

September 20, 2024

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

The **regular meeting** of Council will be held on **Monday, September 23, 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 23, 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 23, 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 23, 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 September 9, 2024.  
**(SCM 284/2024)**

**5.            NOTICE OF PROCLAMATIONS**

### **Proclamations**

“Brentwood Recovery Home 60<sup>th</sup> Anniversary Celebration” – September 27, 2024

“British Home Children’s Day” – September 28, 2024

“Healthy Workplace Month” – October 2024

“National Disability Employment Awareness Month” – October 2024

“National Seniors Day” – October 1, 2024

“Fire Prevention Week” – October 6 to 12, 2024

“International Day of the Girl” – October 11, 2024

## Flag Raising Ceremony

“Franco-Ontarian Day” – September 25, 2024

“National Day for Truth and Reconciliation” – September 27, 2024

“Iraqi Heritage Month” – October 3, 2024

“International Day of the Girl” – October 11, 2024

## Illumination

“Beacons of Light for British Home Children & Child Migrants” – September 27, 2024

“National Day for Truth & Reconciliation” – September 28 – October 1, 2024

## 6. COMMITTEE OF THE WHOLE

### 7. COMMUNICATIONS INFORMATION PACKAGE (This includes both Correspondence and Communication Reports)

7.1. Correspondence 7.1.1. through 7.1.7. **(CMC 13/2024) (previously distributed)**

**Clerk’s Note: Items 7.1.8 and 7.1.9 – Correspondence Items *attached***

No.	Sender	Subject
7.1.8	Ontario Land Tribunal	OLT-23-000965 – OLT Decision issued regarding 991 Morand Street – City of Windsor  Commissioner, Community & Corporate Services City Solicitor City Planner Development Applications Clerk GP2024 Note & File
7.1.9	Ontario Land Tribunal	OLT-24-000259 – OLT Decision issued regarding 10950 Riverside Drive East – City of Windsor  Commissioner, Community & Corporate Services City Solicitor City Planner Development Applications Clerk GP2024 Note & File

7.2. Response to CQ 12-2023: Public conduct policy and security screening options for City Hall and other municipal facilities - City-wide **(S 86/2024)** *(previously distributed)*

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

8.1. CAO By-Law Update - City Wide **(C 110/2024)**

8.2. Delegation of Authority Semi-Annual Report for Period January 1, 2024-June 30, 2024 (City Wide) **(C 111/2024)**

8.3. Tax Relief 2024 (for 2023 Taxes) - Extreme Poverty and/or Illness - City Wide **(C 114/2024)**

**Clerk's Note:** P&C memo provided to Mayor and members of Council only.

8.4. Applications for Tax Reductions under S. 357/358 of the Ontario Municipal Act 2001 - City Wide **(C 115/2024)**

8.6. Letter of Support - HART Hubs - City Wide **(C 119/2024)**

**CONSENT COMMITTEE REPORTS**

8.7. Zoning By-Law Amendment Z019-24 (ZNG/7215) - Architectura Inc. Architects – 1098 Albert Rd, Ward 5 **(SCM 269/2024) & (S 105/2024)**

8.8. Closure of west half of north/south alley located between Montrose Street and Tecumseh Boulevard West, Ward 3, SAA-4133 **(SCM 271/2024) & (S 85/2024)**

8.9. Closure of east/west alley located between Church Street and Dougall Avenue, Ward 3, SAA-7138 **(SCM 277/2024) & (S 89/2024)**

8.10. Part Closure of east/west alley located between Belleperche Place and Fairview Boulevard, Ward 6, SAA-7135 **(SCM 273/2024) & (S 92/2024)**

8.11. Closure of north/south alley, located between Clairview Avenue and Wyandotte Street East; and east/west alley located between Clover Street and Adelaide Avenue; Ward 7, SAA-6767 **(SCM 278/2024) & (S 97/2024)**

8.12. Closure of north/south alley located between Millen Street and Girardot Street, Ward 2, SAA-6996 **(SCM 272/2024) & (S 98/2024)**

8.13. Ford City CIP Application for 1306 Drouillard Road. Owner: Charbel Semaan (C/O: Maged Basilious) – Ward 5 **(SCM 279/2024) & (S 101/2024)**

8.14. Closure of north/south alley located between Wyandotte Street West and Rooney Street, Ward 2, SAA-7032 **(SCM 280/2024) & (S 102/2024)**

- 8.15. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Baird AE Inc. on behalf of Bullet Investments Inc. for 285 Giles Boulevard East (Ward 3) **(SCM 282/2024) & (S 106/2024)**
- 8.16. Minutes of the International Relations Committee of its meeting held July 10, 2024 **(SCM 283/2024) & (SCM 252/2024)**
- 8.17. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held June 13, 2024 **(SCM 234/2024) & (SCM 197/2024)**
- 8.18. Minutes of the Committee of Management for Huron Lodge of its meeting held June 27, 2024 **(SCM 258/2024) & (SCM 223/2024)**
- 8.19. Minutes of the Age Friendly Windsor Working Group of its meeting held June 13, 2024 **(SCM 261/2024) & (SCM 227/2024)**
- 8.20. Minutes of the Meetings of the Executive Committee and Board of Directors, Willistead Manor Inc., held May 9, 2024 **(SCM 262/2024) & (SCM 230/2024)**
- 8.21. Minutes of the Windsor Essex Regional Community Safety and Well-Being Plan's Regional Systems Leadership Table of its meeting held March 21, 2024 **(SCM 263/2024) & (SCM 231/2024)**
- 8.23. Response to CQ 3/2024 Geese Management - City Wide **(SCM 266/2024) & (S 107/2024)**  
**Clerk's Note:** Administration is providing the *attached* additional information **(AI 19/2024)**
- 8.24. Response to CQ 13-2024, CQ 16-2024 and CQ 30-2024 - Pickleball & Squash Courts within the City - City Wide **(SCM 267/2024) & (S 108/2024)**
- 8.25. Windsor Essex – Ontario Health Team (WE-OHT) Annual Report - City Wide **(SCM 265/2024) & (S 110/2024)**

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

**10. PRESENTATIONS AND DELEGATIONS**

**PRESENTATIONS (10 minutes)**

- 10.1. Impact of Bill 185 Passed by the Provincial Legislature – City Wide **(SCM 270/2024) & (S 103/2024) (previously distributed)**
  - a) Aaron Farough, Senior Legal Counsel (in person) (PowerPoint)

## DELEGATIONS (5 minutes)

- 8.5. Windsor-Canada Utilities Ltd. – Annual General Meeting – City Wide (**C 120/2024**) **(previously distributed)**  
**Clerk’s Note:** Appendix B available at [www.citywindsor.ca](http://www.citywindsor.ca) due to size  
a) Garry Rossi, President & Chief Executive Officer & Matt Carlini, Chief Financial Officer & Paul Gleason, Chief Risk Officer, Windsor Canada Utilities Ltd., available for questions (in person)
- 8.22. Walker Homesite Park – Approval of the Masterplan – Ward 9 (**SCM 264/2024**) & (**S 109/2024**) **(previously distributed)**  
a) Mark Ruttle, President, Walker Homesites Athletic Club (in person)
- 11.6. OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9 (**SCM 187/2024**) & (**S 66/2024**) **(previously distributed)**  
**Clerk’s Note:** The following written submissions were received from: Marc Masotti, Masotti Group, Mike Davis, Siv-ik Planning & Design Inc., & Andi Shallvari; Satvir Sandhu; Bianca Liam; Henna Murray; Meghan McKenzie; Amyra Pannu; Amber Ford; Adeel Ahmed; Jagwinder Pandher; Chintan Shah; Amandeep Kaur; Jagjeet Bal; Steve Fraley; Alia Khoury; Evelyn Davies; Emily Pearson; Mike Robinson; Amy Cooper; Andy Muller; Rebecca M. & Davis; Nav Singh; Simar Pandher; Kiranpreet Mangat; Gurveen Kaur; Rob Payne; Marla Sponarski; Darrin Messina; Jake Gazo; Sabreen Khalaf; Kiran Gill; Damanpreet Kaur; Aishwarya Ladwa; Muhammad Siddiqui; Afifa Rahman; Ranju & Sukhi Dhaliwal; Sandeep Kaur; Inderpal & Parvinder Bagga; Harshit Dave; Jitu Patel; Prashant Patel; Revathi Vigneshwaran; Chetan; Srinivas Vadapalli; Harleen Gill; Meghan McKenzie; Duncan Lam; Shikha & Anil Sharma; Jigar Patel; Aadhithya Sridhar; Pinkal Patel; Vibhav Patel; Scott Fauteux; Guri Dhaliwal; Sam Pearson; Krunal Patel; Vamsi K Surapaneni; Ray Drilleau; TR Marketing; Andrew Simpson; Harneet Dhillon; Gurleen Mann; Carlos Grant; Jagraj Sandhu; Abdul Naboulsi; Aarti Pandya; Ameer Amir; Ameer Amir; Vladimir Drobnjakovic; Sumar Jasey-Savio; Pardeep Sidhu; Ibrahim Alsalkhadi; Ash; Cynthia Luong; Mehak Bal; Shams Ismail; Manaf Bargash; Jag Bal **(attached)**  
a) Marc Masotti, Masotti Group, Mike Davis, Siv-ik Planning & Design Inc., and Andi Shallvari (in person) (PowerPoint)  
b) Satvir Sandhu, area resident (in person) (PowerPoint and video)  
c) Bianca Liam, area resident (in person)  
d) Sabreen Khalaf, area resident (in person)  
e) Henna Murray, area resident (in person)  
f) Meghan McKenzie, area resident (in person)  
g) Amyra Pannu, area resident (in person)  
h) Amber Ford, on behalf of parents who are area residents (in person)  
i) Darrin, area resident (in person)

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

- 11.1. Ward Boundary Review - City Wide **(C 116/2024)** *(previously distributed)*
- 11.2. Council Report re Declaration of a Vacant Parcel of Land Municipally Known as 0 Aylmer Avenue Surplus and Authority to Offer for Sale – Ward 3 **(C 117/2024)** *(previously distributed)*
- 11.3. Renaming a Portion of County Road 42 and Division Road - Ward 9 **(C 97/2024)** *(previously distributed)*
- 11.4. Response to CQ 36-2023 – Repurposing Lot 16 - City Wide **(SCM 89/2024) & (S 35/2024)** *(previously distributed)*  
**Clerk's Note:** Administration is providing the **attached** additional information **(AI 18/2024)**
- 11.5. Extension of the Services Agreement for Parking Enforcement with Canadian Corps of Commissionaires Ottawa Windsor Division – City Wide **(C 100/2024)** *(previously distributed)*
- 11.7. 2025 Capital Budget Pre-Approval - City Wide **(C 109/2024)** **attached**

**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 In-Camera meeting of Council of its meeting held September 9, 2024 **(SCM 285/2024)** **attached**
- 12.3. Report of the In-Camera Striking Committee of its meeting held September 9, 2024 **(SCM 286/2024)** **attached**
- 12.4. Report of the Striking Committee of its meeting held September 9, 2024 **(SCM 287/2024)** **attached**

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

- 13.1. **By-law 149-2024** - A BY-LAW TO ESTABLISH THE POSITION OF THE CHIEF ADMINISTRATIVE OFFICER FOR THE CORPORATION OF THE CITY OF WINDSOR, See Item 8.1.
- 13.2. **By-law 150-2024** - A BY-LAW TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CORPORATION OF THE CITY OF WINDSOR AT ITS MEETING HELD ON THE 23RD DAY OF SEPTEMBER, 2024.



**14. MOVE BACK INTO FORMAL SESSION**

**15. NOTICES OF MOTION**

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

By-law 149-2024 through 150-2024 inclusive.

**17. PETITIONS**

**18. QUESTION PERIOD**

**19. STATEMENTS BY MEMBERS**

**20. UPCOMING MEETINGS**

Environment, Transportation & Public Safety Standing Committee  
Wednesday, September 25, 2024  
4:30 p.m., Council Chambers

Environment, Transportation & Public Safety Standing Committee  
Sitting as the Transit Windsor Board of Directors  
Wednesday, September 25, 2024  
Immediately following the Environment, Transportation & Public Safety Standing  
Committee meeting  
4:30 p.m., Council Chambers

Community Services Standing Committee  
Wednesday, October 2, 2024  
9:00 a.m., Council Chambers

Development & Heritage Standing Committee  
Monday, October 7, 2024  
4:30 p.m., Council Chambers

Windsor Accessibility Advisory Committee  
Tuesday, October 8, 2024  
10:00 a.m., via Zoom

Age Friendly Windsor Working Group  
Thursday, October 10, 2024  
9:00 a.m., Optimist Community Centre, 1075 Ypres Avenue

City Council Meeting  
Tuesday, October 15, 2024  
10:00 a.m., Council Chambers

**21. ADJOURNMENT**



**Additional Information: AI 19/2024**

**Subject: Additional Information Regarding Geese Management**

**Reference:**

Date to Council: September 23, 2024  
Author: Samantha Magalas  
EIC, Community Services  
smagalas@citywindsor.ca  
519-253-2300 x2730  
Parks  
Report Date: September 11, 2024  
Clerk's File #: EI2024

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

**Additional Information:**

**Recommendation:**

**THAT** the Additional Information Memo **BE RECEIVED** for information.

**Background:**

Following the Community Services Standing Committee meeting on September 4, 2024, Councillor Gignac requested:

THAT the report of the Executive Initiative Coordinator – Community Services dated August 16, 2024 entitled “Response to CQ 3/2024 Geese Management - City Wide” **BE RECEIVED** for information; and,

THAT administration **BE DIRECTED** to report back to Council with their recommendation for the best initial steps to manage the Geese population in the Spring of 2025 including more aggressive permitting options.

This Additional Information Memo is submitted in response to that request and in addition to the information in report S107/2024.

**Discussion:**

Administration spoke to Geese Management experts and the Canadian Wildlife Service (CWS). Management of geese is a multi-faceted approach however when discussing permitting options, CWS indicated if there are multiple locations with large flocks of geese, egg and nest removal activities are recommended early in the year to discourage the birds from establishing nests and becoming defensive, and less likely to leave an area.

A Damage or Danger Permit will be required to carry out this action. CWS suggests that permits are applied for approximately 35 days before activities would begin.

Administration would need to apply for the permit in the early months of a new year to ensure approvals could be in place for any removal activities in the spring of that same year. There is no guarantee that a permit will be granted by CWS and there is no cost to apply for a permit.

In speaking with CWS, the landowner (City), must submit the application for any CWS permits. When applying for the permit, the City of Windsor will be required to list any “nominees” who will assist with and/or carry out the process. Only those listed on the permit are allowed to participate in the management activities. CWS indicated the company executing the work should be known prior to a permit issuance so they can be listed as a nominee.

If Council wishes to move forward with this approach, Administration has created a list of areas that could be targeted for geese management as noted at the end of this report. This approach would help reduce new geese from entering these areas meaning there also would be less geese returning to the same area to nest in the future. If approved, a Management Company would work to remove as many eggs as possible from these locations within the appropriate nesting window in the spring season.

### **Financial Matters:**

As noted in report S107/2024, if Administration is directed to move forward with recommendation of the removal of the eggs/nests for the seven (7) locations listed below, City Council would need to support an expenditure of up to \$30,000 and provide direction to the City Treasure for this amount to be considered as part of the 2025 operating budget development process.

### **Areas Within the City of Windsor to Target for Geese Management**

1. All riverfront City park locations
2. South Wood Lakes
3. Mic Mac Park
4. Malden Park
5. Captain Wilson Park
6. Blue Heron/Aspen Lake and surrounding parks
7. Portions of Ganatchio Trail including Sandpoint Beach/Stop 26 Park

### **Conclusion:**

If City Council Wishes Administration to proceed with the potential removal of the eggs/nests as a first step, the following recommended motion would need to be approved by Council:

**THAT** the City Treasurer **BE DIRECTED** to bring forward a \$30,000 budget issue as part of the 2025 budget process for consideration; and that subject to approval of this request in the 2025 budget,

**THAT** for Administration **BE DIRECTED** to work with a Goose Management Company on egg/nest removal at the seven (7) locations identified within this report; and further,

**THAT** Administration **BE DIRECTED** to apply for any required permits with the Canadian Wildlife Service for the removal of eggs/nests; and further,

**THAT** Administration **BE DIRECTED** to report the results to Council after a one-year trial is completed.

**Approvals:**

<b>Name</b>	<b>Title</b>
Samantha Magalas	EIC, Community Services
Erika Benson	FPA - Parks
James Chacko	Executive Director, Parks & Facilities
Ray Mensour	Commissioner – Community and Corporate Service
Janice Guthrie	Commissioner- Finance and City Treasurer
Joe Mancina	Chief Administrative Officer

**Appendices:**



**Additional Information: AI 18/2024**

**Subject: Additional Information Memo to report S 35/2024 Response to CQ 36-2023 – Repurposing of Lot 16**

**Reference:**

Date to Council: September 23, 2024

Author: Bill Kralovensky

Coordinator, Parking Services

(519) 255-6247 ext. 6103

[bkralovensky@citywindsor.ca](mailto:bkralovensky@citywindsor.ca)

Public Works - Operations

Report Date: September 3, 2024

Clerk's File #: ST2024 ACOQ2024

To: Mayor and Members of City Council

**Additional Information:**

**Recommendation:**

THAT Administration be **DIRECTED** to install temporary speed bumps in Lot 16 at a cost of \$9,000 excluding HST funded from the On-Off Street Parking Reserve Fund 138; and,

THAT Parking By-Law 9023 be **AMENDED** for Lots 16, 5, and 34 as follows:

1. Removal of 3-hour maximum parking time limit;
2. Removal of 6pm to midnight flat fee replacing with per hour parking fee; and,

THAT the City Solicitor be **DIRECTED** to prepare the necessary documents to amend the Parking By-Law 9023.

