

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

**Date:** Monday, July 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.	<b>CALL TO ORDER</b>

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.	<b>DISCLOSURES OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF</b>
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3.	<b>REQUEST FOR DEFERRALS, REFERRALS OR WITHDRAWALS</b>
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4.	<b>COMMUNICATIONS</b>
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5.	<b>ADOPTION OF THE <i>PLANNING ACT</i> MINUTES (<i>previously distributed</i>)</b>
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5.1.	Adoption of the Development & Heritage Standing Committee ( <i>Planning Act</i> ) minutes of its meeting held May 5, 2025 ( <b>SCM 166/2025</b> )
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7.	<b><i>PLANNING ACT</i> MATTERS (<i>previously distributed</i>)</b>
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**DELEGATIONS: (5 minutes)**

7.1.	Rezoning – 3880 Matchett Road - Z-007/25 ZNG/7292 - Ward 2 ( <b>S 75/2025</b> )
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*Author:* Adam Szymczak, Senior Planner – Development

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

b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc., available for questions (via Zoom)

c) Jackie Ng, Designer, Avant Group Inc., available for questions (in person)

7.2. ZBA Application for 4641 Malden Road, Z-010/25 [ZNG-7301], Ward 1 (**S 80/2025**)

*Author: Brian Nagata, Planner II - Development Review*

- a) Brian Nagata, Planner II – Development Review (in person)
- b) Robert Brown, Consultant for the property owner, Oakview Land Use Planning (via Zoom)

7.3. ZBA - 0 Randolph Ave - Z-008/25 ZNG/7297 - Ward 1 (**S 78/2025**)

*Author: Diana Radulescu, Planner II – Development Review*

- a) Diana Radulescu, Planner II – Development (in person)
- b) Tracey Pillon-Abbs, Principal Planner, Pillon Abbs Inc., available for questions (via Zoom)
- c) Andi Shallvari, Property Owner, available for questions (in person)
- d) Cindy Pastorius, Area Resident (in person)
- e) Keenan O'Brien, Area Resident (via Zoom)
- f) Louise Mayville, Area Resident (in person)

**8. ADOPTION OF THE MINUTES (*previously distributed*)**

- 8.1. Adoption of the Development & Heritage Standing Committee minutes of its meeting held June 2, 2025 (**SCM 178/2025**)

**10. HERITAGE ACT MATTERS (*previously distributed*)**

**DELEGATIONS (5 minutes)**

- 10.1. Notice of Intent to Partially Demolish a Heritage Listed Property – 711 Riverside Drive East, Commercial Building (Ward 4) (**S 83/2025**)

*Author: Tracy Tang, Planner III - Heritage (Acting)*

- a) John Krizan, On behalf of the owner, available for questions (in person)
- b) Kylene Dupuis, Intern Architect AIBC, Felix Culpa Architecture (in person)

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

**DELEGATIONS: (5 minutes)**

- 11.1. Community Improvement Plans – Extension and Rescindment of Grant Approvals (City Wide) **(S 73/2025)**

*Author: Simona Simion, Planner III - Economic Development (Acting)*

- a) David Anstett, Property Owner (via Zoom)
- b) Tim Mullings, Senior Environmental Consultant, WSP Canada Inc.(via Zoom)
- c) Jeremiah Davies on behalf of 2579105 Ontario Inc., available for questions (in person)

**Clerk's Note:** Tim Mullings, Senior Environmental Consultant, WSP Canada Inc. is providing the ***previously distributed*** letter dated July 4, 2025, as a written submission.

**ADMINISTRATIVE ITEMS:**

- 11.2. Closure of east/west alley located between Olive Road and Norman Road, Ward 8, SAA-7296 **(S 76/2025)**

*Author: Brian Nagata, Planner II - Development Review*

- 11.3. Ford City CIP Application - 998 Drouillard Road - Ward 5 **(S 84/2025)**

*Author: Kevin Alexander, Senior Planner-Special Projects*

**12. COMMITTEE MATTERS (*previously distributed*)**

- 12.1. Minutes of the Property Standards Committee of its meeting held May 20, 2025 **(SCM 196/2025)**

**13. QUESTION PERIOD**

**14. ADJOURNMENT**