

Final Consolidated
Development & Heritage Standing Committee Meeting Agenda

Date: Tuesday, August 1, 2023

Time: 4:30 o'clock p.m.

Location: Council Chambers, 1st 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 By-law 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:

Ward 1 – Councillor Fred Francis

Ward 4 – Councillor Mark McKenzie

Ward 7 – Councillor Angelo Marignani

Ward 9 – Councillor Kieran McKenzie

Ward 10 – Councillor Jim Morrison (Chairperson)

Anthony Arbour

Joseph Fratangeli

Daniel Grenier

John Miller

Charles Pidgeon

Robert Polewski

Khassan Saka

William Tape

ORDER OF BUSINESS

Item #	Item Description
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| 1. | CALL TO ORDER |
| 2. | DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF |
| 3. | REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS |
| 4. | COMMUNICATIONS |
| 4.1. | Update: Amendment to Sign By-law 250-04 related to Billboards and Electronic Billboards - City Wide (CM 7/2023) |
| 5. | ADOPTION OF THE PLANNING ACT MINUTES |
| 5.1. | Minutes of the July 4, 2023 Development & Heritage Standing Committee (<i>Planning Act Matters</i>) (SCM 199/2023) |
| 6. | PRESENTATION DELEGATIONS (PLANNING ACT MATTERS) |
| | PLANNING ACT MATTERS |
| 7.1 | Zoning By-law Amendment Application for the property at 3841-3847 Howard Avenue; Applicant: Dior Homes; File No. Z-040/2022, ZNG/6903
a) Justina Nwaesei, Planner III – Subdivisions (PowerPoint)
b) Rio Aiello, Applicant, available for questions (via Zoom) |
| 7.2 | Rezoning – 5050542 Ontario Inc. – 3623, 3631, & 3637 Howard Avenue – Z-003/23 ZNG/6949 – Ward 9
Clerk’s Note: Tracey Pillon-Abbs, Principal Planner, submits the <i>previously distributed</i> revised concept plan
a) Adam Szymczak, Senior Planner (PowerPoint)
b) Tracey Pillon-Abbs, Principal Planner, representing the applicant (via Zoom)
c) Jason Thibert, Senior Project Manager & Jerry Kavanaugh, Owner & Senior Directing Partner, ADA Architecture, available for questions (via Zoom) |

- 7.3 Zoning By-law Amendment Application for 0 & 1466 St. Patrick Avenue, Z-037/22 [ZNG-6899], Ward 10
Clerk's Note: Additional Information Memo to S56/2023, Ward 10 dated July 13, 2023 **attached (AI 10/2023)**; Nawal Mathkoo and Tamara Khalaf, submit the **previously distributed** email received July 28, 2023 as a written submission
- a) Brian Nagata, Planner II – Development Review (PowerPoint)
 - b) Jacky Ng and Mohammad Hanash, Project & Architectural Designers, Avant Group Inc., available for questions (via Zoom)
 - c) Antonia & Lorenzo Laberi, area residents (in person)
 - d) Bassem Mazloum, area resident (via Zoom)
 - e) Cynthia Williams, area resident (in person)
 - f) Justine Nakigozi, area resident (in person)
 - g) Dr. Khaja Shazzad, area resident (in person)
 - h) Lee Ann Robertson, area resident (in person)
 - i) Theodore Kahiya, area resident (in person)
 - j) Gajendra Singh, area resident (via Zoom)
 - k) Bruce Sheardown, area resident (in person)
 - l) Michael Chen, area resident (via Zoom)
8. **ADOPTION OF THE MINUTES**
- 8.1. Adoption of the Development & Heritage Standing Committee Minutes held July 4, 2023 **(SCM 185/2023)**
10. **HERITAGE ACT MATTERS**
- DELEGATIONS (*Heritage Act Matters*)**
- 10.1 546 and 548-550 Devonshire Road, Semi-Detached Houses – Heritage Permits & Community Heritage Fund Requests (Ward 4)
a) Dr. Natalie Delia Deckard, Applicant (in person)
- HERITAGE ACT MATTERS**
- 10.2. 160 Askin Avenue – Request for Partial Demolition of a Heritage Listed Property (Ward 2) **(S 87/2023)**
- 10.3. Windsor Municipal Heritage Register: Strategies in Response to Provincial Bill 23 (City-wide) **(S 88/2023)**
- 10.4. 1646 Alexis Road, Former Gordon McGregor School – Heritage Designation Report (Ward 8) **(S 89/2023)**
Clerk's Note: Suzanne Friemann, Executive Director, Pelee Island Bird Observatory (PIBO) submits the **attached** letter dated July 31, 2023 as a written submission

