Final Consolidated Development & Heritage Standing Committee Meeting Agenda

Date: Monday, January 6, 2025
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)

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 (*Planning Act*) minutes of its meeting held December 2, 2024 **(SCM 391/2024)**

6. PRESENTATION DELEGATIONS (*PLANNING ACT* MATTERS)

7.1. Rezoning – Rafco Property Trust Ltd – 0 Howard Ave - Z-032/24 ZNG/7237 - Ward 1 **(S 148/2024)**

Clerk's Note: Karen Palmer, area resident is submitting the ***previously distributed*** email dated January 2, 2025, as a written submission.

a) Adam Szymczak, Planner III – Development (PowerPoint)
b) Jerry Kavanaugh & Olivia Byrne, Agents for the applicant, ADA Architect Inc. available for questions (in person)
c) Zeyad Rafih, Property Owner, available for questions (in person)

7.2. Zoning By-Law Amendment – Z036-24 (ZNG/7248) - Andi Shallvari – 552 Florence Avenue, Ward 7 **(S 170/2024)**
a) Diana Radulescu | Planner II – Development (PowerPoint)
b) Tracey Pillon-Abbs, RPP Principal Planner, Pillon Abbs Inc., available for questions (via Zoom)
c) Andi Shallvari, Property Owner (in person)

7.3. Zoning By-law Amendment Application for 2275 Wellesley Avenue, Z-026/24 [ZNG-7229], Ward 4 **(S 171/2024)**
a) Brian Nagata, Planner II – Development Review (PowerPoint)
b) Jackie Lassaline, Lassaline Planning Consultants, available for questions (via Zoom)

7.4. Zoning By-law Amendment Application for 0 Janette Avenue, Z-037/24 [ZNG-7249], Ward 3 **(S 172/2024)**
a) Brian Nagata, Planner II – Development Review (PowerPoint)
b) Tracey Pillon-Abbs, RPP Principal Planner, Pillon Abbs Inc. (via Zoom)
c) Andi Shallvari, Property Owner (in person)

7.5. Provincial Planning Statement (2024) Update **(S 177/2024)**
a) Frank Garardo, Senior Planner (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 December 2, 2024 **(SCM 376/2024)**

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

10.1. Amendment to Heritage Designation By-law No. 281-2003 – 455 Kennedy Drive West, Roseland Golf Course (Ward 1) **(S 161/2024)**
Clerk's Note: List of written submissions ***(previously distributed)*** Package 1:
a) Adriana Folcan, area resident
b) Albert Schepers, area resident
c) Alex & Mary Antic, area residents
d) Balsam & Mokbel Hanna, area residents
e) Brandon Orlando, area resident
f) Brenda Pelka, area resident
g) Catherine & Gary Archer, area residents
h) David Pelka, area resident
i) Dennis Phillips, area resident
j) Jane Van Buskirk, area resident

k) Jean-Yves Renaud, area resident
l) Lou Durnbeck, area resident
m) Margo & Moe Bezaire, area residents
n) Maria & Ian, Laura & Amanda MacNeil, area residents
o) Mark Poisson, area resident
p) Marla Sponarski, area resident
q) Melissa Coletti & Jim Marcovecchio, area residents
r) Melissa Petz, area resident
s) Olivia Curti, area resident
t) Penny Taylor, area resident
u) Robert Miller & Sari Versa-Miller, area residents
v) Sandy & Peter Marra, area residents
w) Sheri-Lynne Livingston, area resident
x) Silvio Barresi, area resident
y) Tina Van Hinte, area resident
z) Tony & Cathy Pupatello, area residents
aa) Walter Bocian, area resident

Clerk's Note: List of written submissions ***attached*** Package 2:
a) Anthony Johnston, area resident
b) Donna Mayne, area resident
c) Fulvio Valentinis, area resident

Clerk's Note: Joe DiGiorgio, area resident expresses opposition to the administrative recommendation.

DELEGATIONS: (5 minutes)
a) Tracy Tang, Planner III – Economic Development/Heritage (Acting) (PowerPoint)
b) Settimo Vilardi, Principal Architect, Prime Consultant, Archon Architects Incorporated, available for questions (in person)
c) Ed van der Maarel, Partner, Principal Architect + Heritage Consultant and Alicia Lesniak, Architect, a+LiNK Architecture Inc., available for questions (via Zoom)
d) Jean-Yves Renaud, Area Resident, available for questions (in person)
e) Albert Schepers, Area Resident (in person)
f) James Demers, Area Resident (in person)
g) Frank Providenti, Area Resident (in person)
h) Peter Marra, Area Resident (in person)
i) Catherine Archer, Area Resident (in person) (PowerPoint)
j) Lou Durnbeck, Area Resident (in person)
k) Chris Kruba, Area Resident (in person)
l) Tina Van Hinte, Area Resident (via Zoom)

