

Development & Heritage Standing Committee Meeting

Date: Monday, March 3, 2025

Time: 4:30 PM

Members Present:

Councillors

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)

Members

Member Anthony Arbour
Member Daniel Grenier
Member Charles Pidgeon
Member John Miller
Member Robert Polewski
Member William Tape

Members Regrets

Member Khassan Saka

ALSO PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING:

Member Joseph Fratangeli
Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Commissioner, Economic Development
Neil Robertson, City Planner
Greg Atkinson, Deputy City Planner – Development
Jason Campigotto, Deputy City Planner - Growth
Adam Szymczak, Planner III - Development
Phong Nguy, Executive Director Operations/ Development City Engineer
Aaron Farough, Senior Legal Council
Emilie Dunnigan, Manager, Development Revenue & Financial Administration
Robert Perissinotti, Development Engineer
Tracy Tang – Planner III, Heritage

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Chris Gerardi, Policy Analyst
Kevin Alexander, Planner III - Special Projects
Frank Gerardi, Planner III - Policy & Special Studies
Diana Radulescu, Planner II, Development Review
Elara Mehriou, Transportation Planner I
Natasha McMullin, Senior Clerk Steno
Anna Ciacelli, Deputy City Clerk

Delegations—participating via video conference

Item 7.1– Tracey Pillon-Abbs, RPP Principal Planner
Item 7.1 – Baraa Zrabah, Applicant
Item 7.2 – Tracey Pillon-Abbs, RPP Principal Planner
Item 7.2 – Dr. Bhan Garg, Applicant
Item 10.1 – Marcus Letourneau, M.R. Letourneau and Associates Inc.
Item 10.1 – Carl Bray, Bray Heritage, Carl Bray & Associates Ltd.
Item 11.1 – Dawne Martens, Owner

Delegations—participating in person

Item 7.3 – Melanie Muir, Dillon Consulting Limited
Item 7.4 – Terry Kennedy, Area Resident
Item 7.4 – Andi Shallvari, Housing Producer and provider

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Member Daniel Grenier discloses an interest and abstains from voting on Item 7.1 being “Zoning By-Law Amendment – Z003-25 (ZNG/7275) - Ahmad Zrabah– 1550-1576 Randolph Ave, Ward 10” and 7.2 being “Rezoning – Dr. Bhan Garg - 7100 Cantelon Drive - Z-039/24 ZNG/7252 - Ward 8” as his company has hired the planner on record for the application for one of their projects.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

See items 10.1 and 10.2 .

4. COMMUNICATIONS

None presented.

5. ADOPTION OF THE PLANNING ACT MINUTES

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5.1. Adoption of the Development & Heritage Standing Committee (Planning Act) minutes of its meeting held February 3, 2025

Moved by: Councillor Fred Francis
Seconded by: Councillor Angelo Marignani

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held February 3, 2025, **BE ADOPTED** as presented.
Carried.

Councillor Kieran Mckenzie was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 62/2025

6. PRESENTATION DELEGATIONS (PLANNING ACT MATTERS)

See Item 7.4

7. PLANNING ACT MATTERS

7.1. Zoning By-Law Amendment – Z003-25 (ZNG/7275) - Ahmad Zrabah– 1550-1576 Randolph Ave, Ward 10

Moved by: Councillor Fred Francis
Seconded by: Councillor Mark McKenzie

Decision Number: DHSC 702

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 544 AND 545 on PLAN 973 and Part 21, Plan 12R23215, situated on the east side of Randolph Ave, north of Algonquin Street, known municipally as 1550 Randolph Avenue (1576 Randolph Avenue), by adding a site-specific exception to Section 20(1) as follows:

525. EAST SIDE OF RANDOLPH AVENUE, NORTH OF ALGONQUIN STREET

For the lands comprising of LOTS 544 AND 545 on PLAN 973 and Part 21, Plan 12R23215, one *Semi-Detached Dwelling* shall be an additional permitted *main use* and the following additional provision shall apply to an additional permitted main use:

- a. Gross Floor Area – maximum 471.0 m²
(ZDM 4; ZNG/7275)

Carried.