**Executive Summary:**

N/A

**Background:**

On Monday, October 30, Councillor Agostino asked the following Council Question:

**CQ 36-2023**

*Downtown residents are having a very tough time dealing with noise and loitering issues in lot 16. The problem is after hours partying and cars performing burnouts. It's my understanding that we have been losing this battle for at least a decade. Asks that Administration report back regarding options available for repurposing parking lot 16.*

On the regular scheduled Council meeting of Monday April 22, 2024, Report Number: SCM 89/2024 & S 35/2024 8.19 was presented to Council. The decision of this presentation is listed below as:

Decision Number: CR167/2024 ETPS 992

That the report of the Coordinator, Parking Services dated March 11, 2024 entitled "CQ 36-2023 – Repurposing Lot 16" **BE RECEIVED** for information; and,

That Option1, being the installation of a barrier gate (with integrated pay station) to control access to the parking lot 16, possibly including restrictions such as no entry after 10:00 p.m. **BE APPROVED**; and,

That the initial cost of the barrier gate is \$51,950 (plus HST), with associated infrastructure upgrade costs estimated to be approximately \$10,000 **BE FUNDED** from the On-Off Street Parking Reserve fund 138; and,

That administration **BE DIRECTED** to investigate different techniques and changes that can potentially assist the surrounding residents with issues related to this parking lot including but not limited to noise detection cameras, speed humps, and an increase to parking fees; and that the information **BE BROUGHT FORWARD** to Council for their consideration.

## **Discussion:**

### Lot 16 Barrier Gates

Administration has begun the process of installing temporary barrier gates (dual gate exit /entry system) to the entrance of Lot 16, as per the first portion of CR167/2024. Directional boring and conduit installation has been awarded to Poirier Electric. Once conduit and wiring has been installed, a small concrete island will be poured to support the barrier gates. The installation of barrier gates, one in each of the now separated laneways and defined by the new concrete island, will be completed once concrete has reached the proper curing.

These temporary gates are planned to be subsequently removed and replaced with the Council approved Pay for parking style equipment when the complete rebuild of Lot 16 occurs in 2025. This temporary interim measure will allow Administration to gather valuable data in preparation for the permanent rebuild in 2025. Before equipment is enhanced, Administration will inform Council of the results of using the dual gate exit /entry system of the temporary barrier gates for Council's decision if to remain with this style as part of the 2025 rebuild.

Pending alternative Council direction, the entry and exit gates is proposed to close at 11 p.m. instead of the requested 10 p.m. as stated in the March 11, 2024 Council resolution. This change in time was suggested in consultation with the Downtown Windsor Business Improvement Association Executive Director to allow for later parkers intending on visiting the local restaurants and night clubs.

The exit gate will open to allow the egress for paid customers using a “Loop” control technology. When a vehicle enters the loop zone, the exit gate will automatically open and close immediately when the same vehicle passes over the second loop. Both gates will return automatically to the open position at 6 a.m., or any other time that Council so directs.

### **Lot 16 Noise and Loitering Mitigation Measures**

Administration was also directed to investigate further techniques for noise and loitering issues. The Lot 16 rebuild is currently in the design and tendering phase.

The project will include the removal and disposal of contaminated substrate under current paved lot, and replacement to grade level with appropriate foundation aggregate. New pavement will then be installed complete with traffic islands designed to curb speeding and racing in the lot area. The projected start date of fall of 2025 will allow undisturbed parking for the summer festival and tourism season. As part of this design, Administration will be recommending the installation of speed humps and traffic calming islands to mitigate the noise issues in this lot caused by erratic/dangerous driving behaviour. Administration recommends installation of temporary speed bumps for the remaining life of the Lot 16 to alter the physical environment which may discourage vehicle racing activity. Four (4) strategically placed speed bumps can be implemented at an unbudgeted cost of \$9,000 plus HST funded from the On-Off Street Parking Reserve Fund #138. This temporary measure will allow Administration to gather valuable data in preparation for the permanent rebuild in 2025.

Administration suggests the removal of the after 6 p.m. flat fee (currently \$3.00) in lieu of a straight per hour fee structure (\$1.75/hour). Furthermore, Administration also suggests the removal of the maximum time allowance in this lot (currently at 3 hours prior to the 6 p.m. time mark). The removal of the maximum time allowance would hopefully entice customers to occupy parking spaces over a longer duration, leaving less available lot space for undesired noise and loitering activities. If these suggestions were to be implemented, these two (2) changes should also be instituted in both Lots 5 and 34, such that the Lot 16 issues simply do not shift to these closest neighbouring lots to the east and west.

### **Additional Lot 16 Monitoring and Enforcement Considerations**

The installation of security cameras could be considered within Lot 16. However, cameras are still a reactive enforcement tool as opposed to proactive. Administration is not recommending such implementation given after hours monitoring would be required. Currently, a violation must be detected either visually by a person monitoring the system, or using AI technology that is still in the infancy stage. Once a violation has been detected, a report would have to be created and provided to either WPS and/or Bylaw Enforcement for infraction processing. At this time, the Province only allows the



use of automated enforcement for red light cameras and speed; therefore, an application to issue tickets from cameras is not readily possible at this time.

Alternatively, a private security force could be considered and hired on a four (4) hour shift basis, Thursday through Sunday's between 11 p.m. and 3 a.m. For the remainder of 2024 (October through December) the unbudgeted cost would be estimated at \$6,850 plus HST. Security including statutory holidays for the entire year of 2025 at current rates would be an unbudgeted \$25,200 plus HST. At this time, Administration is seeking approval to add temporary speed bumps and to change the fee structure for Lot 16, security would be considered in future if the bumps and fee changes are not effective. Should Council wish to add security as noted above, direction can be provided as part of the finalized resolutions.

**Risk Analysis:**

Work done in Lot 16 may have a negative effect on the other lots on the Riverfront. Lot 16 is the preferred location for this type of activity because it is hidden through trees and the embankment. Loiterers may relocate from this Lot to others in the area and continue the behaviour. If this happens, additional funding would be required to complete similar steps in those lots, increasing the spending and further depleting the Parking Reserve funding.

**Climate Risk**

**Climate Change Mitigation:**

N/A

**Climate Change Adaptation:**

N/A

**Financial Matters:**

The additional features noted above as part of the reconstruction of Lot 16, such as speed humps and traffic calming islands, are already included in the estimates for the reconstruction work and being funded through the capital project 7191022. Temporary speed bumps can be installed strategically in the lot at a cost of \$9,000 excluding HST. Funding for temporary speed bumps is available from the On-Off Street Parking Reserve (Fund 138) should Council direct Administration to install.

Should Council wish to proceed with additional on-site security, funding would need to be obtained from the On-Off Street Parking Reserve (Fund 138). Approximately \$6,850 excluding HST would be required for September to December 2024 and \$25,200 excluding HST for 2025.

There are sufficient funds in the On-Off Street Parking Reserve Fund 138 available to fund expenditures as outlined in this report without impacting any ongoing or future capital works currently planned for On-Off Street Parking. The balance in the On-Off Street Parking Reserve Fund 138 as at December 31, 2023 is \$2,212,821.

On-Off Street Parking operations are deemed commercial for HST purposes, therefore, 100% of all HST paid is refundable resulting in no non-refundable HST costs for the City. The On-Off Street Parking Reserve (Fund 138) has a current uncommitted balance of approximately \$720,000, as at August 31, 2024.

The removal of the current flat fee in lieu of a straight per hour fee along with the removal of the maximum time allowance prior to 6:00 p.m. is recommended by Administration at this time, however, the impact on revenue has not yet been quantified. Any revenue impacts are expected to be positive, and will be reported back to Council when the redesign of Lot 16 is underway in 2025.

**Consultations:**

Rob Slater, Executive Initiatives Coordinator

**Conclusion:**

Administration recommends the installation of temporary speed bumps in Lot 16 at an estimated cost of \$9,000 plus HST funded from the On-Off Street Parking Reserve (Fund 138). If Administration finds the noise issues continue after installation of the speed humps, Administration requests approval to proceed with the hiring of a private security firm for the lot with costs funded from the On-Off Street Parking Reserve (Fund 138).

**Approvals:**

Name	Title
Cindy Becker	Financial Planning Administrator – Public Works
Mark Spizzirri	Manager of Performance Measurement & Business Case Development
Shawna Boakes	Executive Director of Operations/Deputy City Engineer
David Simpson	Commissioner, Infrastructure Services and City Engineer
Janice Guthrie	Commissioner, Finance and City Treasurer
Joe Mancina	Chief Administrative Officer

**Appendices:**



**Subject: 2025 Capital Budget Pre-Approval - City Wide**

**Reference:**

Date to Council: September 23, 2024

Author: Fahd Mikhael

Manager of Design

(519) 255-6257 Ext. 6734

fmikhael@citywindsor.ca

Engineering

Report Date: 9/4/2024

Clerk's File #: AF/14854

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

**Recommendation:**

- I. Whereas on February 2, 2024, the Capital Budget was deemed approved via Mayoral Decision MD05-2024 and subsequently as a result of the requests outlined in this report will allow projects to proceed in an efficient and effective manner, that City Council **DIRECT** the City Treasurer to effect the following:
  - a. Pre-commitments totalling \$10,877,383 in 2025 funding, previously approved in principle in the 2024 10-year Capital Budget, in order to take advantage of competitive bidding and to proceed with preliminary works for the projects detailed in Appendix A,
  - b. From ECP-014-07 – University Avenue / Victoria Avenue, the pre-commitment of \$5,000,000 in 2028 funding, comprised of \$500,000 in Sanitary Sewer Surcharge (Fund 153) funding, \$1,500,000 in Pay-As-You-Go (Fund 169) funding, \$1,000,000 in Canada Community-Building Fund (Fund 176) funding, and \$2,000,000 in Service Sustainability Investment (Fund 221) funding,
  - c. From PFO-007-11 – Tree Maintenance and Urban Forest Enhancement Program – the pre-commitment of \$1,994,143, \$2,080,000, \$2,080,000 and \$2,080,000, respectively in 2025, 2026, 2027 and 2028 (Fund 221) funding.
- II. THAT City Council **PRE-APPROVE** and **AWARD** any procurement(s) necessary that are related to the above projects, provided that the procurement(s) are within approved budget amounts, pursuant to the Purchasing By-Law 93-2012 and amendment thereto, satisfactory in legal content to the City Solicitor, in financial

content to the City Treasurer and in technical content to the respective Executive Director and the City Engineer; and further,

- III. THAT Administration **BE AUTHORIZED** to take any other steps as may be required to bring effect to these resolutions, and that the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any required documentation/agreement(s) for that purpose, satisfactory in legal content to the City Solicitor, in financial content to the City Treasurer and technical content to the respective Executive Director and the City Engineer; and further,
- IV. THAT the Purchasing Manager **BE AUTHORIZED** to issue Purchase Orders as may be required to affect the recommendations noted above, subject to all specification being satisfactory in financial content to the City Treasurer, and in technical content to the respective Executive Director and the City Engineer; and further,
- V. THAT Administration **BE AUTHORIZED** to use available funds within the project budget for any amendment(s) or change requirement(s)/directive(s) and additional documents relating to executed agreement(s), pursuant to the Purchasing By-Law 93-2012 and amendments thereto, satisfactory in legal content to the City Solicitor, in financial content to the City Treasurer, and in technical content to the respective Executive Director and the City Engineer; and further,
- VI. THAT the Chief Administrative Officer and City Clerk **BE AUTHORIZED** to execute any amendment(s) as may be required, provided that the amendment(s) are within approved budget amounts, satisfactory in financial content to City Treasurer, in legal form to the City Solicitor; and in technical content to the respective Executive Director and the City Engineer; and further,
- VII. THAT Administration **BE AUTHORIZED** to issue any change order(s) for any amendment(s) as may be required, provided that the amendment(s) are within approved budget amounts, satisfactory in financial content to City Treasurer, and in technical content to the respective Executive Director and the City Engineer.

**Executive Summary:**

N/A

**Background:**

In the fall of each year, Administration brings forward a report requesting pre-commitment of capital budget funding for specific projects that have been approved in principle for funding for the upcoming years. Early endorsement to proceed with these capital projects by City Council, in advance of the completion of the annual capital budget process, allows for:

- (i) The City to maximize the number of competitive bids, thus reducing the cost to the City; and,
- (ii) Various engineering and ministry approvals to be completed earlier; and,
- (iii) Construction to be completed during the best weather, reducing construction time costs, City exposure to claims and ensuring completion within the construction season; and,
- (iv) Preliminary works such as conceptual design, detailed design, site investigations, utility relocations and land acquisition to proceed in advance of total funding being available for construction for large complex projects that are funded over multiple years; and,
- (v) Award of tender and construction for large, complex infrastructure projects to proceed in advance of total funding being available where it is beneficial for such projects to proceed as soon as possible and where such benefits outweigh the potential impacts of financing charges on the overall project budget.

**Discussion:**

Administration is submitting this pre-commitment report in order to allow preliminary works, tendering and construction of projects in a timely manner.

**2025 Road & Sewer Infrastructure, Fleet Replacement and Parks and Facilities Projects:**

For 2025, the recommended projects include both road and sewer construction projects, parks and facilities and fleet equipment replacements, are set out in Appendix “A” from which a pre-commitment requirement of \$10,877,383 has been recommended.

The various sewer, road, and parks projects identified in Appendix “A” are planned for construction during the 2025 construction season. In order to start this work as soon as possible, tendering in the fall of 2024 will allow for work to commence early in spring 2025. Pre-commitment of this funding will afford Administration the ability to further spread out the sewer and road work projects planned each year considering the impacts of detours and available resources.

**Other Road and Sewer Infrastructure:**

The University Avenue / Victoria Avenue project, ECP-014-07, is for the implementation of the University Avenue and Victoria Avenue Environmental Assessment (EA) study which was completed in 2022. Phase 1 of University Avenue (Salter Avenue to McEwan Avenue) is planned for tendering this fall with some work anticipated in 2024. Pre-commitment of the \$5,000,000 in 2028 will allow for additional funding flexibility resulting from Phase 1 tender bids.

**Forestry**

Forestry was directed by Council as part of the 2020 Budget deliberation process to undertake a citywide Area Tree Trim Program. This preventative maintenance Program

began in 2022 to improve the condition of the Urban Forest, as this was identified as a top priority. The Program includes a seven (7) year cycle to trim all city owned trees within the Right-of-Way. The initial contract was for a three (3) year term expiring at the end of 2024. To complete the seven (7) year cycle a new tender for the remaining four (4) years is required.

## **Risk Analysis:**

### ***Financial Risk:***

Pre-approval and pre-commitment of funds allows for strategic issuance of procurements and acquisitions to take advantage of better pricing and allows construction to proceed in a timely manner.

If pre-approval is not granted, the noted 2025 infrastructure capital works will not be awarded until after the Capital Budget is approved which has the potential for increased costs to the project due to inflation and vendor availability. As the volume of construction has increased in recent years, more competitive pricing can be achieved early in the bidding season before the vendors have secured enough work to keep their crews busy through the construction season. Tender pricing will be higher after market saturation has been achieved as companies will have to hire additional workers and/or pay premiums for overtime. This is especially true in Windsor and Essex County due to the amount of construction workers employed on major projects such as the Gordie Howe International Bridge and NextStar Battery Plant projects.

Pre-commitment and acceleration of projects prior to receipt of full funding may result in financing charges being applied to the project. In some cases, this risk is acceptable compared to the risks associated with not completing the project earlier. For example, where safety risks are present, further deterioration of the asset is likely or failure to complete the project by a specific date may impact other projects or the City's ability to secure grant opportunities.

The impacts of inflation and production issues will continue to affect the replacement of vehicles going forward in the 10-year capital replacement plans. As in previous years, Administration has updated the reserve projections to include as much of the known impacts as possible, based on the most recent pricing. The reserve projections will continue to be updated annually and any required budget adjustments will be brought forward as part of the annual budget process.

### ***Resource Risk:***

Tendering projects early allows Administration to maximize the number of competitive bids received. Tender prices tend to be lower earlier in the season as contractors are looking to secure the early contracts. Construction can proceed in a timely manner and dealers can obtain 2025 model year build dates, vehicles, and equipment.

### ***Timing Risks:***

Timing is key to securing the best bids from the most contractors possible. The later projects are tendered, the fewer contractors that bid, and generally the higher the tender prices are.

Waiting until the entire Capital Budget is approved may affect these projects scheduled to be tendered in November, December, and January. This schedule is prime time to solicit competitive bids for work to start as early as weather allows. This can mitigate against increased costs resulting from winter protection of concrete and risks to product quality resulting from laying of asphalt out of specified temperatures.

***Community Impact Risk:***

It is essential that tenders get out earlier in the season in order to ensure that a project can be completed within the construction season. If a tender cannot be awarded early enough, final restoration of grassed areas may be delayed until the following season impacting the property owners fronting the construction.

**Climate Risk:**

*Climate Change Mitigation Risk:*

Construction will result in GHG emissions that are accounted for within the Community GHG emissions inventory. Construction emissions in general will be offset by improved drivability and functionality of the infrastructure. Upgrading various park fleet assets will result in more current technology, which generally should result in lower GHG emissions.

As vehicles are replaced, consideration is given to alternative fuel vehicles when available and operationally feasible. Integration of alternative fuel vehicles will have a positive impact on decreasing emissions and reducing the cost of fuel.

*Climate Change Adaptation Risk:*

The life and service levels of roads, sewer, and park infrastructure may be impacted by a number of climate variables including temperature extremes and precipitation. Sewer and drainage work should assist in maintaining these assets in good working condition during significant precipitation. Maintaining these assets in good/excellent condition increases the resiliency of the infrastructure.

**Financial Matters:**

Financial matters related to the projects which require pre-commitment of funds has been outlined in the discussion and risk section. The pre-commitment of funds will require the use of working capital reserve monies until such time as the funding is received. Administration supports the pre-commitment of funds so as to take advantage of current pricing and tendering of projects which may extend beyond the current year. All efforts will be made to ensure the timing of expenditures aligns with incoming cashflows to maximize value.

**Consultations:**

- Kathy Buis – Financial Planning Administrator – Engineering
- Cindy Becker – Financial Planning Administrator – Public Works
- Muhammad Masri – Financial Planning Administrator – Facility Operations
- Erika Benson – Financial Planning Administrator – Parks
- Natasha Gabbana – Senior Manager of Asset Planning
- Tony Ardovini – Deputy Treasurer Financial Planning
- Linda Mancina – Manager of Administration – Infrastructure Services
- Alex Vucinic – Purchasing Manager
- Colleen Middaugh – Manager of Corporate Projects
- Robert Shelton – Supervisor Assets & Facilities Projects
- Jason Pillon – Project Coordinator
- Patrick Winters – Manager of Development
- Charles Hartford – Contracts Coordinator
- Angela Marazita – Manager of Fleet
- Shawna Boakes – Executive Director of Operations/Deputy City Engineer
- Wadah Al-Yassiri – Manager of Parks Development
- James Chacko – Executive Director Parks & Facilities

**Conclusion:**

In order to take advantage of competitive pricing for early 2025, to proceed with preliminary works and to secure fleet replacement pricing, it is recommended that Council approve the pre-commitment of \$10,877,383 in project funding as identified in Appendix A and other project funding as identified in this report. The recommended projects are the result of an extensive review of the best projects for pre-commitment balanced with the goal of approving the bulk of capital projects as part of the annual budget deliberations.