10. *HERITAGE ACT* MATTERS

11. ADMINISTRATIVE ITEMS *(previously distributed)*

11.1. Part Closure of north/south alley located between Seminole Street and Reginald Street, Ward 5, SAA-7231 **(S 173/2024)**

11.2. Amendment to CR399/2024 for Closure of west half of north/south alley located between Montrose Street and Tecumseh Boulevard West, Ward 3, SAA-4133 **(S 174/2024)**

11.3. Ford City/Building Facade Improvement CIP Application for 1024 to 1026 Drouillard Road. Owner: 1000568826 ONTARIO INC. (c/o: Brian McGinty and Trinamargos)- Ward 5 **(S 175/2024)**

12. COMMITTEE MATTERS *(previously distributed)*

12.1. Minutes of the Property Standards Committee of its meeting held October 24, 2024 **(SCM 353/2024)**

12.2. Minutes of the International Relations Committee of its meeting held November 7, 2024 **(SCM 392/2024)**

12.3. Report No. 54 of the International Relations Committee **(SCM 393/2024)**

13. QUESTION PERIOD

14. ADJOURNMENT

From: Anthony Johnston <>
Sent: January 3, 2025 1:36 PM
To: clerks <clerks@citywindsor.ca>
Subject: Amendment to heritage designation for Roseland Golf Course

To whom it may concern:

I would like to say that this action done mostly with in camera meetings and moving curling to SW arena and now building luxury condos at Roseland Golf Course is an absolute farce and has been in secret and should not be allowed to come to fruition.
It leaves me wondering who is really driving and benefitting from this process and outcome.
Certainly, not the residents in the area, the curlers or those who respect heritage desginations.
All involved should be ashamed.

Anthony Johnston P. Eng

From: Eric Mayne < >
Sent: January 3, 2025 1:46 PM
To: clerks <clerks@citywindsor.ca>
Subject: Roseland

Clerks office
Please add my recommendation to deny the proposed heritage designation bylaw amendment as presented in Report S 161/2024. Public heritage sites should remain community assets. South Windsor has grown exponentially and seriously lacks community centres. Revitalizing the club house will greatly enhance the community that has been recently forced to rezone to high density. Please don't deny us this public space as well.

Regards
Donna Mayne

Sent from my iPhone

From: Fulvio Valentinis < >
Sent: January 4, 2025 12:11 PM
To: clerks <clerks@citywindsor.ca>
Subject: Fwd: Amendment to Roseland Heritage Designation By-Law

Please include as a written submission the following attachment for Monday's Development and Heritage Committee Meeting for item 10.1 Roseland Heritage Designation. I am out of town and appreciate your indulgence for the late submission. Thank you
Fulvio Valentinis

---------- Forwarded message ---------
From: Fulvio Valentinis < >
Date: Fri, Jan 3, 2025 at 10:23 AM
Subject: Amendment to Roseland Heritage Designation By-Law
To: <ffrancis@citywindsor.ca>, <kmckenzie@citywindsor.ca>, <amarignani@citywindsor.ca>, <mmckenzie@citywindsor.ca>, <jmorrison@citywindsor.ca>

Gentlemen,
On Monday January 6, 2025 the Development and Heritage Standing Committee will be dealing with a Heritage Designation Amendment By-Law regarding Roseland Golf Course in the City of Windsor. Regretfully I am out of town and will not be able to attend.

The effect of the proposed amendment is to SEVER and REMOVE the Heritage designation from approximately 10 ACRES of land from the property known as Roseland Golf Course.

I was a member of Windsor City Council in 2003 when council deemed it desirable to designate Roseland Golf Course, 455 Kennedy Dr. West to be of architectural and /or historic value and interest.

City Council in 2003 strongly believed that this parcel of land known as Roseland Golf Course "possesses unique character ". (Heritage Act) and it was important "to ensure that this character is preserved". The intent of council was to protect this property from any redevelopment other than a golf course.

The proposed amendment is to remove the designation from an area (10 ACRES) equivalent in size to 7.5 football fields. This is SIGNIFICANT. Not only does this negatively impact the character of Roseland Golf course but also opens the door to further redevelopment on the Roseland property and potentially other Heritage designated sites.

I urge you NOT to set this precedent. Please deny the recommendation of a proposed heritage designation by-law amendment as presented in Report s161/2024.

Thank you for your consideration.
Fulvio Valentinis