

Development & Heritage Standing Committee Meeting

Date: Monday, May 5, 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 Charles Pidgeon
Member John Miller
Member Robert Polewski

Members Regrets

Member Anthony Arbour
Member Daniel Grenier
Member Joseph Fratangeli
Member Khassan Saka
Member William Tape

ALSO PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING:

Robert Martini, Municipal Gaming Analyst

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Neil Robertson, City Planner
Greg Atkinson, Deputy City Planner – Development
Jason Campigotto, Deputy City Planner - Growth

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Lorie Gregg, Deputy Treasurer, Taxation, Treasury and Financial Projects
Ian Day, Senior Manager Traffic Operations/Parking
Aaron Farough, Senior Legal Council
Emilie Dunnigan, Manager, Development Revenue & Financial Administration
Patrick Winters, Manager, Development
Tracy Tang – Planner III, Heritage
Adam Szymczak, Planner III - Development
Kevin Alexander, Planner III - Special Projects
Laura Strahl, Planner III - Special Projects
Frank Garardo, Planner III - Policy & Special Studies
Simona Simion, Planner III - Economic Development
Brian Nagata, Planner II, Development Review
Elara Mehrilou, Transportation Planner I
Natasha McMullin, Senior Clerk Steno
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

Delegations—participating via video conference

Item 7.1– Tracey Pillon-Abbs, RPP Principal Planner
Item 7.3 – Robert Brown, Oakview Land Use Planning
Item 10.1 – Marcus Letourneau, Project Consultant.
Item 10.1 – Carl Bray, Project Consultant
Item 11.1 – Theresa O’Neil, Dillon Consulting Ltd.
Item 11.7 – Jackie Roy, Owner

Delegations—participating in person

Item 7.1– Yousif Yako, Area Resident
Item 7.1 – Linda Salim, Area Resident
Item 7.2 – Terrence Kennedy, Area Resident
Item 10.1 – Don Wilson, Area Resident
Item 10.1 – Yolanda Sutts, Area Resident
Item 10.3 – Arun Rattan, Property Owner
Item 11.1 – Judy Bornais, Associate Vice President, University of Windsor
Item 11.1 – Charlie Simpkins, Director, Strategic Initiatives & Business Enterprise, University of Windsor

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

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None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

4. COMMUNICATIONS

None presented.

5. ADOPTION OF THE PLANNING ACT MINUTES

5.1. Adoption of the Development & Heritage Standing Committee (Planning Act) minutes of its meeting held April 7, 2025

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held April 7, 2025, **BE ADOPTED** as presented.

Carried.

Report Number: SCM 120/2025

6. PRESENTATION DELEGATIONS (PLANNING ACT MATTERS)

7. PLANNING ACT MATTERS

7.1. OPA & Rezoning – 593067 Ontario Ltd - 960 Hanna Street East - OPA 193 OPA/7277 Z-004/25 ZNG/7276 – Ward 4

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 727**

1. THAT Schedule “A” of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating Lots 64 to 67, N Pt Lot 68, Registered Plan 430 (PIN 01158-0312 & 01158-0313; 960 Hanna Street East; Roll No. 030-440-04700), situated at the northwest corner of Hanna Street E and Langlois Street as a Special Policy Area.

2. THAT Chapter 1 in Volume II: Secondary Plans and Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a new Special Policy Area as follows:

1.X 960 HANNA STREET EAST

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LOCATION	1.X.1	The property described as Lots 64 to 67, N Pt Lot 68, Registered Plan 430 (PIN 01158-0312 & 01158-0313; situated at the northwest corner of Hanna Street East and Langlois Street is designated on Schedule A: Planning Districts and Policy Areas in Volume I: The Primary Plan.
ADDITIONAL PERMITTED MAIN USES	1.X.2	<p>Notwithstanding the Residential designation of these lands on Schedule D: Land Use in Volume I: The Primary Plan, the uses and activities listed below shall be an additional permitted main use:</p> <p>Business Office, Contractor's Office, Warehouse, Workshop</p> <p>An industrial facility for the following activities:</p> <ul style="list-style-type: none">• Assembling of laminate countertops including cutting, finishing, and repair.• Cutting and forming of kitchen tools, gadgets and other related accessories.• Display and storage of flooring, plumbing fixtures, and other related materials.• Display of construction and other similar materials.• Packaging and shipping of any of the above goods and materials. <p>All activities and uses shall take place entirely within a fully enclosed building and the outdoor storage and display of goods and materials is prohibited</p>

3. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 64 to 67, N Pt Lot 68, Registered Plan 430 (PIN 01158-0312 & 01158-0313; known municipally as 960 Hanna Street East; Roll No. 030-440-04700), situated at the northwest corner of Hanna Street E & Langlois Street by adding a zoning exception to Section 20(1) as follows:

530. **NORTHWEST CORNER OF HANNA STREET EAST AND LANGLOIS STREET**

For the lands consisting of Lots 64 to 67, N Pt Lot 68, Registered Plan 430 (PIN 01158-0312 & 01158-0313), the following additional provisions shall apply:

a) Additional permitted *Main Uses*:

Contractor's Office

Warehouse

Workshop

An industrial facility for the following activities:

- Assembling of laminate countertops including cutting, finishing, and repair.
- Cutting and forming of kitchen tools, gadgets and other related accessories.
- Display and storage of flooring, plumbing fixtures, and other related materials.

