Development & Heritage Standing Committee Meeting
Date: Monday, June 2, 2025
Time: 4:30 o'clock p.m.

Members Present:

Councillors

Ward 4 - Councillor Mark McKenzie
Ward 7 - Councillor Angelo Marignani
Ward 9 - Councillor Kieran McKenzie
Ward 10 - Councillor Jim Morrison (Chairperson)

Councillor Regrets

Ward 1 - Councillor Fred Francis

Members

Member Joseph Fratangeli
Member Charles Pidgeon
Member John Miller
Member William Tape

Members Regrets

Member Khassan Saka

ALSO PARTICIPATING VIA VIDEO CONFERENCE ARE THE FOLLOWING:

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
Emilie Dunnigan, Manager, Development Revenue & Financial Administration
Patrick Winters, Manager, Development
Tracy Tang – Planner III, Heritage
Laura Strahl, Planner III - Special Projects
Simona Simion, Planner III - Economic Development
Brian Nagata, Planner II, Development Review

Elara Mehrilou, Transportation Planner I
Anna Ciacelli, Deputy City Clerk / Supervisor of Council Services

Delegations—participating in person

Item 11.3 – Jeffrey Nanson, representative for Vito Maggio Holdings Inc.

1. CALL TO ORDER

The Chairperson calls the meeting of the Development & Heritage Standing Committee to order at 4:32 o'clock p.m.

2. DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

None disclosed.

3. REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS

None requested.

4. COMMUNICATIONS

None presented.

5. ADOPTION OF THE PLANNING ACT MINUTES

Adoption of the Development & Heritage Standing Committee (*Planning Act*) minutes of its meeting held May 5, 2025

Clerk's Note: These minutes will be adopted at the July 7, 2025 Development & Heritage Standing Committee meeting, as there are no Planning Act matters to consider.

Report Number: SCM 166/2025

8. ADOPTION OF THE MINUTES

8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held May 5, 2025

Moved by: Councillor Angelo Marignani
Seconded by: Member William Tape

THAT the minutes of the Development & Heritage Standing Committee meeting held May 5, 2025, **BE ADOPTED** as presented.
Carried.

Report Number: SCM 165/2025

10. HERITAGE ACT MATTERS

10.1. Request for Partial Demolition of a Heritage Listed Property – 1218 Devonshire Road, Harold Wurster House (Ward 4)

Sean White & Jennifer White, Area Residents

Sean White & Jennifer White, Area Residents appear before the Development & Heritage Standing Committee regarding the Administrative report dated May 12, 2025, entitled "Request for Partial Demolition of a Heritage Listed Property – 1218 Devonshire Road, Harold Wurster House (Ward 4)" and are available for questions.

Councillor Kieran McKenzie inquires whether this property meets the criteria for designation. Tracy Tang, Planner III – Heritage (Acting) appears before the Development & Heritage Standing Committee regarding the administrative report dated May 12, 2025, entitled "Request for Partial Demolition of a Heritage Listed Property – 1218 Devonshire Road, Harold Wurster House (Ward 4)" and indicates that this property is located within the Walkerville HCD area and as a part of that study, heritage research was conducted and it was identified as a contributing property with merits.

Councillor Kieran McKenzie requests that administration provide the rationale for approval of the proposal. Ms. Tang indicates that this proposal was evaluated based on standards and guidelines for the conservation of historic places in Canada, whether listed or designated. Factors including, materiality, massing, proportionality, and setbacks included in the document were reviewed and this proposal was found to be compatible.

Councillor Angelo Marignani inquires about the medium being used on the exterior wall. Ms. Tang responds that according to the architect's drawings, the material appears to be a composite that emulates the appearance and texture of wood.

Member John Miller inquires about the property being heritage listed, not designated and if that will allow the owners to apply for a grant since they went through the designation process. Ms. Tang responds that the status of the property is listed, so it is not eligible to take advantage of the heritage financial incentives programs.

Member John Miller inquires whether the homeowners were made aware of the grant if designated. Ms. Tang responds that the property owner was made aware of the home's status during the application process.

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

Decision Number: **DHSC 741**

I. THAT Council **BE INFORMED** of the proposed partial demolition at 1218 Devonshire Road, Harold Wurster House, to remove the existing 1960s rear addition and construct a new two-storey addition.

Carried.

10.2. Video – John R. Park Homestead: A Once in a Lifetime Restoration

A video from the Essex Region Conservation Authority regarding the restoration process of the John R. Park Homestead is provided for the committee highlighting the renovation process including specific features and results.

There being no further business the meeting of the Development & Heritage Standing Committee (*Heritage Act* Matters) portion is adjourned at 4:58 o'clock p.m.

The Chairperson calls the Administrative Items portion of the Development & Heritage Standing Committee meeting to order at 4:59 o'clock p.m.

11. ADMINISTRATIVE ITEMS

11.3. Part Closure of north/south alley located between Brant Street and Wyandotte Street East, Ward 4, SAA-7198

Jeffrey Nanson, Representative for Vito Maggio Holdings Inc.