**Planning Act Matters:**

N/A

**Approvals:**

Name	Title
Michael Dennis	Manager, Strategic Capital Budget Development & Control



<b>Name</b>	<b>Title</b>
Stacey McGuire	Executive Director of Engineering /Deputy City Engineer
David Simpson	Commissioner, Infrastructure Services
Ray Mensour	Commissioner, Community Services
Andrew Daher	Commissioner, Human & Health Services
Wira Vendrasco	City Solicitor
Janice Guthrie	Commissioner, Finance and City Treasurer
Joe Mancina	Chief Administrative Officer

**Notifications:**

<b>Name</b>	<b>Address</b>	<b>Email</b>
Chris Manzon EnWin Utilities - Water	3665 Wyandotte St E, Windsor, ON N8Y 1G4	<a href="mailto:cmanzon@enwin.com">cmanzon@enwin.com</a>

**Appendices:**

- 1 Appendix 'A' - 2025 Capital Budget Pre-Approval Report

**APPENDIX "A"**  
**Priority Tender Capital Budget Submission (2025)**  
**Total 2025 Capital Budget Pre-Approval - \$10,877,383**

**2025 Capital Budget Pre-Approval – Engineering (\$7,451,923)**

**Sewer Related Recommended 2025 Pre-Approval**

<b>STREET</b>	<b>BUDGET</b>	<b>FUNDING SOURCE</b>	<b>QUESTICA ID</b>
*City Wide Sewer Rehabilitation Program	\$6,220,000	Sewer Surcharge	ECP-035-07

*Use of pre-approved funding will allow design and/or tender to proceed on the most viable project available with prioritization considering the activation of works by coordinating with utilities. This will allow for synergies in resources and funding.*

**Facility Related Recommended 2025 Pre-Approval**

<b>PROJECT</b>	<b>BUDGET</b>	<b>FUNDING SOURCE</b>	<b>QUESTICA ID</b>
Public Works Traffic Signals Control Centre Relocation Project	\$1,231,923	Service Sustainability Investment (Fund 221)	PFO-010-21

**2025 Capital Budget Pre-Approval – Public Works Operations (\$2,750,460)**

**Road Rehab (OPS-001-07) recommended 2025 Pre-Approval**

<b>STREET</b>	<b>BUDGET</b>
E.C. ROW Rehabilitation - RAMPS	\$ 2,000,000

**Fleet Replacements Recommended 2025 Pre-Approval**

<b>UNIT</b>	<b>DESCRIPTION</b>	<b>FLEET AREA</b>	<b>BUDGET</b>	<b>FUNDING SOURCE</b>	<b>QUESTICA ID</b>
1078	2016 MACK MRU613 FEL WITTKER BODY	Corporate	\$456,984	Equipment Replacement Reserve Fund 136	OPS-005-08
5119	2016 GROUNDMASTER 10' WINGED MOWER	Parks	\$146,738	Parks Off Road Equipment Replacement Reserve Fund 197	OPS-001-15
5120	2016 GROUNDMASTER 10' WINGED MOWER	Parks	\$146,738	Parks Off Road Equipment Replacement	OPS-001-15

Reserve  
Fund 197

**2025 Capital Budget Pre-Approval – Parks and Facilities (\$675,000)**

**Parks and Facilities Related Recommended 2025 Pre-Approval**

<b>PROJECT</b>	<b>BUDGET</b>	<b>FUNDING SOURCE</b>	<b>QUESTICA ID</b>
Parks & Recreation Service and Infrastructure Program	\$500,000	Service Sustainability Investment (Fund 221)	PFO-005-19
Parks Trails Capital Rehabilitation Program	\$100,000	Service Sustainability Investment (Fund 221)	PFO-012-12
Monument and Capital Repairs	\$ 75,000	Service Sustainability Investment (Fund 221)	REC-001-18

**Item No. 12.2**



**Committee Matters: SCM 285/2024**

**Subject: Report of the Special Meeting of Council - In-Camera of its meeting held September 9, 2024**

**SPECIAL MEETING OF COUNCIL – IN CAMERA  
September 9, 2024**

**Meeting called to order at: 12:32 p.m.**

**Members in Attendance:**

Mayor Drew Dilkens  
Councillor Renaldo Agostino  
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

**Also in attendance:**

Joe Mancina, Chief Administrative Officer  
Andrew Daher, Commissioner, Human and Health Services  
David Simpson, Commissioner of Infrastructure Services/City Engineer  
Janice Guthrie, Commissioner of Finance/City Treasurer  
Ray Mensour, Commissioner Community and Corporate Services  
Jelena Payne, Commissioner Economic Development  
Anna Ciacelli, Deputy Clerk  
Wira Vendrasco, City Solicitor  
Dana Paladino, Acting Senior Executive Director Corporate Services  
Matthew Stubbings, Mayor's Chief of Staff  
Sandra Gebauer, Council Assistant  
Denise Wright, Manager Real Estate Services (Items 2 and 3)  
Anne-Marie Albidone, Manager Environmental Services (Item 4)  
Shawna Boakes, Executive Director of Operations (Item 4)  
Jim Leather, Manager of Environmental Services (Item 4)  
Sharon Strosberg, Senior Legal Counsel (Item 5)

Verbal Motion is presented by Councillor Fred Francis, seconded by Councillor Renaldo Agostino, 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        | Property matter – sale of land, Section 239(2)(c)   |
| 2        | Property matter – purchase of land, Section 239(2)(c)   |
| 3        | Property matter – acquisition of land, Section 239(2)(c)  |
| 4        | Financial matter/monetary value – update, Section 239(2)(j)   |
| 5        | Legal matter – litigation update/advice subject to solicitor-client privilege, Section 239(2)(e)(f) |

**Motion Carried.**  
Councillor Kieran McKenzie is absent when the vote is taken on this motion.

**Declarations of Pecuniary Interest:**

None declared.

**Discussion on the items of business.**

Verbal Motion is presented by Councillor Gary Kaschak, seconded by Councillor Fabio Costante, to move back into public session.  
**Motion Carried.**

**Moved by Councillor Renaldo Agostino, 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 September 9, 2024 directly to Council for consideration at the next Regular Meeting.**

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

**Councillor Kieran McKenzie is absent when the discussion and vote on this item is taken.**

2. 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, Executive Director Parks and Recreation, Commissioner of Corporate and Community Services, Executive Director of Housing and Children's Services, Commissioner of Human and Health Services, Commissioner of Economic Development and Innovation and Commissioner of Finance/City Treasurer respecting a property matter – purchase of land **BE APPROVED AS AMENDED**.

**Councillor Fred Francis voting nay.**

3. That the confidential report from the Manager of Real Estate Services, City Solicitor, Acting Senior Executive Director of Corporate Services, Executive Director Parks and Facilities, Commissioner of Corporate and Community Services and Commissioner of Finance/City Treasurer respecting a property matter – acquisition of land **BE RECEIVED** and further that Administration **PROCEED** on the verbal direction of Council.

4. That the recommendation contained in the in-camera report from the Financial Planning Administrator, Executive Director of Operations, Manager Performance Measurement and Business Case Development, Commissioner of Infrastructure Services, City Solicitor, Acting Senior Executive Director Corporate Services, Commissioner of Corporate and Community Services and Commissioner of Finance/City Treasurer respecting a financial matter/monetary value - update **BE APPROVED**.

5. That the confidential report from Senior Legal Counsel and City Solicitor respecting a legal matter – litigation update/advice subject to solicitor-client privilege **BE RECEIVED** and further, that Administration **PROCEED** on the verbal direction of Council.

**Motion Carried.**

**Moved by Councillor Fred Francis, seconded by Councillor Jo-Anne Gignac,  
That the special meeting of council held September 9, 2024 BE ADJOURNED.  
(Time: 1:37 p.m.)**

**Motion Carried.**

**Item No. 12.3**



**Committee Matters: SCM 286/2024**

**Subject: Report of the In-Camera Striking Committee of its meeting held  
September 9, 2024**



**STRIKING COMMITTEE – IN CAMERA  
September 9, 2024**

**Meeting called to order at: 1:37 p.m.**

**Members in Attendance:**

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

**Also in attendance:**

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

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

- | Item No. | Subject & Section - Pursuant to <i>Municipal Act</i> , 2001, as amended  |
|----------|--|
| 1        | Personal matter – about identifiable individual(s) – appointment of member to Community Public Art Advisory Committee, Section 239(2)(b)           |
| 2        | Personal matter – about identifiable individual(s) – appointment of member to Windsor Licensing Commission, Section 239(2)(b)                      |
| 3        | Personal matter – about identifiable individual(s) – appointment of member to Windsor Utilities Commission, Section 239(2)(b)<br>(letter attached) |

**Motion Carried.**

**Declarations of Pecuniary Interest:**

None declared.

**Discussion on the items of business.**

**Verbal Motion is presented by Councillor Ed Sleiman, seconded by Councillor Jim Morrison, to moved back into public session.  
Motion Carried.**

**Moved by Councillor Fabio Costante, seconded by Councillor Gary Kaschak ,  
THAT the Clerk BE DIRECTED to transmit the recommendation(s) contained in the report(s) discussed at the In-Camera Striking Committee Meeting held September 9, 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 a member on the Community Public Art Advisory Committee **BE RECEIVED.** (see open report of the Striking Committee).

2. That the confidential discussions regarding the appointment of a member to the Windsor Licensing Commission **BE RECEIVED**. (see open report of the Striking Committee).

3. That the confidential discussions regarding the appointment of a member to the Windsor Utilities Commission **BE APPROVED**. (see open report of the Striking Committee).

**Councillors Fred Francis, Mark McKenzie and Jo-Anne Gignac voting nay.**

**Motion Carried.**

**Moved by Councillor Fabio Costante, seconded by Councillor Jim Morrison**

**That the special Striking Committee meeting held September 9, 2024 BE ADJOURNED.**

**(Time: 1:42 p.m.)**

**Motion Carried.**

**Item No. 12.4**



**Committee Matters: SCM 287/2024**

**Subject: Report of the Striking Committee of its meeting held September 9, 2024**

**REPORT OF THE STRIKING COMMITTEE  
of its meeting held  
September 9, 2024**

---

**Members in Attendance:**

Mayor Drew Dilkens  
Councillor Renaldo Agostino  
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  
Councillor Fred Francis

**Also in attendance:**

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

**Declarations of Pecuniary Interest:**

None declared.

Your Committee submits the following recommendations:

(1) That the resignation of Brian Brown on the ***Community Public Art Advisory Committee*** **BE ACCEPTED** and further the City Clerk report back at the next meeting on options to fill the vacancy.

(2) That the resignation of Jayme Lesperance on the ***Windsor Licensing Commission*** **BE ACCEPTED** and further the City Clerk undertake a recruitment for the vacant position on the Commission.

(3) That Egidio Sovran **BE REAPPOINTED** to the ***Windsor Utilities Commission*** for an additional 4 year term commencing January 17, 2025 and ending January 18, 2029.

**Councillors Fred Francis, Mark McKenzie and Jo-Anne Gignac voting nay.**

MAYOR

CITY CLERK

Package C contains the ***attached*** written submissions to members of City Council for their meeting held Monday, September 23, 2024 regarding Item 11.6 - OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9 (**S 66/2024**) as part of the Consolidated Agenda.

RESIDENCE  
ON THE  
*Sixth*



**PROJECT BRIEF** (09.16.2024)





## We're family owned and operated.

Masotti Construction Inc. is a family owned and operated organization that has contributed to the growth and development of Windsor and surrounding area since 1950.

Through the years, the City of Windsor has seen much growth in the residential sector. Masotti Construction Inc. is proud to be part of that growth and has a long and proud history of residential construction.

The team at Masotti Construction are well known for their custom residential work, quality construction, service and attention to detail.

**ESTABLISHED  
1950**



# Our History in North Roseland

RESIDENCE  
ON THE  
*Sixth*



Sixth Concession Road

Holburn Street  
Developments  
(1994-1997)

Sixth Concession  
Developments  
(1998-2018)

Walker Road

Provincial Road

Ducharme Street

Dougal Parkway





# Missing Middle built form is our expertise.

For the past twenty-five years, Masotti Group has been at the forefront of developing attainable housing solutions for families in the City of Windsor and Essex County. We have a proven track record of delivering developments that contribute to the local economy, improve livability, and maintain the integrity and character of the neighbourhoods we serve.



# RESIDENCE ON THE *Sixth*



Note: Artist's rendering of conceptual built form.

## About the Project

*Residence on the Sixth* is a development of 16 urban townhomes in Windsor's North Roseland neighbourhood proposed by Masotti Group. Eight of the townhomes offer an optional main-floor ADU (accessory dwelling unit), making them adaptable for multi-generational living or rental use. Each unit includes two parking stalls, with an additional 8 "flex stalls" available for visitors or ADUs. A pedestrian-friendly courtyard with patios and shared amenities connects the buildings, fostering a sense of community at *Residence on the Sixth*.

# 16 Urban Townhomes (with up to eight optional main-floor ADU's)

Sixth Concession Road



Ducharme Street

RESIDENCE  
ON THE  
*Sixth*

# 01

## **“Missing Middle” Housing:**

Townhouses offer more affordable housing options compared to single-family homes, addressing Windsor's need for diverse housing types. Our unit sizes and layouts, cater to different demographics, including families, young professionals, and down-sizers. The optional ADUs further provide more flexibility and affordability!

# 02

## **Compatibility:**

This project will introduce a higher-density housing form in an area that previously supported only one single-family home, making better use of valuable urban land. The building heights, site layout, architectural design and building orientation work in harmony to ensure the project is compatible with the area.

# 03

## **Traffic & Parking:**

The Traffic Impact Brief prepared for our rezoning application concluded that the existing intersection of Ducharme Street and Sixth Concession Road is expected to operate well even with the additional traffic generated by the proposed development.

# 04

## **Administration Support:**

This proposal has been carefully reviewed and considered by our own independent professional planners and the City of Windsor's Planning Dept. All have concluded that the project meets the applicable policies, represents sound planning and should be approved.



**Note:** Artist's rendering of conceptual built form.

## Our Ask...

In conclusion, *Residence on the Sixth* is more than just another development—it's a community-building opportunity that balances urban living with practical amenities, offering a smart housing solution for Windsor's growing population.

*At Residence on the Sixth you'll find...*

- ▶ **4-bed/3-bath Units** = Young family with small children.
- ▶ **3-bed/2-bath Units** = Couple that need a home with office space.
- ▶ **Accessible 1-bed Units** = A grandmother or grandfather that wants to live close to their family.

We're ready to turn vision into reality, and all we need is your "yes" to get the ball rolling...

**RE: OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 – Ward 9 (SCM 187/2024) & (S 66/2024)**

Good Day Mr. Mayor and Members of Council,

We respectfully submit this communication to you all in **SUPPORT** of Report : S 67/2024, Clerk File Z/14775 & Z/14776 submitted to the Development and Heritage Standing Committee June 3, 2024.

As invested residents in the area, we feel that there are many reasons why a housing development should or should not be allowed to continue. The reasons for denial by members of Development and Heritage Standing Committee and by the residents in opposition have been proven incorrect by City Administration and by the project contractors. All necessary studies and consultations were completed to satisfy the requirements of the submitted proposal and they all support the project with tangible evidence.

A number of residents have stated their reasoning and justifications to you previously at the meeting of the Development and Heritage Standing Committee June 3, 2024 to oppose this motion, however they are more of a desire of, not wanting the development and nothing with any proof of evidence to support their allegations. City Administration has done its due diligence as has the contractor to complete the necessary studies to determine if the housing development falls within the compliance parameters set by governing bodies and it does.

Just stating “I don’t want it”, doesn’t suffice. Every reason residents are listing, have been refuted by administration and the plan that has been provided in detail. Denying an application like this one continues to force people to live on top of each other in homes that were simply not built for the number of people that are living in them. Without available housing stock in the city, we continue to see single family dwellings turned into rooming houses in our neighbourhood, so as you can see, the landscape of the neighbourhood has already changed and not for the better. Single family dwellings are now housing 10-12 people in them, this is said with confidence as this is the case with 881 Morand St, 890 Scofield Ave and 874 Scofield Ave. The landscape of the neighbourhood has also changed, there are three homes currently under construction with the longest one being under construction for 8 years (810 Ducharme St). These property’s are an invitation for squatters, pests, rodents, trash, theft, litter and one houses a portable toilet in the yard for 8 years (810 Ducharme). It’s confusing how this is okay in the neighborhood and the addition of necessary housing is not.

With the increase of people in single family homes is the increase in vehicles where there is not sufficient parking. Residents park on the road, on the side of lawns and even in the front lawn. So as you can see, the increase of vehicles in the surrounding area has already happened and continues to happen. The proposed development has integrated parking and garages to accommodate the residing vehicles.

Traffic is a result of urban sprawl which happens everywhere, the Traffic Impact Study supports and provides that there is capacity. However again, the number of vehicles residing at homes within a



500 metre radius that are being used as rooming houses, has already increased the number of vehicles using the surrounding roadways. This point is moot, it's already happening. With the necessary capital investment to Sixth Concession and amenities in the area, these investments will improve the quality of life for surrounding residents and improve public safety by way of sidewalks and walking tracks in parks. So if you do the math, one rooming house has an average of 8 cars parked in the driveway and on the street. Sixteen units, with 2 parking spots per unit is 32 vehicles. So ¼ of the defined parking for a sixteen unit development is being allotted to one home. You can see, that if this trend of rooming houses continues to happen due to the lack of housing stock in the area, so will the vehicle traffic and lack of available parking. This forces people to park illegally and becomes a road safety issue.

Sanitary capacity study completed also supports the application. Residents that have this issue should use the tools and services available to them to mitigate the possibility of flooding.

Accidental fires happen unfortunately on a regular basis, fires spreading from one home to the next would not be unique to this development. However, single family homes turned into rooming houses is a definite cause of accidental fires, most fires services post this information on their social media feeds and one can see the regularity of it. These fires displace a number of people who then require intensive supports to find available housing. These homes are not equipped with the proper life safety systems in place nor are they built for the volume of people that over crowd them. This leaves them vulnerable to electrical overload and with the absence of smoke and carbon monoxide detection systems in place, puts people in an unsafe environment.