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- Display of construction and other similar materials.
 - Packaging and shipping of any of the above goods and materials.
- b) For any additional permitted *main use*:
1. The outdoor storage and display of goods and materials is prohibited.
 2. All activities and uses shall take place entirely within a fully enclosed *building*.
 3. Notwithstanding Section 24.20.5, a minimum of 7 *parking spaces* shall be provided.

(ZDM 7; ZNG/7276)

Carried.

Report Number: S 44/2025

Clerk's File: Z/14940

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

Moved by: Councillor Fred Francis

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 728 DHSC 705**

1. THAT Official Plan Amendment 194 **BE APPROVED** and Volume 1: The Primary Plan of the City of Windsor Official Plan ("Official Plan") **BE AMENDED** as follows:
 - Chapter 6: Land Use of the Official Plan **IS AMENDED** by adding section 6.3.3 Residential Corridors as shown on Appendix A of this Report.
2. THAT administration **BE DIRECTED** to hold further public consultation on the candidate areas for Residential Corridor designations.
3. THAT administration **BRING BACK** Official Plan amendments to designate the candidate areas as Residential Corridors.

Carried

Councillor Kieran McKenzie voting nay.

Report Number: S 15/2025 AI 10/2025

Clerk's File: Z2025

There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:28 o'clock p.m.

The Chairperson calls the *Heritage Act* Matters portion of the Development & Heritage Standing Committee meeting to order at 5:30 o'clock p.m.

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8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held April 7, 2025

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Angelo Marignani

THAT the minutes of the Development & Heritage Standing Committee meeting held April 7, 2025, **BE ADOPTED** as presented.

Carried.

Report Number: SCM 119/2025

9. PRESENTATIONS AND DELEGATIONS (COMMITTEE ADMINISTRATIVE MATTERS)

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

Marcus Letourneau, Project Consultant, President M.R. Letourneau and Associates Inc.

Marcus Letourneau, Project Consultant, President M.R. Letourneau and Associates Inc., appears via video conference before the Development and Heritage Standing Committee regarding the administrative report dated January 15, 2025, entitled, "Walkerville Heritage Conservation District Study – Results and Findings" and is available for questions.

Carl Bray, Project Consultant, Bray Heritage, Carl Bray & Associates LTD.

Carl Bray, Project Consultant, Bray Heritage, Carl Bray & Associates LTD., appears via video conference before the Development and Heritage Standing Committee regarding the administrative report dated January 15, 2025, entitled, "Walkerville Heritage Conservation District Study – Results and Findings" and is available for questions.

Don Wilson, Area Resident

Don Wilson, Area Resident, appears before the Development and Heritage Standing Committee regarding the administrative report dated January 15, 2025, entitled, "Walkerville Heritage Conservation District Study – Results and Findings" and is available for questions.

Councillor Mark McKenzie indicates that residents in the area are most concerned about what they will and will not be allowed to do, or if their property values and/or taxes will be affected should the Conservation District designation moves forward. Marcus Letourneau, Project Consultant, appears before the Development and Heritage Standing Committee via video conference regarding the administrative report dated January 15, 2025, entitled, "Walkerville Heritage Conservation District

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Study – Results and Findings” and replies that this report is only the study phase. The regulations and requirements for the Heritage Conservation District have not yet been created, and that will not occur until the planning guideline stage, which would be the next stage should the Committee approve this study. The study is a requirement of the *Ontario Heritage Act* to prove that the area in question meets prescribed Provincial criteria to be eligible as a district. One of the conversations had with Administration is the importance of having community-based discussions to help determine what those regulations and requirements would be. Mr. Letourneau states that historically, heritage designation does not decrease property values but maintains or improves them. Carl Bray, Project Consultant, appears before the Development and Heritage Standing Committee via video conference regarding the administrative report dated January 15, 2025, entitled, “Walkerville Heritage Conservation District Study – Results and Findings” and adds that very rarely would residents of a Heritage Conservation District be severely limited in what they may or may not do to their homes. He states that the next phase of the process will involve working with the community to determine what types of changes make the most sense in terms of conserving and enhancing the cultural heritage values that have been identified in the study phase.

Councillor Kieran McKenzie asks what the process would be regarding homes within the Heritage Conservation District with no heritage value should they wish to make changes to their properties. Mr. Letourneau replies that, in his experience, non-contributory properties would only be subject to the heritage district guidelines should they wish to demolish and redevelop.

Councillor Kieran McKenzie inquires about the boundary area around the proposed Heritage Conservation District and would like to know how many properties fall immediately outside of the boundary, and how many of them are listed on the heritage register but not designated. Mr. Letourneau states that the boundaries were chosen to capture the highest concentration of listed properties. There are approximately twenty properties outside the boundary that have been recommended for designation under the Municipal Heritage Register (Bill 23). Mr. Bray adds that the boundary for the larger municipal Heritage Area encompasses the Heritage Conservation District, so the two can work together to ensure all heritage properties are protected. The boundaries of the Heritage Conservation District were chosen to create the most supportable district should there be a challenge by the Ontario Land Tribunal.

Yolanda Sutts, Area Resident

Yolanda Sutts, Area Resident, appears before the Development and Heritage Standing Committee regarding the administrative report dated January 15, 2025, entitled, “Walkerville Heritage Conservation District Study – Results and Findings” and expresses concern regarding property values and unknown restrictions that may be placed on homeowners.

Councillor Angelo Marignani asks about the legal costs that may be incurred should homeowners launch an appeal process. He would like to know if there are plans to hire more staff, or if funds will have to be reallocated to help cover additional costs associated with the appeal process. Neil Robertson, City Planner, appears before the Development and Heritage Standing Committee regarding the administrative report dated January 15, 2025, entitled, “Walkerville Heritage

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Conservation District Study – Results and Findings” and replies that funds have been put aside in the budget in anticipation of appeals.