Councillor Kieran Mckenzie was absent from the meeting when the vote was taken on this matter.

Report Number: S 8/2025
Clerk's File: Z/14923

7.2. Rezoning – Dr. Bhan Garg - 7100 Cantelon Drive - Z-039/24 ZNG/7252 - Ward 8

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Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

Decision Number: DHSC 703

THAT Zoning By-law 8600 **BE AMENDED** for Part of Blocks E, F and W, Registered Plan 1644, further described as Part 2, Plan 12R-28853 (PIN 01379-0465), situated on the north side of Cantelon Drive, west of Lauzon Parkway and known municipally as 7100 Cantelon Drive (Roll No. 070-660-03406) by changing the zoning from Manufacturing District 1.2 (MD1.2) to Commercial District 3.3 (CD3.3) and by removing S.20(1)97 from the subject land.

Carried.

Report Number: S 10/2025

Clerk's File: Z/14897

7.3. Rezoning – 2652184 Ontario Ltd - 1110 Tecumseh Road East - Z-040/24 ZNG/7258 - Ward 4

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: DHSC 704

1. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part Lots 10 & 11, Registered Plan 423, Part Lot 466 and Lots 470 & 471, Part of Closed Alley, Registered Plan 920 (PIN 01159-0291), situated at the northeast corner of Tecumseh Road East & Benjamin Avenue, (1110 Tecumseh Road East; Roll No. 030-430-11800) from Commercial District 2.1 (CD2.1) and Commercial District 4.1 (CD4.1) to CD2.1 and by adding a site specific exception to Section 20(1) as follows:

526. NORTHEAST CORNER OF TECUMSEH ROAD EAST & BENJAMIN AVENUE

For the land described as Part Lots 10 & 11, Registered Plan 423, Part Lot 466 and Lots 470 & 471, Part of Closed Alley, Registered Plan 920 (PIN 01159-0291), a *Multiple Dwelling* shall be an additional permitted *main use*, and that, notwithstanding Section 25.5.20.6, the minimum separation shall be 2.0 m. (ZDM 7; ZNG/7258)

2. THAT Part Lots 10 & 11, Registered Plan 423, Part Lot 466 and Lots 470 & 471, Part of Closed Alley, Registered Plan 920, (PIN 01159-0291), situated at the northeast corner of Tecumseh Road East & Benjamin Avenue, (1110 Tecumseh Road East; Roll No. 030-430-11800), **BE CLASSIFIED** as a Class 4 area pursuant to the "Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning (NPC-300)".

Carried.

Report Number: S 16/2025

Clerk's File: Z/14916

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7.4. Proposed Official Plan Residential Corridor Land Use Designation - CityWide

Moved by: Councillor Kieran McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: DHSC 705

THAT the report of the Planner III – Policy and Special Studies dated February 11, 2025 entitled “Proposed Official Plan Residential Corridor Land Use Designation-City Wide” **BE TABLED** at the Development & Heritage Standing Committee meeting to allow for further discussion and input regarding the proposed Official Plan policies prior to formal consideration by the Standing Committee and Council..

Carried.

Report Number: S 15/2025
Clerk’s File: Z2025

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:45 o’clock p.m.

The Chairperson calls the (*Heritage Act* Matters) portion of the Development & Heritage Standing Committee meeting to order at 5:46 o’clock p.m.

8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held January 6, 2025

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Fred Francis

THAT the minutes of the Development & Heritage Standing Committee meeting held January 6, 2025, **BE ADOPTED** as presented.

Carried.

Report Number: SCM 25/2025

8.2. Adoption of the Development & Heritage Standing Committee minutes of its meeting held February 3, 2025

Moved by: Member William Tape
Seconded by: Member John Miller

THAT the minutes of the Development & Heritage Standing Committee meeting held February 3, 2025, **BE ADOPTED** as presented.

Carried.

