heritage Standing Committee,

Along with the other impacted residents we STRONGLY oppose the current plan for this development and the required rezoning to unnecessarily increase the density in this already overburdened area. We also delivered this feedback after the PIC session held in November 2022 and are unsure if it was ever presented to the City.

The current plan for development and the required rezoning should not move forward as there are serious issues that will only be compounded if it moves forward as proposed.

1. Traffic Congestion and Resident Safety

- the entire North Roseland area infrastructure (with the 6th Concession in particular) are already overburdened and not functioning properly, and this unnecessary increase in density will only add to the problem.
- resident health and safety will be compromised by the significant increase in traffic flows, lack of pedestrian walkways, lack of parking, increased noise and vehicular pollution.
- there are no firm plans in place to address any of this in conjunction with this development.
- the traffic study done by the planner did not adequately acknowledge these issues. The only "mitigant" presented is to disallow a new outlet to the 6th concession, but despite this the traffic has no choice to end up there.

2. Sewer and StormWater Impacts and Management

- we do not believe that the study conducted has acknowledged the current issues with infrastructure (or lack thereof) causing flooding and drainage of water onto existing properties/yards backing on the 6th concession, and that the design will adequately protect residents from greater impacts. There is a concern about overloading storm sewers and adding to issues of basement flooding.

As was clearly mentioned in the PIC session, residents are not opposed to all development, but we are opposed to the rezoning from the current single family dwellings to townhouse type dwellings. This proposal seeks to develop at an unacceptable level of density while ignoring current issues and making unsubstantiated claims of there being "immaterial" impacts, and offering "stop gap" mitigants. The request should be denied and should be redesigned into a reasonable number of lots for single family dwellings.

Development should consider all impacts to the area and not merely be an exercise of maximizing developer profits and city tax revenues.

Thank you.

Terry & Sabrina Laframboise