11. **ADMINISTRATIVE ITEMS**

DELEGATIONS (Administrative Matters)

- 11.1. Closure of north/south alley located between Alexandra Avenue and Labelle Street, Ward 10, SAA-6786 **(S 81/2023)**
a) Jo-Ann & Ron Kohuch, area residents (in person)
b) Dave Mitchell, area resident (via Zoom)
- 11.3. Closure of north/south alley located between Laforet Street and 3217 Baby Street, Ward 2, SAA-6994 **(S 71/2023)**
a) Thomas Ji, owner, 540 Laforet Street (in person)
b) Ding Jian Xie, Jun Wuyan & En Li, owner 3223 Baby Street (in person)

ADMINISTRATIVE ITEMS

- 11.2. Closure of north/south alley located between Algonquin Street and 1429 Randolph Avenue, Ward 10, SAA-7025 **(S 57/2023)**
- 11.4. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Habitat for Humanity Windsor-Essex for 1067 Henry Ford Centre Drive (Ward 5) **(S 84/2023)**
- 11.5. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by Investrade Developments (Ontario) Limited for 240 Albert Road (Ward 5) **(S 85/2023)**
- 11.6. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by 2821383 Ontario Inc, for 75 Mill Street (Ward 2) **(S 80/2023)**

12. **COMMITTEE MATTERS**

13. **QUESTION PERIOD**

14. **ADJOURNMENT**



Pelee Island Bird Observatory

Windsor Development and Heritage Standing Committee
350 City Hall Square West, Room 530
Windsor ON N9A 6S1

July 31 2023

Dear Councillor Jim Morrison, Chair of the Development and Heritage Standing Committee,

Pelee Island Bird Observatory would like to add our recommendation towards giving the former Gordon McGregor Public School an official heritage designation; this may seem odd from a non-profit charity researching migratory birds on Pelee Island. However, please be assured that we support this initiative for an excellent reason. PIBO was the lead organization in obtaining **Bird Friendly City** status for Windsor. Nature Canada granted Windsor an intermediate level through our work with the municipality in June 2022. Our certification with Nature Canada means the city supports efforts to assist resident and migratory birds in several key areas. Habitat management and Stewardship for species of high conservation concern (the Chimney Swift being one) are two of those areas.

It is for this reason that I am writing to you today. The former Gordon McGregor Public School is an active nest/roost site for **Chimney Swifts**. Chimney Swifts are urban birds, using chimneys as roosting and nesting sites due to the lack of large hollow trees, which were their historical preference. Swifts are insectivores, and their populations are facing complex challenges. Since 1970 their population has declined by almost 90%! Chimney Swifts are a **Threatened species** under COSEWIC status. Their decline is linked to falling aerial insect populations, habitat loss, reduced availability of roosting and nesting sites in chimneys, and similar human-made structures. This is why a heritage designation of the current Windsor Islamic High School is critical. Protecting buildings with active Chimney Swift populations supports the recovery of the species. It allows the current and future Windsor Islamic High School students to participate in Citizen Science right at their School. And it supports the City of Windsor in our efforts to maintain our status as a Bird Friendly City. We hope that the Committee will accept our recommendation for this designation for the sake of history and the

avian species it supports. PIBO has recently begun a monitoring program at the School as part of **Ontario Swift Watch**. Please see the links below to learn more about Pelee Island Bird Observatory, Bird Friendly Cities, and Ontario Swift Watch.

<https://www.birdscanada.org/bird-science/swiftwatch>

<https://species-registry.canada.ca/index-en.html#/species/951-650>

<https://pibo.ca/en/>

<https://naturecanada.ca/defend-nature/how-you-help-us-take-action/bfc/>

<https://naturecanada.ca/wp-content/uploads/2022/06/BFC-Application-Windsor.pdf>

Sincerely,

Suzanne Friemann

Executive Director

Pelee Island Bird Observatory