Report Number: SCM 61/2025

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Development & Heritage Standing Committee
Monday, March 3, 2025

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9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

See Item 10.1

10. HERITAGE ACT MATTERS

10.1. Walkerville Heritage Conservation District Study – Results and Findings (Ward 4)

Councillor Mark McKenzie requests that the item be deferred to allow for all the residents in the area to be notified.

Councillor Jim Morrison inquires as to how Councillor Mark McKenzie proposes the residents be informed.

Councillor Mark McKenzie responds that for re-zoning, residents within 200m are notified, every individual property in the affected district area should be notified.

Member John Miller echoes Councillor Mark McKenzie regarding notification.

Discussion ensued regarding the best method of notification including Media releases, Emails, Canada post addressed mail, and unaddressed mail.

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: DHSC 706

THAT the report of the Acting Planner III – Heritage dated January 15, 2025, entitled “Walkerville Heritage Conservation District Study – Results and Findings (Ward 4)” **BE DEFERRED** to a future Development & Heritage Standing Committee to allow for notification of the entire subject area.
Carried.

Report Number: S 6/2025

Clerk’s File: MBA/1700

10.2. Windsor Municipal Heritage Register – Updates about Bill 23 Strategies (City Wide)

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: DHSC 707

THAT the report of the Acting Planner III – Heritage dated January 15, 2025, entitled “Windsor Municipal Heritage Register – Updates about Bill 23 Strategies (City-wide)” **BE DEFERRED** to a future meeting of the Development & Heritage Standing Committee.
Carried.

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Report Number: S 7/2025

Clerk's File: MBA/14619

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act Matters*) portion is adjourned at 6:01 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 6:01 o'clock p.m.

11. ADMINISTRATIVE ITEMS

11.2. Main Street CIP/Ford City CIP Application, 1044 Drouillard Road, Owner: 1988859 Ontario Inc. (c/o: Dawne Martens)

Dawne Martens, Owner

Dawn Martens, Owner appears before the Development & Heritage Standing Committee regarding the administrative report dated February 13, 2025, entitled "Ford City CIP/ Main Street CIP Application, 1044 Drouillard Road, Owner: 1988859 Ontario Inc. (c/o: Dawne Martens)" and is available for questions.

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Mark McKenzie

Decision Number: DHSC 709

- I. THAT the request for incentives under the *Ford City CIP* Financial Incentive Programs made by 1988859 Ontario Inc. (c/o: Dawne Martens), owner of the property located at 1044 Drouillard Road **BE APPROVED**, for the following incentive programs:
 - i. *Retail Investment Grant* totalling a maximum amount of \$15,000 for one (1) ground floor retail unit;
 - ii. *Building/Property Improvement Tax Increment Grant Program for the lesser of 100% of the municipal tax increment for up to 10 years or the eligible costs*. The estimated annual amount of the grant is +/- \$4,708.70;
 - iii. *Municipal Development Fees Grant Program* to a maximum amount of \$20,000; and
 - iv. *New Residential Development Grant Program* for two (2) vacant and two (2) new residential units (\$2500 each) to the maximum amount of \$5,000.
- II. THAT subject to completion and review satisfactory to the City Planner, the request made by 1988859 Ontario Inc. (c/o: Dawne Martens), owner of the property located at 1044 Drouillard Road **BE APPROVED** for the Main Streets CIP -*Building Facade Improvement Program* for grants totalling a maximum amount of \$22,500 in principle;

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- III. THAT Administration **BE AUTHORIZED** to prepare the agreement between the City and 1988859 Ontario Inc. (c/o: Dawne Martens) to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the CFO/City Treasurer as to financial implications;
- IV. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;
- V. THAT funds in the maximum amount of \$15,000 under the *Retail Investment Grant Program*, funds in the maximum amount of \$20,000 under the *Municipal Development Fees Grant Program*, and funds in the amount of \$5,000 under the *New Residential Development Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund to the Ford City CIP Project (Project #7181046) once the work is completed;
- VI. THAT funds in the maximum amount of \$22,500 under the Main Streets CIP **BE TRANSFERRED** from the CIP Reserve Fund to the Main Streets CIP project (Project #7219018) once the work is completed ;
- VII. THAT grants **BE PAID** to 1988859 Ontario Inc. (c/o: Dawne Martens) upon completion of improvements to the interior/exterior of the property located at 1044 Drouillard Road, through the Ford City CIP (Project #7181046) and facade improvements through the Main Streets CIP (Project #7219018) to the satisfaction of the City Planner and Chief Building Official; and
- VIII. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** and returned to CIP Reserve Fund 226 if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 20/2025

