

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

Date: Monday, May 5, 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
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3.	REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS
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4.	COMMUNICATIONS
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5.	ADOPTION OF THE <i>PLANNING ACT</i> MINUTES (<i>previously distributed</i>)
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5.1.	Adoption of the Development & Heritage Standing Committee (<i>Planning Act</i>) minutes of its meeting held April 7, 2025 (SCM 120/2025)
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6.	PRESENTATION DELEGATIONS (<i>PLANNING ACT</i> MATTERS) (<i>previously distributed</i>)
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7.1.	OPA & Rezoning – 593067 Ontario Ltd - 960 Hanna Street East - OPA 193 OPA/7277 Z-004/25 ZNG/7276 – Ward 4 (S 44/2025) a) Adam Szymczak, Senior Planner – Development (in person) (PowerPoint) b) Tracey Pillon-Abbs, RPP Principal Planner, Pillon Abbs Inc., available for questions (via Zoom) c) Yousif Yako, Area Resident (in person) d) Linda Salim, Area Resident (in person) e) Amani Abdulla, Area Resident (in person)
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- 7.2. Proposed Official Plan Residential Corridor Land Use Designation – City Wide
(S 15/2025)
Clerk's Note: Administration is providing the *previously distributed* additional information memo **(AI 10/2025)**
a) Frank Garardo, Senior Planner (in person) (PowerPoint)
b) Terrence Kennedy Area Resident (in person)

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 April 7, 2025 **(SCM 119/2025)**

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS) (*previously distributed*)

- 10.1. Walkerville Heritage Conservation District Study – Results and Findings (Ward 4)
(S 6/2025)
Clerk's Note: Appendix A available at www.citywindsor.ca due to size
a) Tracy Tang, Planner III – Economic Development/Heritage (Acting) (in person) (PowerPoint)
b) Marcus Letourneau Project Consultant, President, M.R. Letourneau and Associates Inc., available for questions (via Zoom)
c) Carl Bray, Project Consultant, Bray Heritage, Carl Bray & Associates LTD., available for questions (via Zoom)
d) Don Wilson, Area Resident, available for questions (in person)
- 10.3. Community Heritage Fund Request – 794 Devonshire Road, Porter Coate House (Ward 4) **(S 57/2025)**
a) Arun Rattan, Property Owner (in person)

10. HERITAGE ACT MATTERS (*previously distributed*)

- 10.2. Windsor Municipal Heritage Register – Updates about Bill 23 Strategies (City Wide)
(S 7/2025)
- 10.4. 357-359 Indian Road (Sandwich HCD) – Request for Heritage Permit for Alteration (Ward 2) **(S 56/2025)**

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

- 11.1. 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)**

Clerk's Note: Administration is providing the *previously distributed* additional information memo **(AI 8/2025)**

- a) Theresa O'Neill, Agent for Applicant, Dillon Consulting Ltd, available for questions (via Zoom)
- b) Judy Bornais, Associate Vice-President, External, and Charlie Simpkins, Director, Strategic Initiatives & Business Enterprise, University of Windsor (in person)

- 11.7. Part Closure of open north/south alley located north of Seminole Street, Ward 5, SAA-7091 **(S 59/2025)**

- a) Jackie Roy, Executor for the Estate of Robert Joseph Girard, Owner, available for questions (via Zoom)

ADMINISTRATIVE ITEMS: (*previously distributed*)

- 11.2. Amendment to CR399/2024 & CR69/2025 for Closure of west half of north/south alley located between Montrose Street and Tecumseh Boulevard West, Ward 3, SAA-4133 **(S 43/2025)**

- 11.3. Economic Revitalization CIP (Community Improvement Plan) application submitted by Minth Canada Holding Inc 5000 Cabana Rd E (formerly known as County Rd 42) (Ward 9) **(S 53/2025)**

- 11.4. Sandwich CIP, 357-359 Indian Road; Owner: Bruno and Maurizio Mantovan; Ward 2 **(S 54/2025)**

- 11.5. Main Street CIP Application for 1801 Wyandotte Street E., Owner: 2798315 Ontario Inc. (C/O: Tony Rosati), Ward 4 **(S 55/2025)**

- 11.6. Part Closure of Walker Road R.O.W. at Tecumseh Road East, and Amendment to Public Highway Dedication By-Law 4205, Ward 4 **(S 58/2025)**

- 11.8. Part Closure of east/west alleys located between Thompson Boulevard and Prado Place, Ward 6, SAA-7244 **(S 60/2025)**

12. COMMITTEE MATTERS

13. QUESTION PERIOD

14. ADJOURNMENT