Jeffrey Nanson, Representative for Vito Maggio Holdings Inc. appears before the Development & Heritage Standing Committee regarding the Administrative report dated May 8, 2025, entitled "Part Closure of north/south alley located between Brant Street and Wyandotte Street East, Ward 4, SAA-7198" and is available for questions.

Councillor Mark McKenzie inquires whether the intended patio will be for Nauti V's restaurant. Mr. Nanson replies, that is correct. It will be to the west side of Nauti V's toward the back end of the building.

Councillor Mark McKenzie inquires whether there are any concerns regarding deliveries. Mr. Nanson replies that there is an east/west alley adjacent to the property. This patio will not abut any neighbours as the property behind the restaurant is also owned by Mr. Maggio.

Councillor Angelo Marignani inquires whether the objective of the owner is to put in a patio to use for the business or to close off the alley way. Mr. Nanson replies that the objective is to purchase the portion of the alley seeking to be closed and to then make application to become a patio.

Councillor Angelo Marignani inquires whether the ingress/egress will affect the property at 548 Chilver Rd. Mr. Nanson responds that the closure should not affect any of the Chilver Rd properties as there is an alley that runs east/west that will connect to the north/south alley that is not being closed and should not cause any issues going in or out of this property.

Councillor Angelo Marignani inquires whether there are any concerns with infrastructure or utilities located within that strip of land. Brian Nagata, Planner II - Development Review appears before the Development & Heritage Standing Committee regarding the Administrative report dated May 8, 2025, entitled "Part Closure of north/south alley located between Brant Street and

Wyandotte Street East, Ward 4, SAA-7198" and responds that there is no concern. As a condition of closure, easements need to be granted to the Corporation.

Councillor Angelo Marignani inquires whether the proposed closure will affect the sale of the vacant parcel of land at 1840 Wyandotte Street East. Mr. Nagata responds that there is no concern. Historically, the property did not have access off the alley.

Councillor Angelo Marignani inquires whether there is concern for emergency access as a result of the closure. Mr. Nagata replies that any new development would need to comply with the building code and the appropriate standards.

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

Decision Number: **DHSC 744**

I. THAT the 33.83 metre portion of the 4.57-metre-wide north/south alley located between Brant Street and Wyandotte Street East, and shown on Drawing No. CC-1855 (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 owner (the "Owner") of the abutting property known municipally as 1850 & 1862 Wyandotte Street East, legally described as Part of Lots 4 & 5 and Block E, Plan 211, 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 infrastructure;
ii. Enbridge Gas Inc. to accommodate existing underground infrastructure;
iii. ENWIN Utilities Ltd. to accommodate existing pole, anchors and overhead plant;
iv. Managed Network System Inc. (MNSi.) to accommodate existing aerial infrastructure; and
v. The Corporation of the City of Windsor to accommodate existing 1,125.0 millimetre brick combined sewer with catch basin.

b. Payment of the survey cost associated with the closure of the Subject Alley by the Owner.

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

a. For alley conveyed to abutting lands zoned CD2.1 at $10.00 per square foot with easements plus HST (if applicable).

IV. THAT The City Planner **BE REQUESTED** to supply the appropriate legal description, in accordance with Drawing No. CC-1855.

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 70/2025
Clerk's File: SAA2025

11.1. Demolition - 1279-1285 Langlois Ave - Request to extend timeframe for redevelopment of demolished dwelling - Ward 4

Councillor Kieran McKenzie inquires whether administration reviews the thresholds that need to be met when these types of permits are originally pulled. Simona Simion, Planner lll – Economic Development (Acting) appears before the Development & Heritage Standing Committee regarding the Administrative report dated May 6, 2025, entitled "Demolition - 1279-1285 Langlois Ave - Request to extend timeframe for redevelopment of demolished dwelling - Ward 4" and responds that they are looking for a reason for the extension. The applicant requested an extension to 2028 to fully comply with City of Windsor by-laws and regulations. That was deemed to be a good reason for extension. Our expectation is that the applicant is to replace the units that were there with four units or pay the amount of $80,000 as a penalty for non-compliance.

Councillor Kieran McKenzie inquires about the usual timeline for the permit being 2 years, and the applicant is requesting 3 more years. Ms. Simion replies that is correct.

Councillor Kieran McKenzie inquires as to next steps should the extension request not be granted. Ms. Simion responds that the applicant would be fined $80,000.

Councillor Mark McKenzie inquires as to how the date of June 30, 2028, was determined. Ms. Simion responds that the extension date was requested by the applicant.

Councillor Mark McKenzie inquires whether the cause of the delay is known and if there are any incentives from the City that can help move the project along more quickly. Ms. Simion indicates that there are no available incentives.