Councillor Kieran McKenzie asks if the designation would affect any Community Improvement Plan already in place. Mr. Robertson replies there is not a Community Improvement Plan in place in Walkerville at the moment. However, there are some heritage incentives in place that are available now and could be used by designated heritage properties in a Heritage Conservation District.

Councillor Kieran McKenzie asks what the difference is between a Heritage Area and a Heritage Conservation District. Tracy Tang, Planner III – Economic Development/Heritage, appears before the Development and Heritage Standing Committee regarding the administrative report dated January 15, 2025, entitled, “Walkerville Heritage Conservation District Study – Results and Findings” and replies that currently Walkerville is defined as a Heritage Area within the city’s Official Plan, so there are policies in place concerning infill, additional dwelling units to guide its form, massing, siting, and overall design. There is no by-law or official status under the *Ontario Heritage Act*. Conversely, a Heritage Conservation District has official status under the *Ontario Heritage Act*, meaning that there is a set list of criteria that the district must meet.

Councillor Kieran McKenzie asks how the deadline associated with Bill 23 affects Heritage Areas. Ms. Tang replies that one potential approach could be listing areas without official status as Demolition Control Areas via by-law to protect heritage areas with no official status.

Councillor Kieran McKenzie asks if the approximately twenty properties in the gap between the Heritage Area and Heritage Conservation District will be prioritised for designation before the Bill 23 deadline. Ms. Tang replies that one of the recommendations in the report speaks to exploring designation for the heritage listed properties that fall just outside of the Heritage Conservation District boundary.

Councillor Jim Morrison indicates satisfaction with the report, and that it will effectively manage change in the area to maintain it’s heritage qualities. He also appreciates that Walkerville exceeds the criteria required for the Heritage Conservation District designation.

Member John Miller proposes the formation of a committee with members of administration, councillors, and residents to help with the planning guideline stage. Mr. Bray replies that the most successful Heritage Conservation District plans he has worked on have had some form of committee at the next phase. Ideally this would cover a broad spectrum of opinion and subgroups of the community. He recommends this be added as part of the next stage. Mr. Letourneau agrees that having the committee as part of the team working on the guidelines would help make it a community-driven planning process.

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 729 DHSC 706**

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- I. THAT the Walkerville Heritage Conservation District (HCD) Study Main Report and Appendices, (a copy of Appendix A is available on the City of Windsor Website due to size (the "Walkerville HCD Study Report") **BE RECEIVED**; and
- II. THAT the six recommendations within the Walkerville HCD Study Report **BE ADOPTED**:
 1. THAT Administration **BE DIRECTED** to proceed with the Plan and Guidelines (Stage 2) for the Walkerville Heritage Conservation District;
 2. THAT the boundary identified by the black dashed line in Figure 2 herein, as further shown in Appendix "B" (the "Recommended Boundary") **BE ADOPTED** as the boundary for the Walkerville Heritage Conservation District;
 3. THAT the recommended policy and process changes identified within Appendix C of the Walkerville HCD Study Report **BE ADOPTED** and Administration **BE DIRECTED** to pursue their implementation;
 4. THAT Administration **BE DIRECTED** to explore the eligibility of those properties identified in Appendix E of the Walkerville HCD Study Report for individual property designation under Section 29 Part IV of the *Ontario Heritage Act (OHA)*;
 5. THAT the objectives of the Walkerville HCD Study Report **BE ADOPTED** and inform the creation of the Walkerville Heritage Conservation District Plan and Guidelines; and,
 6. THAT the Statements of Cultural Heritage Value or Interest (SCHVIs) for the Walkerville Heritage Conservation District as set forth in Chapter 10 of the Walkerville HCD Study Report **BE ADOPTED** and inform the creation of the Walkerville Heritage Conservation District Plan and Guidelines.
- III. THAT Administration **BE DIRECTED** to report back with information related to forming of a committee or working group for the next phase of the Heritage Conservation District Study, based on the Consultant's best practices.

Carried.

Report Number: S 6/2025

Clerk's File: MBA/1700

10.3. Community Heritage Fund Request – 794 Devonshire Road, Porter Coate House (Ward 4)

Arun Rattan, Property Owner

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Arun Rattan, Property Owner, appears before the Development and Heritage Standing Committee regarding the administrative report dated April 11, 2025, entitled, "Community Heritage Fund Request – 794 Devonshire Road, Porter Coate House (Ward 4)" and is available for questions.

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 731**

- I. THAT the Heritage Permit at 794 Devonshire Rd, Porter Coate House, **BE GRANTED** for exterior painting and restoration works;
- II. THAT the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the exterior painting and restoration works;
- III. THAT a total grant of 30% of the cost of the exterior painting and restoration works, to an upset amount of \$6,428 from the Community Heritage Fund (Reserve Fund 157) **BE GRANTED** to the Owners of the Porter Coate House at 794 Devonshire Rd, subject to:
 - a. Submission of conservation details, technical details, and samples to the satisfaction of the City Planner or designate prior to work start;
 - b. Determination by the City Planner that the work is completed to heritage conservation standards;
 - c. Owner's submission of paid receipts for work completed; and
 - d. That the Community Heritage Fund (Reserve Fund 157), grants approved shall lapse if the applicant has not completed the work and fulfilled the conditions within 2 years of the approval date.

Carried.