Clerk's File: Z2025

11.1. Ford City CIP Application for 980 Maisonville Avenue, Owner: Salinder Singh & Mohnish Harshendu Dave (C/O: Sital Singh Garha), Ward 5

Moved by: Councillor Angelo Marignani

Seconded by: Councillor Mark McKenzie

Decision Number: DHSC 708

- I. THAT the request for incentives under the Ford City CIP Financial Incentive Programs made by Salinder Singh & Mohnish Harshendu Dave (C/O: Sital Singh Garha), the owners

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of the property located at 980 Maisonville Avenue **BE APPROVED**, for the following incentive programs:

- i. New Residential Development Grant* in the maximum amount of \$7,500 for three (3) new residential units;
 - ii. Municipal Development Fees Grant Program* in the maximum amount of \$15,000;
 - iii. Building/Property Improvement Tax Increment Grant Program* for 100% of the municipal portion of the tax increment for up to 10 years in the amount of +/- \$7,254 per year.
- II. THAT the CAO and City Clerk **BE AUTHORIZED** to prepare the agreement between the City and Salinder Singh & Mohnish Harshendu Dave (C/O: Sital Singh Garha) to implement the *Building/Property Improvement Tax Increment Grant Program* (only) in accordance with all applicable policies, requirements to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implications;
 - III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Grant Agreement(s) in content satisfactory to the City Planner, in financial content to the satisfaction of the City Treasurer and in form satisfactory to the City Solicitor;
 - IV. THAT funds in the amount of \$7,500 under the *New Residential Development Grant* Program, and funds under the *Municipal Development Fees Grant Program* in the amount of \$15,000 **BE TRANSFERRED** from the CIP Reserve Fund 226 to the Ford City CIP Project Fund (#7181046);
 - V. THAT grants **BE PAID** to Salinder Singh and Mohnish Harshendu Dave (c/o Sital Singh Garha), upon completion of the three (3) new residential units on the property located at 980 Maisonville Avenue, through the Ford City CIP Fund (Project #7181046) to the satisfaction of the City Planner and Chief Building Official; and,
 - VI. THAT grants approved **SHALL LAPSE** and **BE UNCOMMITTED** if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 11/2025
Clerk's File: Z2025

12. COMMITTEE MATTERS

12.1. Report No. 57 of the International Relations Committee

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Angelo Marignani

Decision Number: DHSC 710

THAT Report No. 57 of the International Relations Committee indicating:

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That the Mayor's Office BE REQUESTED to send letters inviting a delegation of two to four people from Mannheim, Germany and Gunsan, South Korea to the City of Windsor in the summer of 2025 to commemorate the anniversaries of our twinning; and,

That a letter BE SENT to Mannheim, Germany asking for a delegation from Windsor led by Mayor Dilkens to visit Mannheim to commemorate the milestone anniversary and further, that this visit to Mannheim be scheduled in conjunction with the visit to Lublin, Poland in June 2025.

BE APPROVED.

Carried.

Report Number: SCM 52/2025

12.2. Minutes of the International Relations Committee of its meeting held January 30, 2025

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

Decision Number: DHSC 711

THAT the minutes of the International Relations Committee meeting held January 30, 2025, **BE RECEIVED.**

Carried.

Report Number: SCM 53/2025

12.3. Minutes of the Property Standards Committee of its meeting held February 4, 2025

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: DHSC 712

THAT the minutes of the Property Standard Committee meeting held February 4, 2025, **BE RECEIVED.**

Carried.

Report Number: SCM 60/2025

13. QUESTION PERIOD

None registered.

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14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Matters) is adjourned at 6:03 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on April 7, 2025.

Carried.

