

Final Consolidated Development & Heritage Standing Committee Meeting  
Agenda

**Date:** Monday, May 6, 2024

**Time:** 4:30 o'clock p.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 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)

Member Anthony Arbour

Member Joseph Fratangeli

Member Daniel Grenier

Member John Miller

Member Charles Pidgeon

Member Robert Polewski

Member Khassan Saka

Member William Tape

## ORDER OF BUSINESS

**Item #      Item Description**  
**1.            CALL TO ORDER**

**READING OF LAND ACKNOWLEDGMENT**

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.

**2.            DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

**3.            REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS**

**4.            COMMUNICATIONS**

**5.            ADOPTION OF THE *PLANNING ACT* MINUTES (*previously distributed*)**

5.1.        Adoption of the Development & Heritage Standing Committee minutes (*Planning Act*) of its meeting held April 2, 2024 (**SCM 105/2024**)

**6.            PRESENTATIONS AND DELEGATIONS (*PLANNING ACT* MATTERS)**

7.1.        OPA & Rezoning – Bouzide Enterprise Ltd - 2144 Huron Church Rd - OPA 180 OPA/7168 Z-003/24 ZNG/7169 – Ward 10 (**S 41/2024**) (*previously distributed*)  
**Clerk's Note:** Vinay Mistry, area resident, submitting the *previously distributed* email dated May 2, 2024, as a written submission.  
a) Adam Szymczak, Senior Planner – Development (PowerPoint)  
b) Tracey Pillon-Abbs, RPP Principal Planner, available for questions (via Zoom)

- 7.2. Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 004-24 [ZNG-7171] & OPA 182 [OPA-7173] 1027458 Ontario Inc. 0 Clairview Ave. - Ward 7 **(S 56/2024) (previously distributed)**  
a) Jim Abbs, Planner III – Development (PowerPoint)  
b) Karl Tanner & Theresa O’Neill, Dillon Consulting Limited, available for questions (in person)  
c) David Carlini, area resident (via Zoom)
- 7.3. Official Plan Amendment and Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling – Z 005-24 [ZNG-7174] & OPA 183 [OPA-7175] 1027458 Ontario Inc. 0 Wyandotte St E. - Ward 7 **(S 57/2024) (previously distributed)**  
a) Jim Abbs, Planner III – Development (PowerPoint)  
b) Karl Tanner & Theresa O’Neill, Dillon Consulting Limited, available for questions (in person)  
c) Laurie and Joe Lauzon, area residents (in person)
- 7.5. Official Plan Amendment and Zoning By-law Amendment Applications for 835 Tecumseh Road East, 2148 Marentette Avenue, and 2175 Parent Avenue, Z-006/24 [ZNG-7179] & OPA 184 [OPA-7180], Ward 4 **(S 49/2024) (previously distributed)**  
**Clerk’s Note:** Yvette Biron, area resident, submitting the **previously distributed** email dated April 26, 2024, as a written submission; Rouea Wahab, area resident, submitting the **attached** email dated May 3, 2024 as a written submission  
a) Brian Nagata, Planner III – Development Review and Diana Radulescu, Planner II – Development Review (PowerPoint)  
b) Tracey Pillon-Abbs, RPP Principal Planner, available for questions (via Zoom)  
c) David Girard, area resident (in person)
- 7.6. Zoning By-Law Amendment Z007-24(ZNG/7181) - Cindy Prince - 3589 Victoria Boulevard, Ward 9 **(S 51/2024) (previously distributed)**  
**Clerk’s Note:** Matthew Romain, area resident, submitting the **previously distributed** email dated April 19, 2024, as a written submission.  
a) Laura Stahl, Planner III – Special Projects (PowerPoint)  
b) Cindy Prince, Vice President, Amico Affiliates, available for questions (in person)
- 7.4. Approval of a Plan of Condominium with Exemption under Section 9(3) of the *Condominium Act*, 705 and 755 Grand Marais Rd E.; Applicant: Seiko Homes Inc.; File No.: CDM 003-24 [CDM-7192]; Ward 10 **(S 50/2024) (previously distributed)**  
a) Justina Nwaesei, Planner III – Development (PowerPoint)