Report Number: S 57/2025

Clerk's File: MBA/6702

10. HERITAGE ACT MATTERS

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

Councillor Kieran McKenzie inquires whether any of the grant funds awarded to the city for this undertaking are unallocated, or if funds will need to be taken from elsewhere to complete this project. Mr. Robertson replies there is money left over to account for the work remaining.

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Councillor Angelo Marignani inquires whether the city has the capacity to designate all remaining listed properties before the 2027 deadline. Ms. Tang replies that by using the strategies outlined in the report, the projection is 56% of the listed properties will be designated by the deadline. She states it is not feasible to designate all 881 remaining properties in time, nor may all of them meet the designation requirements under the current legislation.

Councillor Angelo Marignani asks about the potential of objections and appeals from residents. Ms. Tang replies that surveys from other municipalities' heritage planners show approximately 5 to 10% of heritage designation by-laws are appealed or objected to by the property-owners.

Councillor Kieran McKenzie asks if the 56% designation projection would represent protection of the majority of the city's actual heritage assets. Ms. Tang replies yes, based on Strategy 2 in the report, the highest priority properties would be targeted first, representing the major heritage properties that have not yet been designated.

Councillor Kieran McKenzie inquires whether the province has made any funding available for municipalities to help them work through the heritage designation lists more quickly. Ms. Tang replies that to her knowledge no additional funding has been made available, and the 2027 deadline remains.

Moved by: Councillor Kieran McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 730 DHSC 707**

- I. THAT the report of the Acting Heritage Planner regarding 2025 Updates on the Implementation of the seven (7) Bill 23 Strategies **BE RECEIVED** for information.
 - Strategy 1: Walkerville Heritage Conservation District Plan and Guidelines
 - Strategy 2: Part IV Designation of properties of "high" priority
 - Strategy 3: Exploring new ways to designate
 - Strategy 4: Designation through Development Review and Incentive Programs
 - Strategy 5: Protections through Demolition Control By-law
 - Strategy 6: Protection of City-Owned Heritage resources through Council direction
 - Strategy 7: Continued recognition of heritage properties through a Windsor Heritage Inventory
- II. THAT \$150,000 in available funds in the Capital Project 7241028 (Bill 23 Municipal Heritage Register) **BE TRANSFERRED** into the Capital Project 7141014 (Heritage Conservation District Study) for the funding of Strategy 1: Walkerville Heritage Conservation District Plan and Guidelines; and,
- III. THAT \$25,000 in available funds in the Capital Project 7241028 (Bill 23 Municipal Heritage Register) **BE TRANSFERRED** into the Capital Project 7086006 (Windsor Archaeological Management Plan) for the funding of the outstanding archaeologist consulting fees.

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Carried.

Report Number: S 7/2025
Clerk's File: MBA/14619

Councillor Jim Morrison leaves the meeting at 6:19 o'clock p.m. and Councillor Kieran McKenzie assumes the chair.

10.4. 357-359 Indian Road (Sandwich HCD) – Request for Heritage Permit for Alteration (Ward 2)

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 732**

- I. THAT the request for a Heritage Permit under Section 42 (1) 1. of the *Ontario Heritage Act* for the restoration of the duplex dwelling and reconstruction of the front porch at 357-359 Indian Road **BE GRANTED** as per plans in Appendix 'A' of this report;
- II. THAT the Heritage Permit approval **BE SUBJECT** to the following approval conditions to the satisfaction of the City Planner or designate prior to work start:
 - a. Submission of satisfactory product details and samples (including material and colour selections);
 - b. Determination that the work is satisfactory to meet Building Code compliance; and
 - c. Determination by the City Planner or designate that the work adheres to the details and plans as outlined in the Heritage Permit application; and
- III. THAT the City Planner or designate **BE DELEGATED** the authority to approve any further proposed changes associated with the proposed scope of work for the restoration of the duplex dwelling and reconstruction of the front porch.

Carried.

Report Number: S 56/2025
Clerk's File: MB2025

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 6:19 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 6:20 o'clock p.m.

Councillor Jim Morrison returns to the meeting at 6:22 o'clock p.m. and Councillor Kieran McKenzie returns to his seat at the Council Table.

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11. ADMINISTRATIVE ITEMS

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)

Theresa O'Neill, Agent for the Applicant, Dillon Consulting Ltd.

Theresa O'Neill, Agent for the Applicant, Dillon Consulting Ltd., appears via video conference before the Development and Heritage Standing Committee regarding the administrative report dated March 14, 2025, entitled, "University Avenue West and Wyandotte Street West Community Improvement Plan Grant Applications made by the University of Windsor for 401 Sunset" via Zoom, and is available for questions.

Judy Bornais, Associate Vice-President, External, University of Windsor

Judy Bornais, Associate Vice-President, External, University of Windsor, appears before the Development and Heritage Standing Committee regarding the administrative report dated March 14, 2025, entitled, "University Avenue West and Wyandotte Street West Community Improvement Plan Grant Applications made by the University of Windsor for 401 Sunset" and highlights the importance of the grant to the University. It will increase the availability of on-campus student housing and relieve some of the housing pressures in the surrounding neighbourhood.

