

**Consolidated Development & Heritage Standing Committee Meeting Agenda**

**Date:** Monday, April 7, 2025

**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 (*Planning Act*) minutes of its meeting held March 3, 2025 (**SCM 84/2025**)

**6.            PRESENTATION DELEGATIONS (*PLANNING ACT* MATTERS)**

7.1.        Rezoning – Home Discovery Group - 3161 Jefferson Blvd - Z-041/24 ZNG/7260 - Ward 8 (**S 19/2025**) (*previously distributed*)

a) Adam Szymczak, Senior Planner – Development (in person) (PowerPoint)

b) Manni Japra, Applicant, available for questions (in person)

c) Caroline Baker, Agent for the Applicant, Baker Planning Group, available for questions (via Zoom)

d) Adam Meloche, Architect for the Applicant – Meloche Architectural Studio, available for questions (in person)

- 7.3. Official Plan Amendment and Zoning By-law Amendment Applications for 0 Wellington Avenue & 673 Wellington Avenue, Z-005/25 [ZNG-7284] & OPA 195 [OPA-7285], Ward 3 **(S 33/2025) (previously distributed)**  
**Clerk's Note:** Appendix J is available at [www.citywindsor.ca](http://www.citywindsor.ca) due to size.  
 a) Brian Nagata, Planner II – Development Review (in person) (PowerPoint)  
 b) Robert Brown, Agent for Applicant, Oakview Land Use Planning, available for questions (via Zoom)  
 c) Anthony Debly, Representative for Adjacent Property Owner (in person)  
 d) John Leslie, Representative for 2408380 Ontario Inc. (via Zoom)
- 7.4. Official Plan & Zoning Bylaw Amendment Site specific regulations for Multiple Dwelling - Z 030-24 [ZNG-7234] & OPA 189 [OPA-7235] Lakefront Heights Inc. 0 Wyandotte St. E - Ward 7 **(S 34/2025) (previously distributed)**  
 a) Jim Abbs, Planner III – Development (in person) (PowerPoint)  
 b) Melanie Muir, Dillon Consulting Limited, available for questions (in person)
- 7.5. Zoning By-law Amendments- City of Windsor – File Z-06/25 ZNG/7288- City Wide **(S 38/2025) (previously distributed)**  
 a) Frank Garardo, Planner III – Policy & Special Studies (in person) (PowerPoint)
- 7. PLANNING ACT MATTERS (previously distributed)**
- 7.2. Rezoning - City of Windsor - Housekeeping Amendment 2025-1 - Z-015/24 ZNG/7205 - City Wide **(S 26/2025)**
- 8. ADOPTION OF THE MINUTES (previously distributed)**
- 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held March 3, 2025 **(SCM 83/2025)**
- 9. PRESENTATIONS AND DELEGATIONS (HERITAGE ACT MATTERS) (previously distributed)**
- 10.1. 420 Rosedale Avenue (Sandwich HCD) – Request for Heritage Permit for New Erection (Ward 2) **(S 39/2025)**  
 a) Shan Xue, BDB Development Inc. (via Zoom)
- 10.2. 925 Cousineau Road, Holy Redeemer College – Request for Heritage Permit for New Addition (Ward 1) **(S 40/2025)**  
 a) John Bortolotti, Architect for Applicant (in person)
- 10.3. 3975 Riverside Dr E, Frank H. Joyce House – Request for Heritage Permit for Demolition and Alteration (Ward 5) **(S 41/2025)**  
 a) John Bortolotti, Architect for Applicant, available for questions (in person)

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

11.3. Sandwich CIP, 420 Rosedale Avenue; Owner: Wei Li; Ward 2 **(S 35/2025)**  
a) Shan Xue, BDB Development Inc. (via Zoom)

11.5. University Avenue West and Wyandotte Street West Community Improvement Plan Grant Applications made by the University of Windsor for 401 Sunset (Ward 2) **(S 37/2025)**  
a) Melanie Muir, Agent for Applicant, Dillon Consulting Limited (in person)

**ADMINISTRATIVE ITEMS: (previously distributed)**

11.1. Amendment to CR141/2023 for Closure of E. C. Row Avenue East right-of-way, west of Banwell Road, Ward 9, SAS-6835 **(S 31/2025)**

11.2. Closure of north/south alley located between Algonquin Street and Totten Street, Ward 10, SAA-7092 **(S 32/2025)**

11.4. Main Street CIP Application for 415 Devonshire Road, Owner: AALTEN GROUP INC. (C/O: Chris Stronks), Ward 4 **(S 36/2025)**

11.6. Downtown Community Improvement Plan Grant Application made by 2835039 Ontario Inc. for 557 Pelissier Street, Ward 3 **(S 42/2025)**

11.7. Response to CQ 26/2023 Models of Pre-Approved Building Plans Utilized by Different Municipalities in North America – City Wide **(S 22/2025)**

**12. COMMITTEE MATTERS**

**13. QUESTION PERIOD**

**14. ADJOURNMENT**