Siting understaffed emergency services and a burdened healthcare system does not negate the addition of housing and really has no place as a justification to deny a housing application. Maybe a suggestion to residents is to lobby upper levels of responsible government to increase funding for programs that fall under the health umbrella is warranted, but not here in an application to add housing to a city that already falls short on available housing.

There are many benefits that are inherently positive with the addition of housing that address a current gap in the system. One of them is also the addition of property tax revenue and professionally built safe, secure and code compliant housing. The housing suggested by the submitted application and the administrative report speaks for itself. All of the concerns expressed by opposing residents have been addressed by way of the report itself and the due diligence of the City Administration and the contractor. As residents of the neighbourhood, we **SUPPORT** the application and look forward to necessary housing additions that don't compromise the integrity of the neighbourhood and for capital investment in the area to improve safety and quality of life.

Respectfully,

Residents of North Roseland

-----Original Message-----

**From:** Satvir Jagraj Sandhu

**Sent:** Monday, September 16, 2024 6:42 PM

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

**Subject:** Against 3930 & 3950 sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I strongly oppose the proposed development of multiplexes on 3930 & 3950 on sixth concession road.

Sixth concession road is dealing with 3 proposed developments of multiplexes while the area residents are still trying to navigate their day-to-day commute through sixth concession road with an open ditch, which is a public threat to the safety of its current residents.

There are school going kids, and there are 3 bus stops within the 50 mtrs. radius of this proposed development.

Kids who walk to school are already facing major challenges and this development will put their safety at risk. The area residents speak from experience and with proof of pictures and evidence.

Especially, when there are guidelines from the Provincial govt. to only approve multiplexes if it's safe and not along the trajectories, cause they believe that city councillors know their city better.

We do not rely on a biased traffic study conducted by someone who lives outside the city.

We request the city and respected councillors to build something that is compatible with the structure of our neighbourhood.

The city of Windsor, is for sure not ready for another down town.

I would also like to be registered as a delegate and I will submit my presentation by Thursday.

Thanks

Satvir J. Sandhu

Sixth concession road.

**From:** Bianca Liam  
**Sent:** Tuesday, September 17, 2024 10:08 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against 3930 & 3950 sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

I'm against the multiplexes proposal on 3930 @ 3950 sixth concession road.  
I hope the city understands the existing grave situation of this already neglected street.

Disappointed that it's even up for proposal.  
I want to be registered as a delegate too.

Best wishes  
Bianca

**From:** henna murray  
**Sent:** Tuesday, September 17, 2024 1:28 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against 3930&3950 sixth concession road multiplexes

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

We oppose 3930

3950 multiplexes because its poses a serious threat to the safety of the residents due to high traffic, school running over capacity, school bus stops and school going kids, already established neighbourhood , no side walk, open ditch.

We hope that council will take decision in the favour of residents and will put our safety first.

I would like to be registered as a delegate and will submit. Y presentation by Friday 12:00 pm.

Thanks .

Henna

**From:** Meghan mckenzie  
**Sent:** Wednesday, September 18, 2024 10:26 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against 3930 & 3950 sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

Im registering my opposition against multiplexes on 3930 & 3950 sixth concession road.

I can't believe that the developers are ready to put kids safety and lives at risk with that open ditch and on that already crammed up street.

Provincial guidelines are not asking developers to jeopardize with the lives of its residents.

We have trust in our city. I would also like to be registered as a delegate.

Thank you  
Meghan McKenzie

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Christina,

I am writing to express my opposition to the rezoning of 3930 & 3950 Sixth Concession Road. 6th Concession is simply not ready for more traffic. This and other rezoning requests for Multiple Dwelling and Townhome Dwelling is going to cause the already dangerous stretch of 6th Concession to be unsafe for pedestrians and residents using the road as their main route of daily commute.

Can you please ensure my opposition is included in the consideration process? I know this is on the agenda for the Sept 23rd Council Meeting.

Thank you very much!

Duncan Lam

**From:** Amyra Pannu  
**Sent:** Wednesday, September 18, 2024 11:04 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against 3930 & 3950 sixth concession road multiplexes

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

I strongly stand against the proposed multiplexes on 3930 & 3950 on sixth concession road.

They will prove to be a disaster.

High traffic , open ditch, no side walks, kids who walk to school, school running over capacity. I feel bad for the poor kids.

What are the developers even thinking? Build 4 townhouses, that's what that tiny lot can assist.

There's a huge difference between commercial lots being used for something like this and residential lots.

I want to be registered as a delegate for the meeting due to be held on 23rd September 2024.

Thanks  
Amyra Pannu  
Area resident ward 9  
Windsor

**From:** Amber Ford  
**Sent:** Thursday, September 19, 2024 10:39 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against 3930 3950 sixth concession road multiplexes

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

My parents are area residents and these proposed multiplexes are a direct threat to everyone's safety.

Look at that ditch along the road, this street is barely making it!

Tons of problems already with this neighbourhood.

I live in London but I would like to sign up as a delegate to speak on my parents behalf.

Thanks  
Amber F.



From: Adeel Ahmed  
Sent: Thursday, June 6, 2024 2:58 PM  
To: clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
Subject: FILE NUMBER Z 008-24 & OPA -7185

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

AGAINST AN AMENDMENT TO ZONING BY-LAW 8600  
(3930 & 3950 6th concession road )  
(7.5)  
FILE NUMBER Z 008-24 & OPA -7185

This will have a significant impact on the traffic on 6th Concession, Morand St., Ducharme St., Scofield St. and the surrounding neighbourhood.

Allowing townhouses/multiplexes in a residential neighbourhood will not only create non-conducive environment for the kids living in the neighbourhood but will also impact the safety of its current residents.

The area is already dealing with the problem of heavy traffic, accidents on Ducharme and sixth concession, flooded basements during the rains.

Permitting multiplexes/townhouses in a residential neighbourhood will forever change the unique character of our neighbourhood and have a lasting negative impact on traffic congestion and infrastructure.

As a resident of WARD 9, I strongly oppose the proposed city plan.

Adeel Ahmed

**From:** Jagwinder pandher

**Sent:** Thursday, June 6, 2024 2:47 PM

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

**Subject:** AGAINST AN AMENDMENT TO ZONING BY-LAW 8600 (3930 &3950 6th concession road ) (7.5)  
FILE NUMBER Z 008-24 & OPA -7185

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

AGAINST AN AMENDMENT TO ZONING BY-LAW 8600

(3930 &3950 6th concession road )

(7.5)

FILE NUMBER Z 008-24 & OPA -7185

This will have a significant impact on the traffic on 6th Concession, Morand St., Ducharme St., Scofield St. and the surrounding neighbourhood.

Allowing townhouses/multiplexes in a residential neighbourhood will not only create non-conductive environment for the kids living in the neighbourhood but will also impact the safety of its current residents.

The area is already dealing with the problem of heavy traffic, accidents on Ducharme and sixth concession, flooded basements during the rains.

Permitting multiplexes/townhouses in a residential neighbourhood will forever change the unique character of our neighbourhood and have a lasting negative impact on traffic congestion and infrastructure.

As a resident of WARD 9, I strongly oppose the proposed city plan.

Jag pandher

**From:** Chintan Shah

**Sent:** Thursday, June 6, 2024 4:12 PM

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

**Subject:** AGAINST AN AMENDMENT TO ZONING BY-LAW 8600 (3930 &3950 6th concession road ) (7.5)  
FILE NUMBER Z 008-24 & OPA -7185

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

AGAINST AN AMENDMENT TO ZONING BY-LAW 8600 (3930 &3950 6th concession road ) (7.5) FILE  
NUMBER Z 008-24 & OPA -7185

This will have a significant impact on the traffic on 6th Concession, Morand St., Ducharme St., Scofield St. and the surrounding neighbourhood. Allowing townhouses/multiplexes in a residential neighbourhood will not only create non-conducive environment for the kids living in the neighbourhood but will also impact the safety of its current residents. The area is already dealing with the problem of heavy traffic, accidents on Ducharme and sixth concession, flooded basements during the rains. Permitting multiplexes/townhouses in a residential neighbourhood will forever change the unique character of our neighbourhood and have a lasting negative impact on traffic congestion and infrastructure.

As a resident of WARD 9, I strongly oppose the proposed city plan.

Best Regards,

**Chintan Shah, MD, CCFP**

Family Physician, SOAHAC

Regional Indigenous Cancer Lead - Erie St. Clair Regional Cancer Program

Expert Medical Reviewer - Canadian Centre for Addictions

Adjunct Professor, Dept. of Family Medicine, Schulich School of Dentistry & Medicine

**From:** amandeep kaur  
**Sent:** Thursday, June 6, 2024 3:18 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** No rezoning of ward 9

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

AGAINST AN AMENDMENT TO ZONING BY-LAW 8600

(3930 & 3950 6th concession road )

(7.5)

FILE NUMBER Z 008-24 & OPA -7185

This will have a significant impact on the traffic on 6th Concession, Morand St., Ducharme St., Scofield St. and the surrounding neighbourhood.

Allowing townhouses/multiplexes in a residential neighbourhood will not only create non-conducive environment for the kids living in the neighbourhood but will also impact the safety of its current residents.

The area is already dealing with the problem of heavy traffic, accidents on Ducharme and sixth concession, flooded basements during the rains.

Permitting multiplexes/townhouses in a residential neighbourhood will forever change the unique character of our neighbourhood and have a lasting negative impact on traffic congestion and infrastructure.

As a resident of WARD 9, I strongly oppose the proposed city plan.

**From:** Jag Bal  
**Sent:** Thursday, July 18, 2024 5:36 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against the amendment of 3930&3950 6th concession

You don't often get email from [bal\\_jag@yahoo.ca](mailto:bal_jag@yahoo.ca). [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

My name is Jagjeet bal from <residential address redacted> . I am writing this email to stand again the rezoning of 6th concession rd and against of proposal to build multidimensional buildings in already compacted area .

Thank you

Jag bal

**From:** Alia Khoury  
**Sent:** Monday, September 16, 2024 11:13 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Written submission

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I would like to send a written submission for : **Notice of Council Meeting - Item 11.6 - OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9.** We live at ADDRESS REDACTED and we have an autistic son who does elope at times. The reason why we oppose this from happening is because we moved 4 years ago from a busy street to a quiet old neighborhood with not much traffic. With the increase in population if this does get approved that will make the streets busier and with our autistic son who elopes at times that gives us great anxiety and is a risk to his safety. They have already approved across from us at Barton and morand the build of two homes and that already is going to add more traffic to the area.

If you have any questions you can call .

**From:** Evelyn Davies  
**Sent:** Monday, September 16, 2024 1:25 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against rezoning 3930 & 3950

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I strongly oppose the proposal of multiplexes on sixth concession road. That road has an open ditch and school going kids who walk to the school.  
Stop putting our lives at risk to benefit a few!!

I've condemn and stand against this proposal.

Area resident  
South Walker gates  
Evelyn

**From:** Emily Pearson  
**Sent:** Monday, September 16, 2024 2:04 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against 3930 & 3950 Sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

My name is Emily Pearson, as an area resident, I firmly oppose the rezoning of ward -9. Sixth concession rd. is already dealing with the issue of traffic nuisance. There are no side walks and people with big homes and large backyard are already deprived of their basic living rights due to the negligence of the street.

Provincial Government has made it very clear to the city council to take the decisions regarding multiplexes in the middle of already established streets very carefully and only approve it if it's do able.

Attaching an overview of the neighbourhood. Someone in their right frame of mind would never build something like this here.





**From:** mike robinson  
**Sent:** Tuesday, September 17, 2024 12:21 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Oppose 3930&3950 sixth concession road multiplexes

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

I'm against this destructive proposal of 3930&3950 sixth concession road multiplexes.

This street and its residents are already facing numerous issues. Instead of fixing that, the developers thought it would be a great idea to put more lives into danger. Can't even believe how poorly this whole thing has been executed and holding provincial govt liable for it.

When Mr. Doug Ford has clearly stated where these multiplexes belong!

There are 2 more similar proposals on sixth concession road. Developers are deliberately putting lives into danger. We condemn this kind of structures in the middle of the streets.

Sincerely  
Mike.

**From:** Amy cooper  
**Sent:** Tuesday, September 17, 2024 12:06 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against 3930& 3950 sixth concession road multiplexes

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

It's very disappointing to hear about the proposed multiplexes on 3930 & 3950. Especially, when the city is already aware of the end number of problems Sixth concession road is facing.

It's going to get worse than what we have done to down town, Windsor.

Residents of sixth concession road and adjacent streets streets and surrounding areas strongly oppose this proposal of development.

More than development it's seems and sounds like an idea to relocate its current residents. Look up for the number of people who are moving and selling their houses.

It's hard to believe that residents are forced to accept anything in the name of housing crisis when the Provincial govt has clearly stated not to built these kind of buildings in developed neighbourhoods.

Look at the number of accidents that happen on that street and for gods sake there are school going kids who literally walk to the school.

Please do better than this!

We have faith in our city.

Cheers

Amy

**From:** Andy Muller  
**Sent:** Monday, September 16, 2024 11:52 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against sixth concession road 3930 & 3950 multiplexes

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

I'm voicing my opinion against the proposed multiplexes on 3930 & 3950 Sixth Concession Road. The open ditch near the area poses a significant risk, especially for the school-going kids. With the high traffic flow already in place, adding more developments could worsen the situation.

It's concerning to hear about the three additional projects planned on the same street. This influx of developments not only increases the traffic but also poses a great risk to the current residents of the area. Balancing growth with the safety and well-being of the community is crucial.

We humbly urge the councillors to consider the potential risks and impacts of these developments on the neighbourhood and its residents.

Best wishes  
Andy

**From:** Satvir Gill  
**Sent:** Monday, September 16, 2024 10:16 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** STRONGLY CONDEMN 3930 & 3950 sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my strong opposition to the multiplex proposal on 3930 & 3950 Sixth Concession Road in our established neighborhood. As our Premier Doug Ford rightly stated, building such structures in the middle of an established community can have significant negative impacts. The road already faces safety concerns with its open ditch, and the addition of multiple multiplexes will only exacerbate the situation.

The area is a main traffic artery and the introduction of tall buildings can pose serious risks, especially with three more multiplex proposals in the pipeline. This road is frequented by school children using the bus stop, making it even more crucial to prioritize safety over such developments.

As Premier Ford highlighted, local municipalities understand their communities best, and it is essential to consider the well-being and safety of residents before proceeding with such projects.

I urge you to reconsider this proposal and prioritize the safety and well-being of the residents in our neighborhood. Building multiplexes in this area not only goes against the safety concerns but also disregards the essence of our established community. Let's work together to find solutions that benefit the community as a whole and ensure the safety of all residents.

Sincerely  
Rebecca M. & Davis

**From:** Nav Singh  
**Sent:** Monday, September 16, 2024 9:36 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Subject : AGAINST 3930 & 3950 multiplexes sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established neighbourhood. 3930 & 3950 sixth concession road. The road, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of multiple bus stops for school children in the vicinity heightens the danger to everyone in the area. Not to mention that Talbot Trail public school is already running over capacity.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,  
Nav Singh

**From:** Simar Pandher  
**Sent:** Monday, September 16, 2024 7:32 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against 3930 & 3950 sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey there!

I'm reaching out to share my serious concerns about the multiplex proposal in our neighborhood 3930 & 3950 sixth concession road. People are already troubled by the road's open ditch, along with the three other proposed multiplexes, is a recipe for accidents waiting to happen. With the school bus stop nearby, the safety of everyone, especially the kids, is in jeopardy. It's crucial to prioritize our community's safety by reconsidering this proposal.

Thanks for listening and considering our neighborhood's well-being.

Best regards,  
Simran

**From:** Kiranpreet Mangat

**Sent:** Monday, September 16, 2024 7:12 PM

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

**Cc:** [francis@citywindsor.ca](mailto:francis@citywindsor.ca); Costante, Fabio <[fcostante@citywindsor.ca](mailto:fcostante@citywindsor.ca)>; Agostino, Renaldo <[ragostino@citywindsor.ca](mailto:ragostino@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)>; Mckenzie, Kieran <[kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca)>; Kaschak, Gary <[gkaschak@citywindsor.ca](mailto:gkaschak@citywindsor.ca)>; Morrison, Jim <[jmorrison@citywindsor.ca](mailto:jmorrison@citywindsor.ca)>

**Subject:** Subject : AGAINST 3930 & 3950 sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor, I am writing to express my deep apprehension about the multiplex proposal in our neighbourhood 3930 & 3950 sixth concession road . The road's open ditch, combined with the three other proposed multiplexes, creates a hazardous environment prone to accidents. The nearby school bus stop adds to the risk, especially for the children in our community. It is crucial to prioritize everyone's safety by reevaluating this proposal. Thank you for considering the well-being of our neighborhood.

Sincerely,  
Kiran Gill

**From:** Gurveen Kaur  
**Sent:** Monday, September 16, 2024 6:55 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Subject : AGAINST 3930 & 3950 multiplexes sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I'm writing to oppose the multiplex proposal in our neighborhood. The road's open ditch, multiple proposed multiplexes, and the school bus stop nearby pose serious safety risks. Please consider the safety of our community, especially the children.

Thank you.

Sincerely,  
Gurveen



**From:** Rob Payne  
**Sent:** Tuesday, September 17, 2024 10:34 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** 3930 & 3950 sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

We stand in solidarity with the residents of sixth concession road and the neighbourhood against the proposal of multiplexes on 3930 & 3950 sixth concession road.

It's probably the worst development proposed in the history of our city. I'm an area resident and I love my neighbourhood. Fix our problems, don't burden us with more.

**From:** Marla Sponarski  
**Sent:** Tuesday, September 17, 2024 12:46 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Opposition to Proposal 3930 and 3950 6th Concession

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillors,

I am writing to express my grave concerns about the multiplex proposal at 3930 and 3950 on 6th Concession. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character and integrity of this neighbourhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

The over development of South Windsor, including this proposal as well as many others, does nothing to help the housing crisis. It does, however, lend to the pricing crisis, making all these developments unreachable for the majority of citizens. This is over densification at its worst, being done in an area that does not need intensification. There are many other areas in Windsor that are not only better suited to medium and high density building, but are actually begging for these developments. Low density, single family homes are what built South Windsor and is what should only be built here. We do not have the infrastructure for what is being proposed, especially when you consider all of these over-densification proposals as a whole.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhoods. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,

Marla Sponarski

**From:** Darrin Messina  
**Sent:** Tuesday, September 17, 2024 12:56 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against 3930 & 3950 sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

I'm against the multiplexes on 3930 3950 sixth concession road. It's a terrible way to building housing around a street that poses a great threat to the safety of its residents and little children, pedestrians and cyclists. That open ditch is already putting lives into danger.