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of
Council Services

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CITY OF WINDSOR MINUTES 03/03/2025

Development & Heritage Standing Committee Meeting (*Planning Act Matters*)

Date: Monday, March 3, 2025

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

Members Present:

Councillors

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)

Members

Member Anthony Arbour

Member Daniel Grenier

Member Charles Pidgeon

Member John Miller

Member Robert Polewski

Member William Tape

Members Regrets

Member Khassan Saka

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Member Joseph Fratangeli

Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Jelena Payne, Commissioner, Economic Development

Neil Robertson, City Planner

Greg Atkinson, Deputy City Planner – Development

Jason Campigotto, Deputy City Planner - Growth

Adam Szymczak, Planner III – Development

Phong Nguy, Executive Director Operations/ Development City Engineer

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Aaron Farough, Senior Legal Council
Robert Perissinotti, Development Engineer
Tracy Tang – Planner III, Heritage
Sophia Di Blasi – Planner II, Research & Policy Support
Chris Gerardi, Policy Analyst
Kevin Alexander, Planner III - Special Projects
Frank Garardo, Planner III - Policy & Special Studies
Diana Radulescu, Planner II, Development Review
Elara Mehriou, Transportation Planner I
Natasha McMullin, Senior Clerk Steno
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Delegations—participating via video conference

Item 7.1– Tracey Pillon-Abbs, RPP Principal Planner
Item 7.1 – Baraa Zrabah, Applicant
Item 7.2 – Tracey Pillon-Abbs, RPP Principal Planner
Item 7.2 – Dr. Bhan Garg, Applicant
Item 10.1 – Marcus Letourneau, M.R. Letourneau and Associates Inc.
Item 10.1 – Carl Bray, Bray Heritage, Carl Bray & Associates Ltd.
Item 11.1 – Dawne Martens, Owner

Delegations—participating in person

Item 7.3 – Melanie Muir, Dillon Consulting Limited
Item 7.4 – Terry Kennedy, Area Resident
Item 7.4 – Andi Shallvari, Housing Producer and provider

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:30 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

Member Daniel Grenier discloses an interest and abstains from voting on Item 7.1 being “Zoning By-Law Amendment – Z003-25 (ZNG/7275) - Ahmad Zrabah– 1550-1576 Randolph Ave, Ward 10” and 7.2 being “Rezoning – Dr. Bhan Garg - 7100 Cantelon Drive - Z-039/24 ZNG/7252 - Ward 8” as his company has hired the planner on record for the application for one of their projects.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

See items 10.1 and 10.2 .

4. COMMUNICATIONS

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None presented.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee minutes (*Planning Act*) of its meeting held February 3, 2025

Moved by: Councillor Fred Francis
Seconded by: Councillor Angelo Marignani

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held February 3, 2025, **BE ADOPTED** as presented.
Carried.

Councillor Kieran Mckenzie was absent from the meeting when the vote was taken on this matter.

Report Number: SCM 62/2025

7. *PLANNING ACT* MATTERS

7.1. Zoning By-Law Amendment – Z003-25 (ZNG/7275) - Ahmad Zrabah– 1550-1576 Randolph Ave, Ward 10

Diana Radulescu (author), Planner II – Development, is available for questions.

Tracey Pillon-Abbs (agent), Pillon Abbs Inc., and Baraa Zrabah (applicant), is available for questions.

Moved by: Councillor Fred Francis
Seconded by: Councillor Mark McKenzie

Decision Number: DHSC 702

THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 544 AND 545 on PLAN 973 and Part 21, Plan 12R23215, situated on the east side of Randolph Ave, north of Algonquin Street, known municipally as 1550 Randolph Avenue (1576 Randolph Avenue), by adding a site-specific exception to Section 20(1) as follows:

525. EAST SIDE OF RANDOLPH AVENUE, NORTH OF ALGONQUIN STREET

For the lands comprising of LOTS 544 AND 545 on PLAN 973 and Part 21, Plan 12R23215, one *Semi-Detached Dwelling* shall be an additional permitted *main use* and the following additional provision shall apply to an additional permitted main use:

- b. Gross Floor Area – maximum 471.0 m²
(ZDM 4; ZNG/7275)

Carried.