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 733**

- I. THAT the request made by the University of Windsor (owner) for the proposed redevelopment of an existing building on a portion of 401 Sunset Avenue as identified in Appendix B to Report S37/2025, to participate in the Building/Property Improvement Tax Increment Grant Program **BE APPROVED** at the lesser of 100% of the municipal portion of the tax increment resulting from the proposed development for up to five (5) years, plus an additional five (5) years as a catalyst project or until 100% of the eligible costs are repaid pursuant to the University Avenue West and Wyandotte Street West Community Improvement Plan.
- II. THAT Administration **BE DIRECTED** to prepare an agreements between the City and the University of Windsor (Owner) to implement the Building/Property Improvement Tax Increment Grant Program at 401 Sunset Avenue in accordance with all applicable policies, requirements, and provisions contained within the University Avenue and Wyandotte Street Community Improvement Plan.

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- III. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Building/Property Improvement Tax Increment Grant Program 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 approval of the tax increment grant **BE RESCINDED** if the applicant has not completed the work and fulfilled the conditions within three (3) years of the approval date.
 - V. THAT approval of the tax increment grant **BE RESCINDED** in the event the portion of the property identified in Appendix B to Report 37/2025 at 401 Sunset Avenue remain tax exempt after completion of the project.
- Carried.

Report Number: S 37/2025

Clerk's File: SPL/14645

11.7. Part Closure of open north/south alley located north of Seminole Street, Ward 5, SAA-7091

Jackie Roy, Executor for the Estate of Robert Joseph Girard, Owner

Jackie Roy, Executor for the Estate of Robert Joseph Girard, Owner, appears before the Development and Heritage Standing Committee regarding the administrative report dated April 14, 2025, entitled, "Part Closure of open north/south alley located north of Seminole Street, Ward 5, SAA-7091" via Zoom and is available for questions.

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 739**

- I. THAT the 25.0 metre portion of the 34.1 metre 2.44-metre-wide open north/south alley located north of Seminole Street and shown on Drawing No. CC-1844 (attached hereto as Appendix "A") and hereinafter referred to as the "subject alley", **BE ASSUMED** for subsequent closure.
- II. THAT the subject alley **BE CLOSED AND CONVEYED** in **as is condition** to the abutting property owners and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
 - a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
 - i. Bell Canada to protect existing facilities;
 - ii. Cogeco Connexion Inc. to accommodate existing facilities;
 - iii. ENWIN Utilities Ltd. to accommodate existing overhead 16kV and 120/240 volt distribution, poles and down guy wires;

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iv. Managed Network System Inc. (MNSi.) to accommodate existing aerial facilities.

III. THAT Conveyance Cost **BE SET** as follows:

- a. For alley conveyed to abutting lands zoned CD2.3 or RD3.1, \$20.00 per square foot without easements plus HST (if applicable) and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor, and \$10.00 per square foot with easements plus HST (if applicable) and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

IV. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1844.

V. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VI. THAT The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor.

VII. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.

Carried.

Report Number: S 59/2025

Clerk's File: SAA2025

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

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 734**

- I. THAT CR399/2024, adopted on September 23, 2024, as amended by CR69/2025, adopted on February 10, 2025, **BE AMENDED** to replace Drawing No. CC-1849 with the drawing attached hereto as Appendix "D".

Carried.

Report Number: S 43/2025

Clerk's File: SAA2025

11.3. Economic Revitalization CIP (Community Improvement Plan) application submitted by Minth Canada Holding Inc 5000 Cabana Rd E (Ward 9)

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Moved by: Councillor Angelo Marignani

Seconded by: Councillor Mark McKenzie

Decision Number: **DHSC 735**

- I. THAT the request made by Minth Canada Holding Inc. ("Minth") to participate in the Business Development Grant Program **BE APPROVED** for the property located at 5000 Cabana Rd E (formerly known as County Road 42), and legally described as Parts 1 and 4 on 12R29960, as shown in the aerial diagram attached as Appendix A Location Map for a period that ends the earlier of 10 years or when 100% of the eligible costs are repaid pursuant to the City of Windsor Economic Revitalization Community Improvement Plan; and,
- II. THAT, the CAO and City Clerk **BE AUTHORIZED** to execute a Business Development Grant Agreement with Minth for the Property, to be satisfactory in form to the City Solicitor, in technical content to the City Planner and in financial content to the City Treasurer.

Carried.

Report Number: S 53/2025

Clerk's File: SPL/10759

11.4. Sandwich CIP, 357-359 Indian Road; Owner: Bruno and Maurizio Mantovan; Ward 2

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 736**

- I. THAT the request for incentives under the Sandwich Incentive Program made by the registered owner Bruno and Maurizio Mantovan of the property located at 357-359 Indian Road **BE APPROVED** for the following programs:
 - i. *Development and Building Fees Grant* for 100% of the Development and Building Fees identified in the Sandwich CIP to a maximum amount of \$20,000;
 - ii. *Revitalization Grant Program* for the lesser of 70% of the municipal portion of the tax increment for up to 10 years (+/- \$1,869 per year) or the eligible project costs;
- II. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Sandwich Incentive Program Agreement for the *Revitalization Grant* in accordance with all applicable policies, requirements, and provisions contained within the Olde Sandwich Towne Community Improvement Plan to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implication;

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- III. THAT funds to a maximum amount of \$20,000 under the *Development Building Fees Grant Program* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the *Sandwich Community Development Plan Fund* (Project 7076176) once the work is completed;
- IV. THAT grants **BE PAID** to Bruno and Maurizio Mantovan upon completion of the two (2) story two (2) unit duplex dwelling from the *Sandwich Community Development Plan Fund* (Account 7076176) to the satisfaction of the City Planner and Chief Building Official; and,
- V. 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 54/2025