Strongly voice my opinion against it.  
Thanks  
Darrin

**From:** Jake Gazo  
**Sent:** Tuesday, September 17, 2024 1:06 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against 3930 & 3950 sixth concession

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

Citing Doug Ford :

"When it comes to building along transit lines, the transit-oriented communities are a little different, if you have a subway or a Go train, you should build the density," Ford said.

"But going down a main artery, a traffic artery, you can't in some cases build a four, six, eight-storey building — in other areas you can. That's not up to the province to dictate to the other municipalities; no one knows their communities better than municipalities."

With that being said, I hope that our city knows what sixth concession road is already going through.

**STRONGLY OPPOSE** 3930 & 3950 sixth concession road and I want to be registered at a delegate.

Developers can't put lives of its current residents in danger. It feels like developers are running the show. Residents are forced to sell their houses.

Sincerely  
Darrin

**From:** Sabreen Khalaf  
**Sent:** Tuesday, September 17, 2024 1:19 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against 3930 & 3950 sixth concession road multiplexes

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

Im against the proposal of multiplexes on [3930 3950](#) sixth concession road.  
I will just quote one incident from 3 weeks ago when a 2 year old child sneaked out of his home in the middle of the night and was walking in the middle of the road.  
The police came and luckily the child was safe cause everyone in the neighbourhood knows each other.  
Imagine what will happen to this already chaotic and neglected street if this proposal gets approved.

No we don't need another done town. Fix the problems and let us street [be.open](#) Ditch, traffic, no side walks.

I want to be registered as a delegate too.

Thanks  
Sabreen Khalaf

**From:** Kiranpreet Mangat  
**Sent:** Tuesday, September 17, 2024 1:57 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Subject : AGAINST 3930 & 3950 sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my deep apprehension about the multiplex proposal in our neighbourhood 3930 & 3950 sixth concession road . The road's open ditch, combined with the three other proposed multiplexes, creates a hazardous environment prone to accidents. The nearby school bus stop adds to the risk, especially for the children in our community. It is crucial to prioritize everyone's safety by reevaluating this proposal. Thank you for considering the well-being of our neighborhood. Sincerely,  
Kiran Gill

**From:** Damanpreet Kaur  
**Sent:** Tuesday, September 17, 2024 2:38 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** AGAINST 3930 & 3950 multiplexes sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor, I'm writing to oppose the multiplex proposal in our neighborhood. The road's open ditch, multiple proposed multiplexes, and the school bus stop nearby pose serious safety risks. Please consider the safety of our community, especially the children.

Thank you.  
Sincerely, Daman

**From:** biologically frolic by aishwarya ladwa  
**Sent:** Tuesday, September 17, 2024 2:49 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** AGAINST 3930 & 3950 multiplexes at sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to voice my serious concerns regarding the multiplex proposal in our neighborhood on 3930 & 3950 sixth concession road .The road's open ditch, coupled with the three additional multiplex proposals, significantly increases the risk of accidents. The presence of a school bus stop further endangers everyone, especially the children. It is vital to prioritize the safety of our community by reconsidering this proposal.

Thank you for your attention to this matter.

Sincerely,  
Aishwarya



**From:** muhammad siddiqui  
**Sent:** Tuesday, September 17, 2024 3:17 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:**

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,  
Muhammad Iqbal

Get [Outlook for Android](#)

-----Original Message-----

From: Afifa Rahman

Sent: Tuesday, September 17, 2024 11:00 AM

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

Subject: Notice of Council Meeting - Item 11.6 - OPA and Rezoning – Generation Development Contractors Inc. – 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9

You don't often get email from [afifarahman2020@gmail.com](mailto:afifarahman2020@gmail.com). Learn why this is important <<https://aka.ms/LearnAboutSenderIdentification>>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

I am a resident at Cosenza St, Windsor . I cannot attend meeting on September 23rd regarding the sixth concession multi-unit development proposals.

I want to document my objections to building the condominium complex behind our property. We bought this 1.1 million upper end property because of its current quiet location and the builder stated those plots behind were slated for even bigger sized upper end independent houses.

Undoubtedly, we were shocked to hear the proposition for a condominium complex behind our house. This will significantly reduce the value of our property. We moved from one street over at Rockport St to this location last year just for its quieter location. We would never have bought this property at peak prices had the builder disclosed such plans. That is not fair business practice and we will suffer from significant loss in our property values.

The overall area will also take a significant hit due to being congested and with increased noise pollution and traffic. The schools already cannot accommodate the number of students and they host classrooms with portable restrooms in the winter. Already, the school parking is a hazard during the winter months as cars block the parking lots due to overcrowding. Accident risks will be increased. This will take a toll on the environment also.

We find this proposition unacceptable on many levels. So please consider the petition that we have filed to not move forward with this proposition to build the multiplex proposal.

Thank you

Afifa Rahman

From: Ranju Dhaliwal  
Sent: Tuesday, September 17, 2024 3:54 PM  
To: clerks <clerks@citywindsor.ca>  
Subject: Against 3930 & 3950 sixth concession rd

You don't often get email from. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

I strongly stand against the multiplexes proposed on 3930 3950 sixth concession rd.

We're not against housing but there's a place for these kind of structures.

Not in the middle of the streets.

There's an open ditch, high traffic, kids walking to school.

I hope city will put its residents first.

Thanks

Sukhi Dhaliwal

**From:** Sandeep Kaur  
**Sent:** Tuesday, September 17, 2024 4:51 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Oppose to multiplex proposal

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillors,

I am writing to express my grave concerns about the multiplex proposal at 3930 and 3950 on 6th Concession. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character and integrity of this neighbourhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

The over development of South Windsor, including this proposal as well as many others, does nothing to help the housing crisis. It does, however, lend to the pricing crisis, making all these developments unreachable for the majority of citizens.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhoods. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,

**From:** Inderpal

**Sent:** Tuesday, September 17, 2024 5:56 PM

**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>; Mckenzie, Kieran <[kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca)>

**Subject:** 3930 & 3950 Sixth Concession Road – OPA 185 OPA/7185 Z-008/24 ZNG/7184 - Ward 9

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam,

I am writing to express my grave concerns about the multiplex proposal in our established neighbourhood. The sixth concession road is prone to accidents due to its open ditch on one side and with the multiplexes, the increased road traffic may give further rise to accidents. It will also create traffic delays and will put more strain on our already inefficient sewer, drainage system.

The concentration of the multiplexes construction on the sixth concession threatens the character of our neighbourhood and will also put the safety of our residents and kids at risk.

I humbly urge you to oppose the proposal of Re-zoning of sixth concession and not to allow multiplexes on it. The proposal will negatively impact our neighbourhood and therefore, we are against the proposal.

We vote against the proposal.

With best regards.

Inderpal Singh Bagga  
and Parvinder Bagga

**From:** harshit DAVE  
**Sent:** Tuesday, September 17, 2024 9:09 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Oppose to-3930 & 3950 SIXTH CONCESSION.

[You don't often get email from Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Dear Councillor,


I am writing to express my grave concerns about the multiplex proposal in our established neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.


I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

 Add/Remove data 

 Download options

Showing  Filter  
62 records

	September 8, 2024 to October 12, 2024
Geography <sup>6, 7, 8</sup>  	August 2024  
Ottawa, Ontario	6.3
Eastern Ontario	6.1
Kingston, Ontario	6.4
Central Ontario	4.6
Oshawa, Ontario	7.8
Toronto, Ontario	8.0
Hamilton, Ontario	6.9
St. Catharines, Ontario	7.6
London, Ontario	6.9
Niagara, Ontario	5.1
Windsor, Ontario	8.9
Kitchener, Ontario	7.1
Huron, Ontario	6.9
South Central Ontario	4.5
Sudbury, Ontario	5.9

Learn about target times.

JULY 2024

**i** Wait Time to First Assessment by

On average, patients waited

**4.4** Hours

**i** Length of Stay in Emergency for

On average, patients spent

**5.5** Hours

↶  
Back to Top

**45%** of patients finished their emergency visit within target time of 4 hours



On average, patients waited

**4.4** Hours

**i** Length of Stay in Emergency for

On average, patients spent

**5.5** Hours

[Back to Top](#)

**45%** of patients finished their emergency visit within target time of **4** hours

**i** Length of Stay in Emergency for

On average, patients spent

**7.2** Hours

To support this I am attaching snapshot for Windsor with highest unemployment rate.  
Both major hospital in Windsor have 'above avg.' wait time in ER.  
Talbot trail school has reached max limit, students learn their classes in portables.  
Area doesn't have any Public Library facility which is long time need & requirement of the residents.  
Even Captain J Wilson park is overcrowded for kids.  
City should pay attention to this before bringing more people to make it more congested.

Sincerely,  
Harshit Dave  
Sent from my iPhone

**From:** Jitu Patel  
**Sent:** Tuesday, September 17, 2024 9:33 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Cc:** Morrison, Jim <[jmorrison@citywindsor.ca](mailto:jmorrison@citywindsor.ca)>  
**Subject:** concerns about the multiplex proposal in our established neighborhood

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,  
Jitendra Patel

**From:** pr.prashant21

**Sent:** Tuesday, September 17, 2024 10:43 PM

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

**Subject:** Dire Situation of Walkergate (South Windsor)

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Windsor is with highest unemployment rate.

Both major hospital in Windsor have 'above average wait time in ER. Talbot trail school has reached max limit, students learn their classes in portables. Area doesn't have any Public Library facility which is long time need & requirement of the residents. Even Captain J Wilson park is overcrowded for kids.

City should pay attention to this before bringing more people to make it more congested and at the same time increasing property tax to sky high 13%.

As a Windsor resident, this really concerns me and question management of City to focus on developkent and providing needs to existing residents and in this dire situation city is planning to make these area crowded which will worsen this and create more stressful lifestyle of neighborhood.

I am looking forward you to support and look into this matter from residents' shoe as we.

Thank you for your attention to this matter.

Sincerely,  
Prashant Patel

**From:** Revathi Vigneshwaran

**Sent:** Wednesday, September 18, 2024 9:31 AM

**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>; [francis@citywindsor.ca](mailto:francis@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)>; Mckenzie, Kieran <[kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca)>; Kaschak, Gary <[gkaschak@citywindsor.ca](mailto:gkaschak@citywindsor.ca)>; Morrison, Jim <[jmorrison@citywindsor.ca](mailto:jmorrison@citywindsor.ca)>

**Subject:** Reg. Concerns about the multiplex proposal in our neighborhood

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,  
Revathi Palani

**From:** Revathi Vigneshwaran 12:48 PM

Thanks for the confirmation. I would like to add few more details to my previous email that this is email is regarding the Sept 23rd city council meeting.

Talbot trail school has reached max limit, students learn their classes in portables.

Area doesn't have any Public Library facility which is long time need & requirement of the residents.

Even Captain J Wilson park is overcrowded for kids.

Regards,  
Revathi Palani

-----Original Message-----

From: Chetan

Sent: Wednesday, September 18, 2024 9:45 AM

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

Subject: concerns in south windsor development

[You don't often get email from Learn why this is important at  
<https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City official,

I am writing to express my grave concerns about the multiplex proposal in our established neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,

Chetan



-----Original Message-----

From: S V

Sent: Wednesday, September 18, 2024 9:48 AM

To: [francis@citywindsor.ca](mailto:francis@citywindsor.ca); clerks <[clerks@citywindsor.ca](mailto:clerks@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)>; Mckenzie, Kieran <[kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca)>; Morrison, Jim <[jmorrison@citywindsor.ca](mailto:jmorrison@citywindsor.ca)>; Kaschak, Gary <[gkaschak@citywindsor.ca](mailto:gkaschak@citywindsor.ca)>

Subject: Concerns about multiplex developments on Sixth Concession Rd

[You don't often get email from Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,  
Srinivas Vadapalli  
Sent from my iPhone

**From:** Harleen Gill

**Sent:** Wednesday, September 18, 2024 9:54 AM

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

**Subject:** Subject : AGAINST 3930 & 3950 multiplexes sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor, I'm reaching out to express my strong opposition to the proposed multiplex in our neighborhood on 3930 & 3959 sixth concession road. The road's open ditch, along with three more multiplex proposals, makes the area accident-prone. With a school bus stop nearby, the safety of everyone, especially the children, is at risk. Please prioritize our community's safety and reconsider this proposal. Thank you for your attention to this critical issue. Sincerely, Harleen

**From:** Shikha Sharma

**Sent:** Wednesday, September 18, 2024 10:47 AM

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

**Cc:** [francis@citywindsor.ca](mailto:francis@citywindsor.ca); Agostino, Renaldo <[ragostino@citywindsor.ca](mailto:ragostino@citywindsor.ca)>; Costante, Fabio <[fcostante@citywindsor.ca](mailto:fcostante@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)>; Mckenzie, Kieran <[kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca)>; Kaschak, Gary <[gkaschak@citywindsor.ca](mailto:gkaschak@citywindsor.ca)>; Morrison, Jim <[jmorrison@citywindsor.ca](mailto:jmorrison@citywindsor.ca)>

**Subject:** Multiplex proposal in our neighborhood

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,

Shikha Sharma  
Anil Sharma

**From:** Jigar Patel

**Sent:** Wednesday, September 18, 2024 11:02 AM

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

**Cc:** 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)>; Mckenzie, Kieran <[kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca)>; Kaschak, Gary <[gkaschak@citywindsor.ca](mailto:gkaschak@citywindsor.ca)>; Morrison, Jim <[jmorrison@citywindsor.ca](mailto:jmorrison@citywindsor.ca)>; Francis, Fred <[ffrancis@citywindsor.ca](mailto:ffrancis@citywindsor.ca)>

**Subject:** Regarding Multiplex Proposal In Waker Gate Community

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,  
Jigar Patel

**From:** Aadhithya Sridhar

**Sent:** Wednesday, September 18, 2024 11:10 AM

**To:** 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)>; Mckenzie, Kieran <[kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca)>; Kaschak, Gary <[gkaschak@citywindsor.ca](mailto:gkaschak@citywindsor.ca)>; clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>; Francis, Fred <[ffrancis@citywindsor.ca](mailto:ffrancis@citywindsor.ca)>

**Subject:** Regarding Multiplex on All 6 Concessions Road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established neighbourhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area. The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments. I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial. Thank you for your attention to this matter.

Sincerely,  
Aadhithya Vishnampettai Sridhar

**From:** Pinkal Apr18

**Sent:** Wednesday, September 18, 2024 11:11 AM

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

**Subject:** Concerns about concentration of multiplex developments in Ward 9

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,  
Pinkal Patel

**From:** vibhav patel

**Sent:** Wednesday, September 18, 2024 11:19 AM

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

**Subject:** [fFrancis@citywindsor.ca](mailto:fFrancis@citywindsor.ca); [fcostante@citywindsor.ca](mailto:fcostante@citywindsor.ca); [ragostino@citywindsor.ca](mailto:ragostino@citywindsor.ca); [mmckenzie@citywindsor.ca](mailto:mmckenzie@citywindsor.ca); [esleiman@citywindsor.ca](mailto:esleiman@citywindsor.ca); [joagignac@citywindsor.ca](mailto:joagignac@citywindsor.ca); [amarignani@citywindsor.ca](mailto:amarignani@citywindsor.ca); [kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca); [gkaschak@citywindsor.ca](mailto:gkaschak@citywindsor.ca); [jmorrison@citywindso...](mailto:jmorrison@citywindso...)

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,  
Vibhav Patel

**From:** vibhav patel

**Sent:** Wednesday, September 18, 2024 11:47 AM

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

**Cc:** 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)>; Mckenzie, Kieran <[kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca)>; Kaschak, Gary <[gkaschak@citywindsor.ca](mailto:gkaschak@citywindsor.ca)>; Morrison, Jim <[jmorrison@citywindsor.ca](mailto:jmorrison@citywindsor.ca)>

**Subject:** Talbot Trail public school

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established Talbot Trail public school neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area around Talbot Trail public school.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,  
Vibhav Patel



**From:** Guri Dhaliwal  
**Sent:** Wednesday, September 18, 2024 11:53 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Subject : AGAINST 3930 & 3950 multiplexes sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor, I'm reaching out to express my strong opposition to the proposed multiplex in our neighborhood on 3930 & 3959 sixth concession road. The road's open ditch, along with three more multiplex proposals, makes the area accident-prone. With a school bus stop nearby, the safety of everyone, especially the children, is at risk. Please prioritize our community's safety and reconsider this proposal. Thank you for your attention to this critical issue. Sincerely,  
Gurjinder Singh Dhaliwal

**From:** Sam Pearson  
**Sent:** Wednesday, September 18, 2024 12:12 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against 3930 3950 sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

I'm against the multiplexes on 3930 3950 for following reasons :

1. Open ditch ( major and most neglected safety concern)
2. Crucial intersection of sixth concession road and Ducharme
3. Accident prone area
4. Close proximity of school bus stops
5. Kids who walk to school
6. Senior citizens who go for walks
7. Highly autistic kids in the area.
8. Already neglected street
9. High volume of traffic.
10. Talbot trail public school already running over capacity with portables
11. Provincial govt clearly dictated in the guidelines not to put up these structures in the middle of the streets.
12. Ward 9 becoming the armpit of Windsor.

Thank you  
Sam

**From:** Krunal Patel

**Sent:** Wednesday, September 18, 2024 12:32 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)>; Mckenzie, Kieran <[kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca)>; Kaschak, Gary <[gkaschak@citywindsor.ca](mailto:gkaschak@citywindsor.ca)>; Morrison, Jim <[jmorrison@citywindsor.ca](mailto:jmorrison@citywindsor.ca)>; clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>

**Subject:** September 23rd Council meeting

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established neighborhood (item 11.6). The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,  
Krunal Patel

**From:** Vamsi K Surapaneni  
**Sent:** Wednesday, September 18, 2024 12:42 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Sep 23 Council meeting reg item 11.6

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area(Walkergates).

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,  
Vamsi

**From:** Ray Drilleau

**Sent:** Wednesday, September 18, 2024 4:54 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:** 3930 and 3950 Sixth Concession Road - City Council Meeting 9/23/2024

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## **Ref: 3930 and 3950 Sixth Concession Road**

I am writing this correspondence to put on record my concerns and opposition to the proposed changes regarding 3930 and 3950 Sixth Concession Road.