Councillor Kieran Mckenzie was absent from the meeting when the vote was taken on this matter.

Report Number: S 8/2025

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Clerk's File: Z/14923

7.2. Rezoning – Dr. Bhan Garg - 7100 Cantelon Drive - Z-039/24 ZNG/7252 - Ward 8

Adam Szymczak (author), Senior Planner – Development, is available for questions.

Tracey Pillon-Abbs (agent), Pillon Abbs Inc., and Dr. Bhan Garg (applicant), is available for questions.

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

Decision Number: DHSC 703

THAT Zoning By-law 8600 **BE AMENDED** for Part of Blocks E, F and W, Registered Plan 1644, further described as Part 2, Plan 12R-28853 (PIN 01379-0465), situated on the north side of Cantelon Drive, west of Lauzon Parkway and known municipally as 7100 Cantelon Drive (Roll No. 070-660-03406) by changing the zoning from Manufacturing District 1.2 (MD1.2) to Commercial District 3.3 (CD3.3) and by removing S.20(1)97 from the subject land.

Carried.

Report Number: S 10/2025

Clerk's File: Z/14897

7.3. Rezoning – 2652184 Ontario Ltd - 1110 Tecumseh Road East - Z-040/24 ZNG/7258 - Ward 4

Adam Szymczak (author), Senior Planner – Development, is available for questions.

Melanie Muir (agent), Dillon Consulting Limited, is available for questions.

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: DHSC 704

3. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Part Lots 10 & 11, Registered Plan 423, Part Lot 466 and Lots 470 & 471, Part of Closed Alley, Registered Plan 920 (PIN 01159-0291), situated at the northeast corner of Tecumseh Road East & Benjamin Avenue, (1110 Tecumseh Road East; Roll No. 030-430-11800) from Commercial District 2.1 (CD2.1) and Commercial District 4.1 (CD4.1) to CD2.1 and by adding a site specific exception to Section 20(1) as follows:

526. NORTHEAST CORNER OF TECUMSEH ROAD EAST & BENJAMIN AVENUE

For the land described as Part Lots 10 & 11, Registered Plan 423, Part Lot 466 and Lots 470 & 471, Part of Closed Alley, Registered Plan 920 (PIN 01159-0291), a *Multiple Dwelling* shall be an additional permitted *main use*, and that, notwithstanding Section 25.5.20.6, the minimum separation shall be 2.0 m. (ZDM 7; ZNG/7258)

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4. THAT Part Lots 10 & 11, Registered Plan 423, Part Lot 466 and Lots 470 & 471, Part of Closed Alley, Registered Plan 920, (PIN 01159-0291), situated at the northeast corner of Tecumseh Road East & Benjamin Avenue, (1110 Tecumseh Road East; Roll No. 030-430-11800), **BE CLASSIFIED** as a Class 4 area pursuant to the “Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning (NPC-300)”.
Carried.

Report Number: S 16/2025

Clerk’s File: Z/14916

7.4. Proposed Official Plan Residential Corridor Land Use Designation - CityWide

Frank Garardo (author), Senior Planner – Planning Policy, presents application.

Terry Kennedy (area resident) has concerns of lack of public consultation and participation, that the residential and transportation plan are in conflict with one another, safety protocols are non-existent, the corridor expansion plan will cause relocation of residents without housing solutions and consideration of the community’s quality of life.

Andi Shallvari (Housing Producer and Provider) states that he supports the recommendation put forward in the report. Mr. Shallvari inquires if the definition of success of the initiative, how it will be measured and if the initiative can be reviewed in the future.

Councillor Francis inquires with Mr. Kennedy about the intensification along the corridor and nodes and what type of development he concerned with. Mr. Kennedy states concerns of increased commercial truck volumes and housing units and access to the community.

Councillor Francis asks for clarification from Mr. Shallvari regarding his question about outcomes and measurables. Mr. Shallvari states he would like to see finalized data of the initiative to measure the success of housing production and new builds and would like to see results of the study.