Clerk's File: Z/2025

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

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 737**

- I. THAT the request for incentives under the *Main Streets Community Improvement Plan* made by 2798315 Ontario Inc. (C/O: Tony Rosati), the owner of the property located at 1801 Wyandotte Street E. **BE APPROVED IN PRINCIPLE** for the following programs:
 - i. *Building Facade Improvement Program* totaling a maximum of \$60,000;
 - ii. *Building/Property Improvement Tax Increment Grant Program* for the lesser of 100% of the municipal portion of the tax increment for up to ten (10) years of +/- \$33,098 per year or the total eligible costs;
- II. THAT the CAO and City Clerk **BE AUTHORIZED** to sign the Main Street CIP for the *Building/Property Improvement Tax Increment Grant Program* agreement in accordance with all applicable policies, requirements, and provisions contained within the *Main Streets Community Improvement Plan* to the satisfaction of the City Planner as to content, the City Solicitor as to legal form, and the City Treasurer as to financial implication;
- 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;

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- IV. THAT funds in the maximum amount of \$60,000 (*Building Facade Improvement grants*) under the *Main Streets CIP* **BE TRANSFERRED** from the CIP Reserve Fund 226 to the *Main Streets CIP* Project Fund (Project #7219018) when the grant funds are ready to be paid out;
- V. THAT grants **BE PAID** to 2798315 Ontario Inc. (C/O: Tony Rosati) upon completion of improvements to the exterior of the property located at 1801 Wyandotte Street E. from the *Building Facade Improvement Program – Main Streets CIP* Project Fund (Project #7219018) to the satisfaction of the City Planner and Chief Building Official; and,
- VI. 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 55/2025
Clerk's File: Z2025

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

Moved by: Councillor Mark McKenzie
Seconded by: Councillor Kieran McKenzie

Decision Number: **DHSC 738**

- I. THAT the portion of public highway located at the southwest corner of Tecumseh Road East and Walker Road, described as Part 18, Reference Plan RD-227, and shown on the aerial photo attached hereto as Appendix "A", and hereinafter referred to as the "subject public highway", **BE ASSUMED** for subsequent closure.
- II. THAT the subject public highway **BE CLOSED**, and as necessary in a manner deemed appropriate by the City Planner.
- III. THAT By-law 4205, dated October 18, 1971, and registered on title as Instrument No. R515264 on October 29, 1971, as amended by By-law 8004, dated October 9, 1984, and registered on title as Instrument No. R921050 on October 19, 1984 **BE AMENDED** as follows:
- a. By **DELETING** all references to "Part 18" on Reference Plan RD-227.
- IV. THAT the City Solicitor **BE DIRECTED** to prepare the necessary by-law(s).
- V. THAT the Chief Administrative Officer and the City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor.
- VI. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003.

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Carried.

Report Number: S 58/2025
Clerk's File: SAA2025

11.8. Part Closure of east/west alleys located between Thompson Boulevard and Prado Place, Ward 6, SAA-7244

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

Decision Number: **DHSC 740**

- I. THAT the 24.63 metre portion of the 4.27-metre-wide east/west alley located between Thompson Boulevard and Prado Place, and shown as Part 1 on Drawing No. CC-1862 (attached hereto as Appendix "A"), and hereinafter referred to as the "subject west alley", **BE ASSUMED** for subsequent closure;
- II. THAT the subject west alley **BE CLOSED AND CONVEYED** in as is condition to the abutting property owners, and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
 - a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
 - i. Bell Canada to accommodate existing aerial infrastructure;
 - ii. Cogeco Connexion Inc. to accommodate existing aerial infrastructure;
 - iii. Enbridge Gas Inc. to accommodate existing underground infrastructure;
 - iv. ENWIN Utilities Ltd. to accommodate existing primary, secondary and communication conductors, poles and down guy wires; and
 - v. Managed Network System Inc. (MNSi.) to accommodate existing aerial infrastructure;
- III. THAT the 4.27-metre-wide east/west alley located between Thompson Boulevard and Prado Place, and shown as Part 2 on Drawing No. CC-1862 (attached hereto as Appendix "A"), and hereinafter referred to as the "subject east alley", **BE ASSUMED** for subsequent closure;
- IV. THAT the subject east alley **BE CLOSED AND CONVEYED** in **as is condition** to the abutting property owners, and as necessary, in a manner deemed appropriate by the City Planner, subject to the following:
 - a. Easements, subject to being accepted in the City's standard form and in accordance with the City's standard practice, being granted to:
 - i. Bell Canada to accommodate existing aerial infrastructure;
 - ii. Cogeco Connexion Inc. to accommodate existing aerial infrastructure;

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- iii. ENWIN Utilities Ltd. to accommodate existing primary, secondary and communication conductors, poles and down guy wires;
- iv. Managed Network System Inc. (MNSi.) to accommodate existing aerial infrastructure; and
- v. Toronto West Professional Centre Inc., owner of the property described as Lots 1 & 2, Plan 841, and Lots 5 & 6, Plan 1173, known municipally as 5455 Wyandotte Street East to accommodate the existing foundation wall described in the Encroachment Agreement between the Corporation of the City of Windsor and Brewer Warehousing Company Limited (now Toronto West Professional Centre Inc.), registered as Instrument No. 656567 on February 16, 1976.

- b. Ontario Land Surveyor be directed to create a Part for the lands described as "Parcel 2" in the aforesaid Encroachment Agreement.