This multiplex proposal to our established single family residential neighborhood is unsatisfactory and demonstrates a total lack of “good will” engagement with the impacted community.

The need for housing and increased density is recognized as per provincial guidance; however, we do not believe this need warrants giving way to non-sensible and inappropriate solutions.

This plan will introduce approximately 24 residences but gives very little, if any, consideration for the current community surrounding the location. In their plan, developers must only account for 1 vehicle per household so there are going to be issues with this plan since we all know that most households have more than 1 vehicle. In conjunction with this, the concept of the row of parallel parking spaces at the rear of the project will be nothing but a welcoming site for car break-ins. You should not think this will not happen, part of the plan was to install minimal windows and add trees to the rear area to conserve privacy for the single-family homes behind the location.

Now let’s move on to the “working with the community” part. Every time there is a proposal of this sort, the developers always seek the public input,

but when they submit their applications, the concerns and issues raised are always explained away or straight out ignored. When asked about the developer's intentions with regard to selling prices or whether these residences would be rental units or sale units the response was the city does not need to know that and the decision has not been made. Do you really think this has not been evaluated and determined by the developer? It would be financially irresponsible not to have this all thought out. So again, rather than to build a "working relationship" with the community, a position of "none of your business" has been taken. Is this really the way to achieve a harmonious solution?

The most overlooked issue with all these plans in the sixth concession corridor still pertains to safety. There is a large ditch and no sidewalks along this area. The Ducharme 6<sup>th</sup> Concession intersection will be impacted with a development of this type, should we not at least get the roundabout done? Even the traffic plans reference this need. Plans for needed improvements are on the record and are even cited in the developer's request, but we all know those plans are still not even near, let alone in the budget. **Safety** of pedestrians is being seriously neglected in this area and the danger is consistently growing with the addition of multiplex residences and increased traffic.

I can continue to go on, but my experience tells me none of these issues will be considered. For some reason, the city or province enjoy having rules and laws so that they can "circumvent" them by having developers submit requests and pay some fees. Just once I would like to see someone use some common sense and act responsibly. What would be wrong with a small row of 5 or 6 semi-detached homes for the property in question? It would be more consistent with the single-family homes in the area and would still increase density without causing all the negative impacts that this current proposal will. Oh wait, I forgot, we need to let the developers make money even if ultimately it lowers property values and negatively impacts the residents that have been here 20 years. I hope economic loss is not an issue that can easily be ignored or explained away when considering this project.

Please get back to common sense and start looking out for our established communities with a little more compassion and accountability; after all, most of you were elected because we thought you would. Please be accountable

and do not allow this proposal for 3930 and 3950 Sixth Concession Road to be approved.

Let's all get on the same page and work together instead of blindly approving plans that ultimately will harm communities as opposed to improving them. Thank you for reading through my comments and taking the time to consider doing the right thing.

Raymond Drilleau

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

**From:** TR Marketing

**Sent:** Wednesday, September 18, 2024 10:39 PM

**To:** Francis, Fred <[ffrancis@citywindsor.ca](mailto:ffrancis@citywindsor.ca)>; Costante, Fabio <[fcostante@citywindsor.ca](mailto:fcostante@citywindsor.ca)>; McKenzie, Mark <[mmckenzie@citywindsor.ca](mailto:mmckenzie@citywindsor.ca)>; Sleiman, Ed <[esleiman@citywindsor.ca](mailto:esleiman@citywindsor.ca)>; mayoro <[mayoro@citywindsor.ca](mailto:mayoro@citywindsor.ca)>; clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>

**Subject:** Halt Property Tax Increases and Implement a Senior-Householder Tax Freeze in Windsor and STOP Multiplex housing

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a homeowner in Windsor, ON, Canada. I, like so many others, face the increasing burden of rising property tax rates. We seniors, burdened with limited, often fixed incomes, find ourselves grappling with each tax hike.

Meanwhile, our homes are more than just properties. They represent a lifetime of hard work and cherished memories. It is not just about the bricks and mortar but the community and life we've built within. The threat of unsustainable tax increases threatens our ability to sustain on these premises, the place we call home.

It is with this in mind that I call on the City of Windsor to cease property tax increases and to implement a five-year tax freeze for seniors who hold solo or joint property ownership. This freeze represents a critical reprieve for our city's senior population, providing them time to adjust their financial situations without the added pressure of tax considerations.

Another grave concerns about the multiplex proposal in our established neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.



I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sent from my iPhone

**From:** andrew simpson  
**Sent:** Wednesday, September 18, 2024 11:08 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against 3930 3950 sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

I'm drafting this letter to register my opposition against [3930 3950](#) multiplexes on sixth concession road.

It's a recipe for disaster and I know our councillors will never allow anything like this happen on a street that's already in a very very neglected state.  
All those big lavish homes don't deserve this now!

Very sad and unfortunate that this was even proposed.

Andrew  
Area resident

**From:** Harneet Dhillon  
**Sent:** Wednesday, September 18, 2024 11:55 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against 3930 3950 sixth concession road multiplexes

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

Im against the proposal of multiplexes on 3930 3950 sixth concession road.

Surprised that instead of fixing the street they thought it would be a good idea to put up multiplexes on this street.

No, we're dealing with enough problems along with increase in property taxes. We don't need this right now.

Thank you to Mr. Kieran McKenzie for putting us in this situation today.

Thanks  
Harneet Dhillon.

-----Original Message-----

From: Gurleen Mann

Sent: Thursday, September 19, 2024 10:05 AM

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

Subject: Subject : Against 3930 & 3950 sixth concession road multiplexes.

[You don't often get email from Learn why this is important at  
<https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To,  
Mayor of the City of Windsor

I urge the councillors to reconsider the multiplex proposals and prioritize the safety and welfare of the residents, particularly the children and individuals with special needs. It is essential that the council members engage with the worried residents, address their valid concerns, and work towards a solution that ensures the well-being of all community members.

Your immediate attention to this matter is greatly appreciated. Build something that's compatible with the nature of the neighbourhood.

Thanks  
Gurleen  
Sent from my iPhone

**From:** CARLOS GRANT

**Sent:** Thursday, September 19, 2024 11:23 AM

**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 development on 3930 & 3950 6th Concession

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a resident of the 6th Concession area and a user of this road, I am writing to express my serious concerns regarding the plan to add 24 units in a small corner lot of 6th Concession entitled "3930 and 3950 Sixth Concession Road". I would like to remind you that this project is only one of three being proposed along this old, neglected road.

After reviewing drawings publicly available on the city's website, I have serious concerns as to how this plan is drawn. It is clear and evident that this plan is trying to cram up as many people as possible in a tight space with no consideration for traffic, parking or access. The units on the ground floor of the front row (facing 6th Concession) have one parking spot in the open parking area in the back of the lot. They would have to walk a long way outside to get to their units, which poses a security risk at night. The plan calls for 24 units and 24 parking spaces only. Today a family usually consists of two (or more) people working at different jobs to afford a living. Public transit is not a real reliable option in this area (if you disagree, try using it to go to work everyday) therefore it is not unreasonable to think couples buying those units will have at least two cars. Where will they park their extra car? There is no street parking along 6th Concession. Street parking will start "spilling" to the neighborhoods around this development. There is some street parking on Ducharme Street across from 6th Concession. This will create a dangerous precedent for people that will park there and have to cross 6th concession on foot to get to their units, even at night (not safe at all). Or they will have to park in the street behind their development (Zanzibar Crescent) which is already crowded with street parking and walk a long way (another safety issue).

After reviewing all the facts, it's clear that this proposal does not suit its current location. I'm not even going into issues of changing the character of the neighborhood, the potential of increased crime / car theft with so many cars being parked outside, etc... Those are fair points to be made but today I'm concentrating on the obvious issues with this plan. This project is just too dense for the area. The land plot is too small; Residents will have no place to park a second car, visitors that come and go at all hours of the day and night will have no place to park. This is a recipe for congestion and a safety concern for pedestrians crossing this busy road to get to their units.

As a resident of the city of Windsor I recommend the city to use common sense and either change this plan or move it entirely. 6th Concession Road is a high traffic, congested road that has been neglected for over 20 years. Instead of having a safe sidewalk to walk on, this road offers a large open ditch filled with mosquitos and dirty water. How about fixing 6th Concession first and only after that we can we start entertaining the idea of jamming more cars and pedestrians in it with multiple high-density projects?

For these facts above, I oppose and request denial to amend the City of Windsor by-law and the request to approve this plan of Subdivision for the properties located at 3930 & 3950 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:** Jagraj Sandhu

**Sent:** Thursday, September 19, 2024 1:57 PM

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

**Subject:** L Urgent Concerns Regarding Multiplex Proposals on Sixth Concession Road 3930-3950

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear councillor

I stand strongly against the proposal of developing of multiplexes on 3930 & 3950 sixth concession road. This will have a significant impact on the traffic on 6th Concession, Morand St., Ducharme St., Scofield St. and the surrounding neighbourhood. Allowing townhouses/multiplexes in a residential neighbourhood will not only create non-conductive environment for the kids living in the neighbourhood but will also impact the safety of its current residents. The area is already dealing with the problem of heavy traffic, accidents on Ducharme and sixth concession road. Permitting multiplexes/townhouses in a residential neighbourhood will forever change the unique character of our neighbourhood and have a lasting negative impact on traffic congestion and infrastructure. As a resident of WARD 9, I strongly oppose the proposed plan. Thanks

Abdul Naboulsi

I am writing to you today to voice my vehement opposition to you about the development under consideration on the 6th Concession located at the property address of C 6th Concession. The current area is already developed and busy, the preservation of the neighbourhood as is needs to be maintained. While I understand, the need for housing this development proposed is not ideal for the area and would change the character of the neighbourhood.

Home density already present in the area with newly built developments along Holburn in 2017 have increased traffic along the 6th Concession. The further development of the 6<sup>th</sup> Concession needs to be completed before any multi-home dwelling is considered.

The traffic in the area also is very dangerous; the intersection of 6th Concession & Holburn, which I use to leave my house to leave the neighbourhood, is the site of constant near misses and drivers not stopping at the stop sign.



**From:** Ameer Amir  
**Sent:** Friday, September 20, 2024 1:35 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Against 3930 3950 sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

I'm against the proposal of multiplexes on 3930 3950.  
Sixth concession road needed help not this distasteful proposal.

Thanks  
Ameer  
Area resident

**From:** Vladimir  
**Sent:** Friday, September 20, 2024 6:33 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** 3930 & 3950 6th concession build

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Christina, I would like to send this email opposing the build of 3930 & 3950 6th concession.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,  
Vladimir Drobnjakovic

**From:** Pardeep Sidhu

**Sent:** Friday, September 20, 2024 9:44 AM

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

**Cc:** Mckenzie, Kieran <[kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca)>; mayoro <[mayoro@citywindsor.ca](mailto:mayoro@citywindsor.ca)>

**Subject:** Opposition to Rezoning of 3930 & 3950 6th Concession Road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council Members,

I am writing to express my strong opposition to the proposed rezoning of properties located at 3930 and 3950 6th Concession Road in Ward 9. As a resident of Ward 9, I am concerned that this rezoning, specifically for townhomes, will have a negative impact on our already congested neighborhood.

The proposed change could lead to several issues, including:

- **Increased Traffic:** The addition of townhomes will lead to a significant increase in traffic on our already congested roads, particularly at the very busy intersection of 6th Concession and Ducharme. This would create safety hazards, likely accidents, longer commute times, and disrupt the peaceful character of our neighborhood.
- **Strained Infrastructure:** Our current sewer drainage system is already struggling to meet demand. Denser development could overwhelm the system, leading to overflows and potential health hazards.
- **Overcrowding of Schools and Parks:** Captain John Wilson Park is already at capacity, and is found overcrowded at most times leading to a non-relaxing environment. Notably, the Talbot Trail School is facing overcrowding issues. The influx of new residents from the proposed development could further strain these vital community resources.

### **Call to Action**

I urge you to carefully consider the potential negative consequences of this rezoning proposal. It is important to prioritize the well-being of existing residents and the character of our neighborhood by rejecting this proposal.

Thank you for your time and consideration.

Sincerely,

Dr. P. Sidhu

**From:** Ibrahim Alsalkhadi  
**Sent:** Friday, September 20, 2024 10:26 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** 3930 & 3950 sixth concession road

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my deep apprehension about the multiplex proposal in our neighbourhood 3930 & 3950 sixth concession road . The road's open ditch, combined with the three other proposed multiplexes, creates a hazardous environment prone to accidents. The nearby school bus stop adds to the risk, especially for the children in our community. It is crucial to prioritize everyone's safety by reevaluating this proposal.

Thank you for considering the well-being of our neighborhood.

Sincerely,  
Ibrahim

-----Original Message-----

From: Ash

Sent: Friday, September 20, 2024 10:36 AM

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

Subject: multiplex proposal

[You don't often get email from Learn why this is important at  
<https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my deep apprehension about the multiplex proposal in our neighbourhood 3930 & 3950 sixth concession road . The road's open ditch, combined with the three other proposed multiplexes, creates a hazardous environment prone to accidents. The nearby school bus stop adds to the risk, especially for the children in our community. It is crucial to prioritize everyone's safety by reevaluating this proposal.

Thank you for considering the well-being of our neighborhood.

Sincerely,

-----Original Message-----

From: Cynthia Luong

Sent: Friday, September 20, 2024 10:44 AM

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

Subject: Concern About Recent Multiplex Proposal

[You don't often get email from Learn why this is important at  
<https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my deep apprehension about the multiplex proposal in our neighbourhood 3930 & 3950 sixth concession road. The road's open ditch, combined with the three other proposed multiplexes, creates a hazardous environment prone to accidents. The nearby school bus stop adds to the risk, especially for the children in our community. It is crucial to prioritize everyone's safety by reevaluating this proposal.

Thank you for considering the well-being of our neighborhood.

Sincerely,  
Cynthia Luong

**From:** mehak bal  
**Sent:** Friday, September 20, 2024 10:48 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** Regarding concerns of 6th concession multiplexed

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Mehak bal

-----Original Message-----

From: shams ismail

Sent: Friday, September 20, 2024 11:05 AM

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

Subject: Urgent- 3925 Sixth Concession

[You don't often get email from Learn why this is important at  
<https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my deep apprehension about the multiplex proposal in our neighbourhood 3930 & 3950 sixth concession road . The road's open ditch, combined with the three other proposed multiplexes, creates a hazardous environment prone to accidents. The nearby school bus stop adds to the risk, especially for the children in our community. It is crucial to prioritize everyone's safety by reevaluating this proposal.

Thank you for considering the well-being of our neighborhood.

Sincerely,

Shams



-----Original Message-----

From: Aarti Pandya

Sent: Thursday, September 19, 2024 8:09 PM

To: clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>; [francis@citywindsor.ca](mailto:francis@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)>; Mckenzie, Kieran <[kmckenzie@citywindsor.ca](mailto:kmckenzie@citywindsor.ca)>; Kaschak, Gary <[gkaschak@citywindsor.ca](mailto:gkaschak@citywindsor.ca)>; Morrison, Jim <[jmorrison@citywindsor.ca](mailto:jmorrison@citywindsor.ca)>

Subject: Concerns regarding multiplex proposal

[You don't often get email from. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,  
Aarti Pandya

**From:** Manaf Bargash  
**Sent:** Friday, September 20, 2024 11:25 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:**

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my deep apprehension about the multiplex proposal in our neighbourhood 3930 & 3950 sixth concession road . The road's open ditch, combined with the three other proposed multiplexes, creates a hazardous environment prone to accidents. The nearby school bus stop adds to the risk, especially for the children in our community. It is crucial to prioritize everyone's safety by reevaluating this proposal.

Thank you for considering the well-being of our neighborhood.

Sincerely,

**From:** Jag Bal  
**Sent:** Friday, September 20, 2024 11:31 AM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** 6th concession multiple unit

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing to express my grave concerns about the multiplex proposal in our established neighborhood. The road, with its open ditch, is already prone to accidents, and the addition of three more multiplex proposals exacerbates the safety risks. Furthermore, the presence of a bus stop for school children in the vicinity heightens the danger to everyone in the area.

The concentration of multiplex developments in this location not only threatens the character of our neighborhood but also endangers the lives of its residents, especially the school children who rely on the bus stop. It is imperative to prioritize the safety and well-being of the community and to prevent any further risks associated with increased traffic and congestion due to these developments.

I urge you to oppose the multiplex proposal and to consider the safety implications of such projects in our neighborhood. Your support in ensuring the safety and security of all residents, particularly our children, is crucial.

Thank you for your attention to this matter.

Sincerely,  
[Your Name]

Scott Fauteux

[REDACTED]  
Windsor Ontario [REDACTED]  
[REDACTED]  
[REDACTED]

September 18, 2024

Attention: Development & Heritage Standing Committee

RE: 3930 and 3950 Sixth Concession Road.  
File Number Z 008-24 [ZNG-7184] & OPA 185 [OPA-7185]

This letter is in opposition to the consideration for amendment to the zoning by-law 8600 and amendment to the official plan. We are located directly across the street from this property and feel the proposed Townhouse Development will drastically impact the privacy and character of street.

We feel changing the zoning history to allow such a high concentration of 24 dwelling units on this property, along with a height up to 12 metres with 3 floors plus roof balconies is excessive for the existing neighbourhood. This together with the change of minimum building set back will over bare our existing houses.

Another problem is the amount of parking on the property. It's simply not enough to support all the tenants and their guests. There is no street parking on Ducharme Street east of Sixth Concession because of dual bike lanes. This will force parking onto the west side of Ducharme Street and with impact the privacy and traffic on our side of the street.

Please do not revise the current zoning by-laws and official site plan on the above property, because they are in place to protect the neighbours and integrity of the surrounding area.

Best Regards,

Scott Fauteux

**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

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

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

Get [Outlook for Android](#)



Get around  
faster, safer, easier

Learn more

Ontario

Paid for by the  
Government of Ontario



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

Brian Cross

Published Feb 14, 2019 • 3 minute read

Join the conversation



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.