Councillor Francis inquires whether Mr. Shallvari believes this plan is ambitious relating to housing. Mr. Shallvari agrees.

Councillor Francis inquires how the tariffs would affect the ambitiousness of the proposed initiative. Mr. Shallvari states that he does not know how it will affect Developers within the area, and that the success should be measured with affordable housing development.

Chair Morrison states the initiative is about higher density residential development on those corridors, and what could be accommodated. Chair Morrison states that with higher residential density comes affordability.

Councillor Francis confirms that the report will be tabled today and over the next two months stakeholders comments will be collected and presented in a report to the Development and Heritage Standing Committee in May. Neil Robertson states that a public open house will be held and information on our website will be provided regarding the report.

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Councillor Francis inquires whether this is a blanket approach and if it would be too late to make changes at that point. Mr. Robertson states it can be changed.

Councillor Kieran McKenzie inquires whether other municipalities are also taking this approaching and direction with land use planning, development and intensification with what is presented in this report. Mr. Garardo states that the 2024 Provincial Planning Statement (PPS) officially defines strategic growth areas where other municipalities are in the process of redefining their Official Plans to match similar land use designations and growth plans, with similar goals regarding residential construction along corridors.

Councillor Kieran McKenzie inquires how this document relates to policy requirements coming from senior levels of government for housing initiatives. Mr. Robertson states that this initiative had started prior to the release of the PPS for Windsor to grow in a balanced way through intensification and infill. Mr. Robertson states that this document sets the conditions for increased growth in a balanced way.

Councillor Kieran McKenzie inquires if the work undertaken is an assessment of infrastructure capacity, understanding traffic volume capacity, sewer capacity and other criteria considered for a rezoning application. Mr. Robertson states that this sets the framework to allow us to do the analysis of the individual corridors when they come forward with high level criteria at phase two to support the developments being proposed.

Councillor Kieran McKenzie inquires whether this should affect the development charges framework. Mr. Robertson states that the discussion should happen through the Development Charge Task Force, and a relationship could be considered.

Councillor Marignani inquires how the City's plan matches the 2024 PPS criteria or whether there are any key differences. Mr. Robertson states that our plan aligns with the PPS and we are acting to implement it now.

Councillor Marignani inquires how we engaged the public with this proposed plan and how in the future we will inform and consult with the public for these specific developments. Mr. Robertson states that for Phase one communication will be available through our website, host a public open house, Windsor Star advertisement. Any geographically defined areas will receive public notification and the opportunity to present their concerns at the Development & Heritage Standing Committee (DHSC).

Councillor Marignani inquires about categorizing the metrics for types of housing in the corridors. Mr. Garardo states that there is opportunity to quantify the types and net increase of housing units.

Councillor Marignani inquires about the infrastructure and how it impacts the surrounding community and whether there is a plan for improvement due to intensification. Mr. Robertson states that development will happen over the next twenty years, and when a corridor is identified at that point an analysis of the infrastructure will be conducted to determine feasibility.

Councillor Mark McKenzie inquires if rezoning approval is required for if in areas under the corridor land use designation by DHSC. Mr. Robertson states that currently it would require a rezoning application with policy support, but with corridor specific policy direction any

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recommendation will be aligned with what Council previously approved, streamlining rezoning, and will require DHSC approval.

Councillor Kieran McKenzie inquires if this would allow different types of building forms or rezoning application to go forward without DHSC approval if it aligns with the Corridor Policy presented. Mr. Robertson states that applications would still go through a rezoning process and will be determined if it is compatible with the Corridor Policy.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Angelo Marignani

Decision Number: DHSC 705

THAT the report of the Planner III – Policy and Special Studies dated February 11, 2025 entitled “Proposed Official Plan Residential Corridor Land Use Designation-City Wide” **BE TABLED** at the Development & Heritage Standing Committee meeting to allow for further discussion and input regarding the proposed Official Plan policies prior to formal consideration by the Standing Committee and Council..

Carried.

Report Number: S 15/2025

Clerk's File: Z2025

8. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:45 o'clock p.m.

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of Council
Services