V. THAT Conveyance Cost **BE SET** as follows:

- a. For alley conveyed to abutting lands zoned CD2.2, \$20.00 per square foot without easements plus HST (if applicable) and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor, and \$10.00 per square foot with easements plus HST (if applicable) and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.
- b. For alley conveyed to abutting lands zoned RD1.2, \$1.00 plus HST (if applicable), deed preparation fee and a proportionate share of the survey costs as invoiced to The Corporation of the City of Windsor by an Ontario Land Surveyor.

VI. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1862.

VII. THAT The City Solicitor **BE REQUESTED** to prepare the necessary by-law(s).

VIII. THAT The Chief Administrative Officer and City Clerk **BE AUTHORIZED** to sign all necessary documents approved as to form and content satisfactory to the City Solicitor.

IX. THAT the matter **BE COMPLETED** electronically pursuant to By-law Number 366-2003 Carried.

Report Number: S 60/2025
Clerk's File: SAA2025

12. COMMITTEE MATTERS

None presented

13. QUESTION PERIOD

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None registered.

14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Matters) is adjourned at 6:28 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on June 2, 2025.

Carried.

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of
Council Services

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CITY OF WINDSOR MINUTES 05/05/2025

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

Date: Monday, May 5, 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 Charles Pidgeon
Member John Miller
Member Robert Polewski

PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING FROM ADMINISTRATION:

Robert Martini, Municipal Gaming Analyst
Sandra Gebauer, Council Assistant

ALSO PARTICIPATING IN COUNCIL CHAMBERS ARE THE FOLLOWING FROM ADMINISTRATION:

Neil Robertson, City Planner
Greg Atkinson, Deputy City Planner – Development
Jason Campigotto, Deputy City Planner - Growth
Lorie Gregg, Deputy Treasurer, Taxation, Treasury and Financial Projects
Ian Day, Senior Manager Traffic Operations/Parking
Aaron Farough, Senior Legal Council
Patrick Winters, Manager, Development
Tracy Tang – Planner III - Heritage

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Sophia Di Blasi, Planner III – Senior Urban Designer
Adam Szymczak, Planner III - Development
Kevin Alexander, Planner III - Special Projects
Laura Strahl, Planner III - Special Projects
Frank Garardo, Planner III - Policy & Special Studies
Simona Simion, Planner III - Economic Development
Brian Nagata, Planner II, Development Review
Juan Paramo, Development Engineer
Elara Mehrilou, 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 7.3 – Robert Brown, Oakview Land Use Planning
Item 10.1 – Marcus Letourneau, Project Consultant.
Item 10.1 – Carl Bray, Project Consultant
Item 11.1 – Theresa O’Neil, Dillon Consulting Ltd.
Item 11.7 – Jackie Roy, Owner

Delegations—participating in person

Item 7.1– Yousif Yako, Area Resident
Item 7.1 – Linda Salim, Area Resident
Item 7.2 – Terrence Kennedy, Area Resident
Item 10.1 – Don Wilson, Area Resident
Item 10.1 – Yolanda Sutts, Area Resident
Item 10.3 – Arun Rattan, Property Owner
Item 11.1 – Judy Bornais, Associate Vice President, University of Windsor
Item 11.1 – Charlie Simpkins, Director, Strategic Initiatives & Business Enterprise, University of Windsor

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

None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

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None requested.

4. COMMUNICATIONS

None presented.

5. ADOPTION OF THE *PLANNING ACT* MINUTES

5.1. Adoption of the Development & Heritage Standing Committee (Planning Act) minutes of its meeting held April 7, 2025

Moved by: Councillor Fred Francis

Seconded by: Councillor Mark McKenzie

THAT the *Planning Act* minutes of the Development & Heritage Standing Committee meeting held April 7, 2025, **BE ADOPTED** as presented.

Carried.

Report Number: SCM 120/2025

7. *PLANNING ACT* MATTERS

7.1. OPA & Rezoning – 593067 Ontario Ltd - 960 Hanna Street East - OPA 193 OPA/7277 Z-004/25 ZNG/7276 – Ward 4

Adam Szymczak (author), Senior Planner – Development, presents application.

Tracey Pillon-Abbs (agent), is available for questions.

Yousif Yako (area resident) states that he and other area residents had attended the Open House where a petition was signed in objection to the project. Mr. Yako has concerns of aluminum cutting associated with health hazards and increased traffic and parking on Hanna Street.

Linda Salim (area resident) has concerns of safety for children and the elderly in the community, lack of notice of development presented at the Development and Heritage Standing Committee (DHSC) and that health concerns are associated with living near an aluminum factory.

Councillor Angelo Marignani inquires about the building's ventilation system, safety issues and health concerns based on the materials used and its impact on surrounding sensitive areas. Tracey Pillon-Abbs states that the applicant may need to install ventilation and filters which would be a requirement under the Ontario Building Code. Ms. Pillon-Abbs states use of the property will not be manufacturing rather for customization of aluminum products, all work will remain within the building minimizing health concerns and exterior parking will remain the same and will not impact the community.

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Councillor Marignani inquires about the children in the neighbourhood and nearby daycare being affected by formaldehyde fumes, whether it will be use and safety concerns addressed. Ms. Pillon-Abbs states she cannot specifically comment on the materials or solutions being used but construction will remain inside and protected with regards to health and safety concerns and regulated by the Ontario Building Code.

Councillor Marignani inquires the risk for combustion due to wood dust in the air and whether this is a concern. Mr. Szymczak states that he expects for that to be covered by the Building Code.

Councillor Marignani inquires if these concerns will be dealt with appropriately by the Building Code. Mr. Szymczak states this is not his area of expertise.