**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** September 11, 2024

**CASE NO(S):** OLT-23-000965

**PROCEEDING COMMENCED UNDER** subsection 53(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant / Appellant:	Fouad Badour
Subject:	Consent
Description:	Consent for the conveyance of the subject land to create a new lot (Lot B)
Reference Number:	B-033/23
Property Address:	991 Morand Street (Lots 31 and 32, RP 1579)
Municipality/UT:	City of Windsor
OLT Case No.:	OLT-23-000965
OLT Lead Case No.:	OLT-23-000965
OLT Case Name:	Badour v. Windsor (City)

**PROCEEDING COMMENCED UNDER** subsection 53(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant / Appellant:	Fouad Badour
Subject:	Consent
Description:	Consent for the conveyance of the subject land to create a new lot (Lot C)
Reference Number:	B-034/23
Property Address:	991 Morand Street (Lots 31 and 32, RP 1579)
Municipality/UT:	City of Windsor
OLT Case No.:	OLT-23-000966
OLT Lead Case No.:	OLT-23-000965

**PROCEEDING COMMENCED UNDER** subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant / Appellant:	Fouad Badour
Subject:	Minor Variance
Description:	Relief from the provisions of the By-law 8600

Reference Number: A-048/23  
 Property Address: 991 Morand Street (Lots 31 and 32, RP 1579)  
 Municipality/UT: City of Windsor  
 OLT Case No.: OLT-23-000967  
 OLT Lead Case No.: OLT-23-000965

**Heard:** June 27, 2024 by Video Hearing

**APPEARANCES:**

**Parties**

**Counsel/Representative\***

Fouad Badour

R. Jabbour\*

City of Windsor

A Farough

David and Annemarie Toldo,  
 Carolyn Ozimek, Mary Paniccia,  
 Doris Roback, Claudio Silvaggi,  
 Barry Heeny, and Anna Bodnar  
 (“Residents”)

J.Nanson

**DECISION DELIVERED BY D. CHIPMAN ON JUNE 27, 2024, AND ORDER OF THE TRIBUNAL**

---

**INTRODUCTION**

[1] Fouad Badour (“Applicant”) owns the property known municipally as 991 Morand St. (“Subject Property”). An application for Consent for the conveyance of two parcels for the purpose of creating two new residential lots was made to the City of Windsor (“City”). In order to facilitate the construction of two single unit dwellings on the proposed conveyances, the Applicant also required, and made an application for, Minor Variances (“MV’s”) to recognize reduced minimum side yard width for the retained parcel (“Lot A”), reduced minimum side yard widths (east and west side) for the conveyance identified as (“Lot B”), and a reduced minimum lot width and side yard width for the conveyance identified as (“Lot C”).



[2] Notwithstanding the Planning Staff Report in support of the consent and applications (collectively, the “Applications”), the Committee of Adjustments (“COA”) refused the Applications, and that decision is now the subject of the Appeals before the Tribunal, brought pursuant to s. 53(19) and 45(12) of the *Planning Act* (“Act”).

[3] Ms. Jabbour stated her client was relying on the City’s Planning Staff Reports and its recommendations to the COA that the Applications be approved, subject to the conditions set out by the City.

[4] Counsel for the Residents who had been conferred Party status, confirmed they intend to lead *viva voce* evidence on the consent and variances from the point of view of those living nearby.

[5] Written statements received from the Residents raised a variety of concerns including, but not limited to; loss of mature trees; size of proposed lots in comparison to existing neighbouring lots and concerns that approval of the proposed consent and MV’s would adversely affect the character of the neighbourhood and, in general, set a negative precedent for future development in the area.

[6] The non-expert resident witnesses appearing against the proposal were

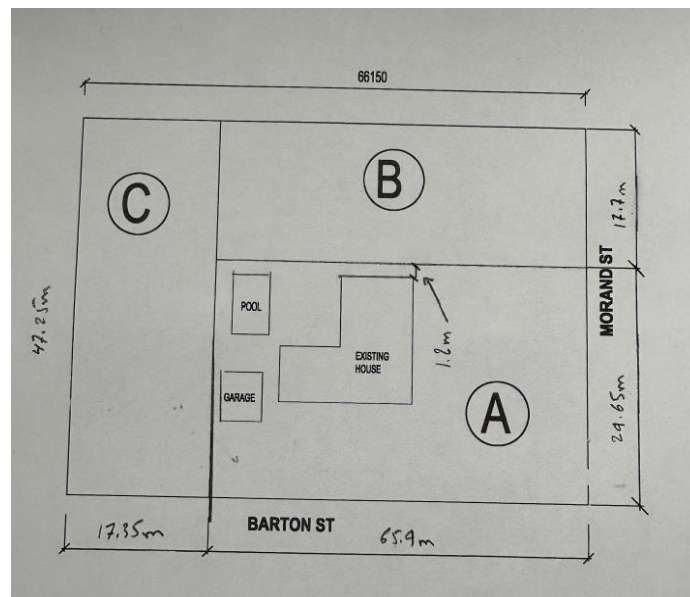
1. AnneMarie Toldo;
2. Claudio Silvaggi;
3. Anna Bodnar;
4. Barry Heeney; and
5. Steve Bodnar.

[7] Mr. Farough, counsel for the City, informed the Tribunal that the City would not be calling any witnesses. Counsel stated that should the Tribunal grant the Consent and the relief requested, that the conditions set out in the Staff reports be considered.

[8] The Tribunal received and recorded all exhibits to the hearing, which were identified and assigned an exhibit number during the hearing.

## SITE CONTEXT AND EFFECT OF PROPOSAL

[9] The Subject Property is located at the corner of Morand Street and Barton Street with a lot width of 47 metres (“m”) and a total lot area of 3,114 square metres. The lands are described as Lots 31 and 32, corner on Registered Plan 1579 in the neighbourhood known locally as the Roseland Planning District which is an established area with large and deep lots and mature vegetation. The Subject Property is presently occupied by a single unit dwelling, with an accessory pool structure, and garage.



[10] Dividing the Subject Property as proposed, would result in certain Zoning By-law deficiencies. As such, the Applicant also seeks the following relief from the provisions of Zoning By-law No. 8600 (“ZBL”):

- Side Yard setback for Lot A between the existing dwelling and the proposed easterly side lot line is changed from 1.8 m to 1.2 m,
- Lot width for Lot B is reduced from 18 m to 17.7 m and,

- Lot width for Lot C is reduced from 18 m to 17.35 m. This change results in the need for an additional variance to accommodate a reduction of 0.3 m in the minimum lot width for Lot B.

## LEGISLATIVE FRAMEWORK

### Consent Appeals - s. 53(19) of the Act,

[11] In the determination of the Appeal regarding the Consent and in deciding whether the proposed provisional consent should be granted, with such conditions that may be required, the Tribunal must consider and decide the following issues:

- a) Be satisfied that a plan of subdivision is not necessary for the proper and orderly development of the City and can proceed by way of application for consent;
- b) If the Tribunal is satisfied that a plan of subdivision is not necessary, regard must then be given to the criteria set out in s. 51(24) of the Act, including: that the proposed consent has regard to matters of Provincial interest; whether it is premature or in the public interest; whether there is conformity to applicable Official Plans (in this instance, the Essex County Official Plan and the City of Windsor ("OP")); the suitability of the land for the purposes for which it is to be subdivided; the dimensions and shapes of the proposed lots; and the adequacy of utilities and municipal services;
- c) As with any planning Decision, the Tribunal must be satisfied that the proposed consent is consistent with the Provincial Policy Statement, 2020 (the "PPS"). The Tribunal must also have regard to the decision of the approval authority relating to the consent application and the information and material that was before it when making that decision;

- d) Pursuant to s. 53(12) of the Act, the Tribunal may consider and impose such conditions as are determined to be reasonable, having regard to the nature of the proposed consent; and
- e) Finally, in general, the Tribunal will decide whether the proposed consent along with any required conditions, is representative of good planning, and in the public interest.

[12] Section 45(1) of the Act provides that the Tribunal must be satisfied the requested minor variances:

1. maintain the general intent and purpose of the OP;
2. maintain the general intent and purpose of the City's ZBL;
3. are minor in nature; and
4. are desirable for the appropriate development or use of the land, building or structure

[13] Additionally, the Tribunal must be satisfied that the variances are consistent with the PPS; have regard to matters of Provincial interest and, in making its decision, the Tribunal must have regard to the decision of the approval authority and the information that was before it when making that decision.

[14] For consents, the Act provides that consents may only be given where a plan of subdivision is not necessary for the proper and orderly development of the Municipality. Ms. Jabbour stated that City Staff indicated a plan of subdivision was not required in this circumstance, and the Tribunal agrees.

## THE HEARING

### Consent

[15] Ms. Jabbour introduced herself as the Applicant's representative. She stated that she would identify to the Tribunal the applicable planning documents and sections which support the Applicant's position and would leave it to the Tribunal to decide whether the applications meet the applicable tests for consent and relief sought.

[16] Ms. Jabbour introduced the Tribunal to the following Staff Reports, B-034-23 Consent – Lot C, B-033-23 Consent – Lot B and A-048-23 Relief from the provisions of By-law No. 8600 which she requested that the Tribunal rely on.

[17] Staff in their reports, identified that the Subject Property is underutilized and is suitable for intensification. It is located within a settlement area and is capable of accommodating the two proposed lots through the consent for the purpose of new dwelling units, provided the requested relief sought through the minor variances is granted.

[18] The determination of whether the proposed severance should be granted demands an analysis as to whether or not the creation of the two lots, with the noted variances, results in a lot pattern and design that, in applying the content of the OP in its simplest application, "fits" within the neighborhood.

[19] In this case, an admittedly overly simplified description of the approach to be used would be to determine whether or not, in assessing the two reduced-sized lots, one would consider the Development to fit within, and respect and reinforce, the prevailing character, existing streetscape, and lot and building spatial patterns in the immediate and larger neighborhood. In support of this consideration, the Tribunal heard

that there are other existing properties within the block that present with similar lot widths. Those comparisons are on Nova Drive.

[20] The Residents *viva voce* evidence focused on the issue of the existing pattern of the lot size and lot configuration which constitutes the physical character of the subject neighbourhood and called into play the process of numerical comparisons of lot frontages. The Tribunal was furnished with a list of comparison lot sizes and photographs relating to lot configuration submitted by the Residents.

[21] Mr. Nanson stated that the division of the Subject Property into two smaller sized lots was objectionable for this neighbourhood because the reduced lots would be too small and risked weakening the established character of the neighbourhood. He argued that while the material before the Tribunal did not demonstrate that this proposal alone would destabilize the neighbourhood, if consent for this proposal were given, it might well contribute to a shift in the character of the neighbourhood.

[22] The Tribunal notes that in this case, the Subject Property has a rather wide lot frontage and thus does allow for the division of the lot into a size that is compatible with other smaller lots in the neighbourhood and which respects and reinforces the varied lot fabric without an objectionable compression of built forms with inconsistently narrowed open space or an overly massed streetscape.

[23] The Tribunal finds that the Provincial and Municipal planning framework supports the proposition that through the existence of some smaller frontage lots and the scattered numerical deviations in frontage, change and regeneration can occur in this neighbourhood in a sensitive and gradual manner.

[24] The Staff Report supports the creation of the smaller lots with frontages similar to that proposed by the Applicant, and as well, the rather unique nature of the Applicant's property as being capable of sustaining a division while meeting the tests and criteria

provided for in the Act. As a result, the proposal represents an efficient use of land and resources and is consistent with s.51(24) of the Act.

## **Minor Variances**

### **City of Windsor OP**

[25] The Subject Property is designated Residential in the OP.

[26] Ms. Jabbour identified that the OP directs growth and intensification to certain areas. She turned the Tribunal's attention to the applicable sections of the OP that speak to consents and lot creation in s. 11.4.3.

[27] She stated that s. 11.4.3.2 (a) Creation of lots for minor infilling the consents are for two lots with one retained on the property.

[28] Both lots would front onto public roadways which is aligned with s.11.4.3.4. which states that Consents shall only be granted for lots which have access to a public highway which is paved with a hard surface and is of a reasonable standard of construction.

[29] She drew the Tribunal's attention to the City's adopted residential intensification target of 10 percent for the 20-year period of 2006-2026 which states all new residential development should be located within built-up areas of the City that have access to existing services such as roads.

[30] Mr. Nanson stated the consent does not respect and reinforce the prevailing pattern of development in the area under s. 11.4.3.6(c) of the OP which speaks to the continuation of an orderly development pattern. He described the defining characteristic of the neighbourhood as its large lots with single, detached one and two-storey dwellings and as an area of exclusively detached dwellings.

[31] Regarding the suitability of the land for the proposed use and dimensions and shape of the two severed and retained parcel, the Tribunal heard that the existing neighbourhood character and lot sizes are not supportive of the consent.

[32] The Tribunal heard statements from the Residents that the neighbourhood of Roseland Planning District has seen development/redevelopment that has largely been limited to renovations and/or additions to the single detached dwellings. Based on the perspectives of the residents of Roseland Planning District, Counsel submitted that the proposed lots are not capable of existing in harmony, but are simply too dense and ultimately, too different to be considered compatible or be representative of good planning.

#### **SEWER AND WATER SERVICES:**

[33] It was noted that all lots created by consent shall be serviced by municipal sanitary sewer and water services.

[34] Counsel for the City informed the Tribunal that the Applicant is requesting that a "H" Holding symbol be placed on Lot C until such a time as the appropriate municipal services can be established.

[35] The City informed the Tribunal that it is not in the City's normal course of response to a consent application to place an "H" (Holding) symbol on a conveyance, as typically "H" Holding symbols are used for ZBL purposes.

[36] Mr. Farough stated that s. 11.6.5 of the OP describes the use of Holding Zones ("H" symbol) to hold or delay the development of the land for an interim period due to the lack of municipal services. The City stated that there is no way around needing or putting off the necessity to have municipal services in place in response to a consent application.



[37] Mr. Farough noted the recommended Conditions of Consent Approval appropriately address the concerns raised by commenting departments most particularly referencing providing sanitary, storm and water services fronting the newly created lot, to the satisfaction of the City Engineer. He recommended the Conditions be imposed as they are both appropriate and reasonable.

[38] In response to concerns raised by the Residents with respect to the removal of large mature trees to accommodate the proposed development, the Staff Report notes that Lot B will be subject to a Tree Inventory and Preservation Plan as part of the Conditions as well.

### **Zoning By-law No. 8600**

[39] The Subject Property is zoned Residential District 1.4 (RD1.4) by ZBL No. 8600 permitting residential uses such as single unit dwellings.

[40] The Staff report concluded that the proposed consent would comply with zoning provisions for single unit dwellings under zoning district RD 1.4 as long as the side yard and lot width variances are granted.

### **Minor are nature and are desirable for the appropriate development or use of the land, building or structure.**

The Tribunal finds the requested variances will not result in undue hardship on the Owner, adjoining neighbourhood properties or the public realm; therefore, the variances are minor in nature. The development proposal optimizes a large corner lot in a manor that will provide additional infill housing.

## SUMMARY OF CONCLUSIONS AND FINDINGS

[41] The Tribunal accepts the planning opinions from the Staff reports as they contained the only planning references by which the Tribunal could consider.

[42] Some degree of change within this neighbourhood is inevitable and expected, given provincial policies addressing growth and the need for increased housing of different types and tenures. The consent before the Tribunal optimizes the use of a large corner property which will accommodate development.

[43] Accordingly, upon the evidence presented, and for all the reasons given, the Tribunal finds as follows:

- a. Consent to Severance - The Tribunal finds that the provisional consent to the severance is appropriate, particularly in light of the size of the Subject Property and its ability to allow for the type of Development that is proposed. The Tribunal is not of the view that the approval of the severance or the variances will adversely affect any property or the broader neighbourhood and will not destabilize the neighbourhood as suggested. Neither will the approval represent any type of benchmark or precedent giving rise to further subdivision of land and concerns about further alteration of the character, stability or fabric of this neighbourhood. The proposed severance represents gradual and orderly development of the Subject Property, conforms to the OP, and is consistent with the PPS. The Tribunal finds, with the conditions indicated, the proposed development will meet all the requirements and criteria of the Act, including those set out in s. 51(24) and will represent good planning.
- b. Variances - The Tribunal also finds that the variances and the proposed Development meets the four tests as set out in s. 45(1) of the Act and

satisfies the provisions of the PPS. The proposed variances are minor and are desirable for the appropriate development or use of the lands. The resultant dwellings will fit within, and respect, the prevailing character, existing streetscape, lot and building patterns in the larger neighborhood. The Tribunal finds that the variances also maintain the general intent and purpose of the ZBL and the OP. Given the evidence before it, the Tribunal finds that there is nothing of exceptional note to indicate that the proposed variances are not consistent with the PPS in promoting appropriate and modest compact intensification in proximity to municipal services and that the Conditions will serve to ensure the Applicant will adhere to all standards set by the City.

[44] With respect to the MV's , in the circumstances and facts of the Appeal, since the Applications for the variances relate to proposed new construction and development of two severed lots on the Subject Property, each of the MV's are collectively required to allow for the future development of dwellings. The Tribunal has reviewed and considered the evidence as a whole in determining whether the variances should be collectively approved for each lot since much of the planning documentation applies uniformly to all the variances. The Tribunal has also reviewed each of the individual variances, and has thus considered, and made findings with respect to, the individual variances in this Decision.

[45] In the matter of conditions to the severance and variances, the Tribunal reviewed the form of proposed conditions set out in **Exhibit 7** at the Hearing (the "Conditions") and is of the opinion that these Conditions provide for the orderly implementation of the consent and variances and recommends that they be imposed to ensure orderly implementation of the approvals and maintain good planning practices. Those Conditions as submitted below as follows:

- I. The Applicant/Owner shall obtain a right-of-way work permit for any work within the right-of-way, to the satisfaction of the City Engineer.

- II. The Applicant/Owner shall provide Site Servicing drawings for the overall property outlining all existing services, to the satisfaction of the City Engineer.
- III. The Applicant/Owner shall provide sanitary, storm and water services fronting retained lot and newly created lot, to the satisfaction of the City Engineer.
- IV. As Lot C does not have any municipal sewers fronting the Subject Property, the owner is required to extend the Sanitary and storm sewer from Morand street on Barton Street to service the proposed Lot C, to the satisfaction of the City Engineer.
- V. The Applicant shall abandon any existing redundant services as per municipal standards BP 1.3.3, to the satisfaction of the City Engineer.
- VI. The Applicant/Owner shall provide a Tree Inventory and Preservation Plan prepared by a Certified Arborist (ISA) or Landscape Architect (OALA), to the satisfaction of the City Planner and City Forester.
- VII. The Applicant shall consult with the City Forester to assess any compensation that may be deemed necessary for loss of the urban forest canopy, to the satisfaction of the City Forester.

[46] The Tribunal has reviewed these Conditions and accepts the recommendations and agrees that under the Act, and for the purposes of implementing the provisional consent and the variances, these Conditions represent good planning, are reasonable and should be implemented.