Councillor Mark McKenzie inquires whether administration would object to moving the deadline up. Greg Atkinson, Deputy City Planner Greg Atkinson appears before the Development & Heritage Standing Committee regarding the Administrative report dated May 6, 2025, entitled "Demolition - 1279-1285 Langlois Ave - Request to extend timeframe for redevelopment of demolished dwelling - Ward 4" and responds that this application differs since it is a non-profit organization, and funding is the main obstacle. Administration would be supportive of shortening that date to 2027 to allow more time to the applicant.

Neil Robertson, City Planner appears before the Development & Heritage Standing Committee regarding the Administrative report dated May 6, 2025, entitled "Demolition - 1279-1285 Langlois Ave - Request to extend timeframe for redevelopment of demolished dwelling - Ward 4" and adds that the financial penalty in the recommendation should be taken into consideration.

Councillor Angelo Marignani inquires as to how the penalty would be enforced and next steps. Mr. Robertson responds that the penalty would apply if the property is not constructed in the approved timeframe and would be entered and collected on the tax roll.

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

Decision Number: **DHSC 742**

1. THAT the condition of demolition permits authorized via CR254/2019 requiring the construction of a new building be substantially complete within two years of the commencement of demolition work at 1279-1285 Langlois Avenue, which was previously extended via CR242/2021 until June 6, 2023, and via CR216/2023 until June 6, 2024, **BE FURTHER EXTENDED** until June 30, 2028; and,

2. THAT if redevelopment, including construction of a new building, is not substantially complete on or before June 30, 2028, the maximum penalty under s. 33(7) of the Planning Act, R.S.O. 1990, c. P.13 ($80,000) **SHALL BE ENTERED** on the collectors roll of the property; and,

3. THAT the City Solicitor **BE DIRECTED** to register a notice of the condition in recommendation 2 above against title to the subject property in the local Land Registry Office pursuant to section 33(8) of the Planning Act, R.S.O. 1990, c. P.13.

Carried.

Report Number: S 67/2025
Clerk's File: SB2025

11.2. University Avenue West and Wyandotte Street West CIP Grant - 1989 Wyandotte Street West (Ward 2)

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

Decision Number: **DHSC 743**

I. THAT the request, made by 1001054864 Ontario Inc. (David Barry) (Owner) for the proposed creation of one (1) residential unit within the existing building at 1989 Wyandotte Street West 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 or the eligible project costs in accordance with the University Avenue and Wyandotte Street Community Improvement Plan.

II. THAT Administration **BE DIRECTED** to prepare an agreement between the City and 1001054864 Ontario Inc. (David Barry) (Owner) to implement the Building/Property Improvement Tax Increment Grant Program at 1989 Wyandotte Street West in accordance with all applicable policies, requirements, and provisions contained within the University Avenue and Wyandotte Street Community Improvement Plan.

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 RECINDED** if the applicant has not completed the work and fulfilled the conditions within one (1) year of the approval date.

Carried.

Report Number: S 69/2025
Clerk's File: SPL2025

11.4. Brownfield Redevelopment CIP application - 0 Cabana Rd E, 0 Cabana Rd E, 2375, 2385 Cabana Rd E, and 4040 Walker Rd (Ward 9)

Councillor Kieran McKenzie indicates that he is delighted to see the redevelopment plan for this area.

Councillor Angelo Marignani indicates that this is the first of many steps to development of the land in Sandwich South and is excited for the proposal.

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

Decision Number: **DHSC 745**

I. THAT the request made by LBI Development Inc., 391568 Ontario Inc. and Andrea P. Holding Corp. to participate in the Environmental Site Assessment Grant Program **BE APPROVED** for the completion of a proposed Phase II Environmental Site Assessment Study and Remedial Work Plan for the property located at 0 Cabana Rd E, 0 Cabana Rd E, 2375 and 2385 Cabana Rd E, and 4040 Walker Rd pursuant to the City of Windsor Brownfield Redevelopment Community Improvement Plan.

II. THAT the City Treasurer **BE AUTHORIZED** to issue payment up to a maximum of $25,000 based upon the completion and submission of a Phase II Environmental Site Assessment Study and Remedial Work Plan completed in a form acceptable to the City Planner and City Solicitor.

III. THAT the grant funds in the amount of $25,000 under the Environmental Site Assessment Grant Program **BE TRANSFERRED** from the CIP Reserve Fund 226 to Brownfield Strategy Remediation (project 7069003) when the eligible work is completed to the satisfaction of the City Planner.

IV. THAT should the proposed Phase II Environmental Site Assessment Study and Remedial Work Plan not be completed within two (2) years of Council approval, the approval **BE RESCINDED** and the funds be uncommitted and made available for other applications.

Carried.

12. COMMITTEE MATTERS

None presented.

13. QUESTION PERIOD

None registered.

14. ADJOURNMENT

There being no further business the meeting of the Development & Heritage Standing Committee (Administrative Matters) is adjourned at 5:21 o'clock p.m. The next meeting of the Development & Heritage Standing Committee will be held on July 7, 2025.
Carried.

Ward 10 – Councillor Jim Morrison (Chairperson)	Deputy City Clerk / Supervisor of Council Services