## 7. **PLANNING ACT MATTERS**

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

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held March 4, 2024 (**SCM 66/2024**)

8.2. Adoption of the Development & Heritage Standing Committee minutes of its meeting held April 2, 2024 (**SCM 90/2024**)

**9. PRESENTATIONS AND DELEGATIONS (*HERITAGE ACT MATTERS*)**

10.1. 1958-1998 Wyandotte Street East, Strathcona Building – Request for Heritage Designation & Heritage Funding (Ward 4) (**S 48/2024**) (*previously distributed*)  
a) David Mady, Vice President Real Estate Development, Roasati Construction, available for questions (via Zoom)

10.2. Sandwich Street Infrastructure Enhancement Heritage Permit (Ward 2) (**S 20/2024**)  
*previously distributed*

**Clerk's Note:** P&C Memo provided to members of the Committee only.

a) Heather Grondin, Chief Relations Officer, Windsor-Detroit Bridge Authority (in person)

b) Jose Luis Mendes, Project Director, Bridging North America (in person)

**10. *HERITAGE ACT MATTERS***

**PRESENTATIONS AND DELEGATIONS (*ADMINISTRATIVE ITEM MATTERS*)**

11.2. Main Streets CIP Application, 1958-1998 Wyandotte Street East (Strathcona Building); Owner: 2798315 Ontario Inc. (c/o David Mady) (**S 55/2024**) (*previously distributed*)  
a) David Mady, Vice President Real Estate Development, Roasati Construction, available for questions (via Zoom)

11.3. Additional Information Memo to Closure of north/south alley located between Vimy Avenue and Ypres Avenue, Ward 5 (**AI 7/2024**) & (**S 4/2024**) (*previously distributed*)  
a) Anthony Malandrucolo, Stipic Weisman LLP, solicitor for property owner, available for questions (via Zoom)

**11. ADMINISTRATIVE ITEMS (*previously distributed*)**

11.1. Brownfield Redevelopment Community Improvement Plan (CIP) application submitted by St. Rhodes Development & Leasing Corporation for 1247 Riverside Drive East (Ward 4) (**S 52/2024**)

11.4. Sandwich Town CIP Application, 3218 Baby Street; Owner: Buschante Development Group Corporation (Ward 2) (**S 54/2024**)

**12. COMMITTEE MATTERS**

**13. QUESTION PERIOD**

**14. ADJOURNMENT**

**From:** ro wahab <>  
**Sent:** Friday, May 3, 2024 4:53 PM  
**To:** clerks <[clerks@citywindsor.ca](mailto:clerks@citywindsor.ca)>  
**Subject:** 835 Tecumseh Rd. East plan

**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 Mme./ Sir;

I have been in the neighborhood for over 25 years.

This is a small beautiful area where most of the traffic was from the local residents. We have been exposed to some drivers using Logan as well as Irvine and again Logan to make their short cut to Howard, cars zoom on Logan to make it before the street lights turn red.

This plan of building 52 units with only 64 parking spots is an illogical plan to meet with the need of parking spots for the occupants and their visitors.

- 1) Those dead end streets are subject to be occupied by the 385 Tecumseh occupants.
- 2) Logan Ave. Will be more subject to most of the potentially occupants to get to Howard St.
- 3) Safety is going to be highly at risk.
- 4) The original residents and their visitors will be subject to search for parking spots on the road ?
- 5) our dead end streets are valuable with the front green lawn, which we worry to loose it.

In general;

This potential 6 story building / 52 units main entrance on Marentette as on residential street and to be used for residency must comply with the residence law building. Otherwise building it from business perspective with its access from Tecumseh St. Must respect some distance to separate it from the residential area.

The potential crowdiiness will eventually reduce our houses value.

I, along with family members , and my parent purposely stay on this area for its character of safety, quietly and friendly area.

Sincerely Yours.  
Rouea Wahab