## **ORDERS**

[47] **THE TRIBUNAL ORDERS** that the Appeal with respect to the Application for the proposed severance is allowed and the provisional consent is to be given subject to the “Consent Conditions” set out above in paragraph [45] of this Decision.

[48] **THE TRIBUNAL ORDERS** that the appeals with respect to the Applications for the Minor Variances in relation to both the proposed Lot B and Lot C subdivided lots are allowed.

*“D. Chipman”*

D. CHIPMAN  
MEMBER

**Ontario Land Tribunal**

Website: [olt.gov.on.ca](http://olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** August 30, 2024

**CASE NO(S).:**

OLT-24-000259

**PROCEEDING COMMENCED UNDER** subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant/Appellant:	Joseph and Susan Papic
Subject:	Minor Variance
Description:	To permit detached accessory additional dwelling unit building to be located in the front yard
Reference Number:	A-071/23
Property Address:	10950 Riverside Drive E
Municipality/UT:	Windsor/Essex
OLT Case No:	OLT-24-000259
OLT Lead Case No:	OLT-24-000259
OLT Case Name:	Papic v. Windsor (City)

**Heard:** August 8, 2024 by Video Hearing

**APPEARANCES:**

**Parties**

**Counsel**

Joseph Papic  
Susan Papic (Applicant/Appellant)

Steven Pickard

City of Windsor

No one appeared

Roman Bajamic  
David Kirby (Added Parties)

James Ball

## **DECISION DELIVERED BY T.F. NG AND ORDER OF THE TRIBUNAL**

---

[Link to Order](#)

### **INTRODUCTION**

[1] Joseph and Susan Pasic, (the “Applicant/Appellant”) are the owners of the property known municipally as 10950 Riverside Drive East, (the “subject property”). The Appellant is proposing to construct a detached additional dwelling unit (“ADU”) building in the front yard of the subject property.

[2] The Appellant originally applied to the City of Windsor (the “City”) for authorization of the two variances to Zoning By-law No. 8600 (“ZBL”): 1) to allow an accessory structure in the front yard and 2) to address a setback from the front lot line for the ADU.

[3] Following the application, a Committee of Adjustment (“COA”) meeting was scheduled for November 30, 2023, which meeting was deferred for an amendment by the Appellant.

[4] At the deferred COA meeting on January 25, 2024, despite the City Planning staff recommending approval and the absence of the regulation on setback for the ADU in the front yard, the Appellant’s variance for: “a Variance to permit a detached accessory additional dwelling unit (ADU) building to be located in the front yard”, was denied by the COA (“refusal”).

[5] The refusal was appealed by the Appellant.

[6] At the hearing of the appeal, two formally submitted Party status requests were considered by the Tribunal. Both requests were filed by immediate adjacent property owners, one to the east and the other to the west, of the subject property. Both requests were granted without objections i.e., to Roman Bajamic (east side – 10960) and to

David Kirby (west side – 10930) (“Added Parties”). The City had written to inform that it will not participate in the hearing.

[7] The Parties’ counsel agreed that filed affidavits and statements of witnesses are to be considered the evidence in chief of the respective witnesses. Documents were marked as follow: Jackie Lassaline’s affidavit, Exhibit 1; Robert Brown’s witness statement, Exhibit 2; Roman Bajamic’s affidavit, Exhibit 3; and David Kirby’s affidavit, Exhibit 4.

[8] It must be noted that an appeal to this Tribunal pursuant to s. 45 of the *Planning Act* (“Act”) is a hearing *de novo* and the onus of establishing that the four tests under s. 45(1) of the Act have been met remains on the Appellant. The four tests under s. 45(1) of the Act, require the Appellant to satisfy the Tribunal that the variance:

- 1) maintains the general intent and purpose of the Official Plan;
- 2) maintains the general intent and purpose of the Zoning By-law;
- 3) is desirable for the appropriate development or use of the land, building or structure; and
- 4) is minor in nature.

[9] Mr. Pickard, the Appellant’s counsel called Jackie Lassaline, a land use planner, to testify as an expert.

[10] The Added Parties testified as lay witnesses and Mr. Ball, counsel for the added Parties called Robert Brown as an expert witness. The Tribunal qualified both expert witnesses to give expert opinion in land use planning matters.

## **SITE CONTEXT**

[11] The subject property has a lot frontage of 26.8 metres (“m”) along Riverside Drive and an area of 1,919 square metres (“sq m”) on the shoreline of Lake St. Clair. There is



a main dwelling unit being constructed on the subject property which is located, as required by the By-law, at the line which is the average of the setback of its adjacent properties, that is, the main dwelling residence now under construction is located approximately within the built line frontage with its neighbours.

[12] The Appellant intends to locate an accessory structure with an additional dwelling unit (“ADU”) in the yard which fronts Riverside Drive. The neighbourhood comprises parkland to the south of Riverside Drive and residential lots to the east and west of the subject property. To the north of the subject property is Lake St. Clair. The subject property is considered a double wide lot in comparison to a majority of the lots along the shoreline.

[13] There are approximately 237 residential properties along the north side of Riverside Drive between lands municipally known as 3336 Riverside Drive to 11906 Riverside Drive with over 68 accessory structures comprising both garages and garages with ADUs in the accessory structure in the front yard of the residences (see Exhibit 1 at exhibit G).

[14] Minor variances for accessory structures and ADUs in the front yard have been approved in 2023 and 2024 in the neighbourhood. (see Exhibit 1 at exhibit H).

## **APPELLANT’S POSITION**

[15] Ms. Lassaline’s testimony in relation to the City staff’s recommendation for approval at the deferred meeting of January 25, 2024 demonstrated that staff supported the requested variance. In the staff planning report of January 17, 2023 (sic), the variance was considered to: maintain the general intent of the Official Plan, recognize this property for a residential use; maintain the intent of Zoning By-law No. 8600, as the subject property is zoned Residential District 1.6 (RD1.6); is desirable for the appropriate development of the land and minor in nature.

[16] The Policies applicable in the City's Official Plan ("OP") are: s. 6.3.2.23 and s. 6.3.2.24 which permit Additional Dwelling Units as a permitted use on residentially designated lands. The subject property is designated as 'Waterfront Residential' on Schedule D of the OP.

[17] Ms. Lassaline opined that the requirement of the zoning (s. 5.10.7 of the ZBL) to locate accessory structures and ADUs in the rear yard or side yard is not possible for the subject property since the waterfront side along Lake St. Clair has a 100 year floodplain line that will generally not permit the proposed accessory structure to be located in the rear yard (OP, s. 6.3.2.23 d) and e) provisions on prohibition on the location of an ADU within the floodplain or outside the floodplain (with flood mitigation criteria being met)'). Combining the established building line with the 1:100 year setback results in a prohibition of buildings, including ADUs in the rear yard. It was necessary for the Appellant to apply for a variance to site the ADU in the front yard.

[18] She emphasized that the zoning regulations do not prohibit an accessory structure being in the technical front yard. The subject property is zoned Residential District 1.6 (RD1.6) permitting the proposed development. The ZBL regulations are silent on front yard placement of accessory structures. Hence, the City has historically permitted variance applications to locate accessory structures in the front yard of properties in the area (City staff noted in the January 17, 2023 report "Despite the Bylaw permitting accessory buildings in rear or side yards, there is a historical precedent for allowing such structures in the front yard of properties on the north side of Riverside Drive East with direct access to the Detroit River or Lake St. Clair, subject to a minor variance").

[19] She provided an opinion assessment of approximately 68 accessory structures (some with dwellings) that were sited in the front yards of those properties, in her affidavit documents and stressed the relevance of that evaluation (Exhibit 1 at exhibit G).

[20] Ms. Lassaline testified that the variance application was necessitated as the zoning

does not have a specific requirement to address the front yard placement or the setbacks if there is a front yard placement of the accessory building. She opined that when there is no specific restriction on siting in the front yard, then the application for a variance is permissible, as was often a procedure in the City. The Appellant had dispensed with the setback variance, thus leaving the requested variance of location of the ADU to be decided at the deferred meeting (see Exhibit 1 at exhibit Q – City staff report January 17, 2023 (sic) and recommendation of approval).

[21] She opined that the requested variance for the ADU maintains the purpose and intent of the waterfront residential policies of the OP to allow for the continued and efficient use of the residential lands.

[22] The Residential zone regulates residential use and residential buildings including an ADU on the subject property. Residential use is permitted in this zone and accessory buildings are permitted.

[23] She opined that overall, the requested variance for locating in the front yard supports the intent and purpose of the ZBL.

[24] The proposal is the development of an accessory structure ADU in the front yard which the ZBL does not prohibit. Ms. Lassaline was of the view that the proposal to allow continuation of the residential use and the ADU is appropriate and desirable for the subject property.

[25] The proposal will allow for a gentle intensification that will not be noticeable by the neighbourhood and that there was no adverse impact on adjacent properties with the proposed 9 m setback from the front lot line, thus she opined that the proposed variance is minor in nature.

[26] Her testimony also addressed the requested variance consistency with the Provincial Policy Statement 2020 (“PPS”) in s. 1.1.3.4, “appropriate development

standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety”; and s. 1.8.1 which states that planning authorities shall support energy conservation, efficiency and climate change adaptation through land use and development patterns. Ms. Lassaline expressed that there is conformity with the provincial interests and the minor variance for the ADU meets the four tests in the Act.

### **ADDED PARTIES' POSITION**

[27] The Added Parties' objections to the variance were that the application created sight line and view issues, did not comply with the applicable policies and is not minor. They asserted that the variance impacted on the adjacent properties in a negative manner. Further, the accessory ADU building is obtrusive and cannot be located in the front yard as such a building can only be located under the zoning, in the rear yard or side yard.

[28] There is a main dwelling being constructed and the accessory building should have been planned at the same time of the main dwelling. The placement of the ADU in the front yard is inappropriate and contrary to the By-law. The Added Parties' view to shoreline from the road and the sight line from their properties to the road will be obstructed by the accessory ADU.

[29] Mr. Brown, the Added Parties' planner referred the Tribunal to several photographs taken of the subject property and stated that the proposed front yard placement of the accessory structure and ADU on the property contravenes the ZBL's regulations. Although he acknowledged that there is no direct prohibition in the ZBL, of the accessory structure in the front yard, the ZBL specifically states that an accessory structure is to be located in the rear yard or the side yard. As such he was of the view that the proposed accessory structure and ADU could not be located in the front yard. He explained that many of the existing dwellings with accessory buildings in the front

yard are older lots, likely original cottages or homes and most likely predate the current By-law.

[30] Mr. Brown stated that the Appellant originally provided a site layout that shows the dwelling that is under construction and the location of the proposed ADU 9.1 m from the front lot line. Although the setback variance has been withdrawn, the Appellant did not provide a revised site plan showing the final location of the ADU. Mr. Brown stressed that without the revised plan, the municipality or the affected neighbours could not assess the potential impacts.

[31] His opinion was that the four tests were not met, and the appeal should not be allowed. The ZBL has clear requirements for accessory structures which must be followed. This variance application was designed to meet the Applicant's desire for an accessory ADU where the Applicant has not demonstrated the need or hardship of not being able to place the structure in the rear yard or that there is no room in the rear yard for the accessory building. His opinion was that placement of an accessory building containing an ADU in the front yard area subject to the regulations for an accessory structure does not maintain the intent and purpose of the OP or the ZBL, is not desirable and is not minor.

## **ANALYSIS AND DECISION**

[32] Each appeal is considered upon its own particular facts. After hearing from the Appellant's and Added Parties' expert witnesses and taking into consideration the submissions and the documentary material on record, the Tribunal finds that there is no restriction in the ZBL on siting accessory buildings in the front yard and that the variance satisfies the four tests under s. 45(1) of the Act for the reasons that follow.

[33] The Tribunal is persuaded by and agrees with the opinion evidence of Ms. Lassaline, whose evidence withstood the cross-examination of the Added Parties.

[34] In contrast, the Tribunal finds that Mr. Brown's opinion dwells on the strict requirements of zoning and demonstrated inflexibility despite the factual matrix in this case. He did not provide any specific assessment and evaluation with respect to the specific site parameters of the subject property. He spoke of the Appellant's prior need, first, to prove inability and hardship to locate the accessory structure in the rear yard. The Divisional Court in *DeGasperis* affirmed that 'need' and 'hardship' are not tests in the assessment of a minor variance (see s. 45(1) of the Act; and *DeGasperis v. Toronto (City)* [2005] CarswellOnt 2913 at para. 22).

[35] Mr. Brown admitted in cross examination that he was appointed by his client Mr. Bajamic to oppose the minor variance application. He admitted he did not analyze the subject property lot, the size, location or the setback requirements for the accessory building. Further he did not look at the configuration of the rear yard or whether the accessory building could be built in the rear yard or not. Additionally, he did not consider the City staff's comments in the report regarding the historical precedent of approvals of minor variances of accessory buildings in the front yards of properties in the neighbourhood. The Tribunal finds that there could be 'association bias' of this expert for his client's strong opposition to the accessory ADU being placed anywhere at all in the front yard and irrespective of any setback proposed in the front yard of the subject property, rendering Mr. Brown's opinion evidence unreliable (see *Pentalift Equipment Corporation v. 1371787 Ontario Inc.* [2019] CarswellOnt 13142, [2019] ONSC 4804).

### **Planning Act and PPS**

[36] The Tribunal is satisfied that the proposed variance has regard for the matters of provincial interest as set out in s. 2(h) of the Act – the orderly development of safe and healthy communities. Under s. 1.1.3.4 of the PPS, appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. Locating the accessory ADU, 9 m from the front lot line, will ensure a clear sight line from the gated driveway.

[37] The variance is consistent with s. 1.1.1 of the PPS "...by promoting efficient development and land use patterns which sustains the financial well-being of the Province and municipalities" (s. 1.1.1.a)) and "accommodating an appropriate affordable and market based range and mix of residential types (including single detached, additional residential units...)" (s. 1.1.1.b)). The accessory ADU is an additional residential unit that meets the provincial and municipal objectives that promote housing.

[38] The Tribunal is satisfied that the application is consistent with the PPS.

## **OP**

[39] The OP designation for the subject property is "Waterfront Residential" on Schedule "D". An ADU is a permitted use under s. 6.3.2.24 of the OP and the requested variance supports an ADU on the residential lands.

[40] This proposal has gone through the necessary site-specific assessment by Ms. Lassaline (who was the only expert who did a full evaluation of the site, the adjacent properties and the characteristics of the neighbourhood area) on the OP policies applicable to the subject property.

[41] The objective of the OP is to ensure that the new development is consistent with the scale and character of this residential area and to minimize the impact of new development near the shores of Lake St. Clair. The existing community areas are characterized by predominantly single detached dwellings with shoreline access and waterfront view. The policies of the OP are to protect and strengthen the waterfront flavour of these areas, thus a primary dwelling with an accessory building is permitted compatible development. The Tribunal is satisfied that the variance maintains the general intent and purpose of the OP.

**ZBL**

[42] The overall intent of the ZBL is to regulate the use of lands with respect to form, intensity, location of buildings and structures within the Waterfront residential zone. Residential use of property is permitted.

[43] Relief from the ZBL is being requested to permit location of the accessory ADU in the front yard of the subject property (the Riverside Drive side). It is undisputed that the ZBL s. 5.10.7 directs accessory structures to the rear yard or side yard. However, the ZBL regulations are silent on siting the accessory structure on the front yard. There is no direct prohibition of an ADU in the front yard.

[44] For this subject property, it is impracticable to locate the accessory ADU on the waterfront side of the property, which under the By-law, is the rear yard. This is because of the 100-year floodplain line which, an accessory building located at the rear yard, will likely breach.

[45] The Tribunal finds that the proposed location of the accessory ADU in the front yard is not the first of its kind in this area. There are already at least 68 accessory structures/buildings in the front yards of properties in the neighbourhood area. The Tribunal regards the neighbourhood area as not just the two adjacent properties, but a spread of properties to the west and to the east of the subject property assessed by Ms. Lassaline and as evidenced in her affidavit and testimony. Thus, the Tribunal could not ignore the historical precedent of accessory buildings in the front yard in the neighbourhood area and the recent front yard accessory building variance approvals.

[46] The Appellant has indicated that, after considering the concerns of the adjacent neighbours, and despite there being no requirement of regulated setback, the Appellant has proposed a 9 m setback of the accessory structure from the subject property front lot line.



[47] The Tribunal finds that the placement of the accessory structure in the location as proposed has taken into consideration the subject property's larger lot size shape and configuration. The proposed ADU is good land use planning. The Tribunal finds the imposition of the 9 m setback condition is appropriate.

[48] The Tribunal notes that City staff has supported the accessory structure's location in the front yard in the instant case. The Tribunal is satisfied that the general intent and purpose of the ZBL is maintained.

### **Desirable**

[49] The requested variance facilitates the development of the main dwelling and the accessory structure. These are uses that are permitted in the waterfront residential neighbourhood area. The variance meets the provincial and municipal planning objectives of creating primary dwellings and accessory buildings including ADUs. With the location of the ADU in the front yard, the accessory structure is removed from the rear yard potential floodplain erosion line/hazard. With the imposed condition of a 9 m setback from the front lot line, the ADU is sited appropriately on the subject property to avoid sight line issues. The Tribunal finds that the proposed variance is desirable for the appropriate use and development of the subject property.

### **Minor**

[50] The proposed variance facilitates the main dwelling and the accessory ADU within the larger size lot of the subject property. The overall development of the accessory building is consistent with the placement and built form of accessory structures in the front yards of neighbourhood properties. The ADU is compatible with the existing built form character of the surrounding area. Generally, there is no right to a claim for unobstructed view for affected adjacent property owners. There is no evidence proffered that there is undue adverse impact on the owners of adjacent properties or on the neighbourhood. The Tribunal is satisfied that the variance is minor in nature.

[51] In summary, the Tribunal finds the requested variance has regard for the provincial interests of s. 2 of the Act, is consistent with the PPS, meets all four tests of s. 45(1) of the Act.

## **ORDER**

[52] **The Tribunal Orders** that the Appeal is allowed and the variance to Zoning By-law No. 8600 is authorized for the Accessory Additional Dwelling Unit (the accessory building) to be sited in the front yard of the subject property SUBJECT to the condition that the accessory building be setback 9 metres from the subject property's front lot line.

*"T.F. Ng"*

T.F. NG  
MEMBER

### **Ontario Land Tribunal**

Website: [www.olt.gov.on.ca](http://www.olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.