Councillor Marignani inquires if these safety concerns would be address appropriately. Ms. Pillon-Abbs states that she cannot address the Ontario Building Code requirements but notes that the applicant is committed to build the development properly with all the required approvals needed.

Councillor Fred Francis inquires why Site Plan Control is not required. Mr. Szymczak states that there are no changes to the building currently. This is just a change of use.

Councillor Fred Francis inquires why there is a need for rezoning when site plan control is not needed. Mr. Szymczak states that the use is not permitted by the existing zoning. Mr. Szymczak states that it's a change of use of the property with no change happening on the site then site plan control does not apply to this typically.

Councillor Francis clarifies that it does not apply to renovations within the building even with alterations such as adding filters how can we ensure they are installed. Neil Robertson states that the Building Department would require building permits for any construction and will be completed based on the use of the building and based off the Ontario Building Code. Mr. Robertson states that the site plan control doesn't meet the threshold of definition of development and the useability of the building is like before.

Councillor Francis states that the use of the building is like other areas within residential portions of the city. Mr. Robertson agrees, and this instance is not a change in terms of the impact to the community. Mr. Szymczak states that there are other industrial uses along the former ETR corridor.

Moved by: Councillor Mark McKenzie

Seconded by: Councillor Fred Francis

Decision Number: **DHSC 727**

1. THAT Schedule "A" of Volume I: The Primary Plan of the City of Windsor Official Plan **BE AMENDED** by designating Lots 64 to 67, N Pt Lot 68, Registered Plan 430 (PIN 01158-0312 & 01158-0313; 960 Hanna Street East; Roll No. 030-440-04700), situated at the northwest corner of Hanna Street E and Langlois Street as a Special Policy Area.

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2. THAT Chapter 1 in Volume II: Secondary Plans and Special Policy Areas of the City of Windsor Official Plan **BE AMENDED** by adding a new Special Policy Area as follows:

1.X 960 HANNA STREET EAST

LOCATION 1.X.1 The property described as Lots 64 to 67, N Pt Lot 68, Registered Plan 430 (PIN 01158-0312 & 01158-0313; situated at the northwest corner of Hanna Street East and Langlois Street is designated on Schedule A: Planning Districts and Policy Areas in Volume I: The Primary Plan.

ADDITIONAL PERMITTED MAIN USES 1.X.2 Notwithstanding the Residential designation of these lands on Schedule D: Land Use in Volume I: The Primary Plan, the uses and activities listed below shall be an additional permitted main use:

Business Office, Contractor's Office, Warehouse, Workshop
An industrial facility for the following activities:

- Assembling of laminate countertops including cutting, finishing, and repair.
- Cutting and forming of kitchen tools, gadgets and other related accessories.
- Display and storage of flooring, plumbing fixtures, and other related materials.
- Display of construction and other similar materials.
- Packaging and shipping of any of the above goods and materials.

All activities and uses shall take place entirely within a fully enclosed building and the outdoor storage and display of goods and materials is prohibited

3. THAT Zoning By-law 8600 **BE AMENDED** by changing the zoning of Lots 64 to 67, N Pt Lot 68, Registered Plan 430 (PIN 01158-0312 & 01158-0313; known municipally as 960 Hanna Street East; Roll No. 030-440-04700), situated at the northwest corner of Hanna Street E & Langlois Street by adding a zoning exception to Section 20(1) as follows:

530. NORTHWEST CORNER OF HANNA STREET EAST AND LANGLOIS STREET

For the lands consisting of Lots 64 to 67, N Pt Lot 68, Registered Plan 430 (PIN 01158-0312 & 01158-0313), the following additional provisions shall apply:

c) Additional permitted *Main Uses*:

Contractor's Office

Warehouse

Workshop

An industrial facility for the following activities:

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- Assembling of laminate countertops including cutting, finishing, and repair.
- Cutting and forming of kitchen tools, gadgets and other related accessories.
- Display and storage of flooring, plumbing fixtures, and other related materials.
- Display of construction and other similar materials.
- Packaging and shipping of any of the above goods and materials.

d) For any additional permitted *main use*:

4. The outdoor storage and display of goods and materials is prohibited.
5. All activities and uses shall take place entirely within a fully enclosed *building*.
6. Notwithstanding Section 24.20.5, a minimum of 7 *parking spaces* shall be provided.

(ZDM 7; ZNG/7276)

Carried.

Report Number: S 44/2025

Clerk's File: Z/14940

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

Moved by: Councillor Fred Francis

Seconded by: Councillor Angelo Marignani

Decision Number: **DHSC 728 DHSC 705**

4. THAT Official Plan Amendment 194 **BE APPROVED** and Volume 1: The Primary Plan of the City of Windsor Official Plan ("Official Plan") **BE AMENDED** as follows:
 - Chapter 6: Land Use of the Official Plan **IS AMENDED** by adding section 6.3.3 Residential Corridors as shown on Appendix A of this Report.
5. THAT administration **BE DIRECTED** to hold further public consultation on the candidate areas for Residential Corridor designations.
6. THAT administration **BRING BACK** Official Plan amendments to designate the candidate areas as Residential Corridors.

Carried

Councillor Kieran McKenzie voting nay.

Report Number: S 15/2025 AI 10/2025

Clerk's File: Z2025

8. ADJOURNMENT

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There being no further business the meeting of the Development & Heritage Standing Committee (*Planning Act* Matters) portion is adjourned at 5:28 o'clock p.m.

Ward 10 – Councillor Jim Morrison
(Chairperson)

Deputy City Clerk / Supervisor of Council
Services